VALLEY'S EDGE
SPECIFIC PLAN

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Valley's Edge Vision

A Community Surrounded by a Park

For residents, Valley's Edge will provide a high quality, family friendly living environment offering a broad range of housing types, lifestyles, and amenities. Use and enjoyment of parks, trails and open space become part of the daily routine at Valley's Edge. Picnic outings, evening walks and pick-up games introduce neighbor to neighbor, and child to child. Saturday morning begins with a family stroll to the Village Core. The kids ask if it's okay to ride their bikes, which the parents encourage, knowing that Chico's most extensive network of bike trails provide safe routes of travel.

In the Village Core under the shade of majestic oak trees, the neighborhood café is serving breakfast, sourced with fresh produce from the community garden. A group of bicyclists from across town ride in from the Steve Harrison Memorial Trail, parking their bikes and greeting new friends. An art show is happening in the outdoor terraced seating area, just steps away from the café's outdoor dining patio. As interesting as this weekend's event is to the parents, today the kids are far more interested in the fountain feature and tot-lot structures, joining friends they have made at the nearby elementary school.

After a quick stop at the neighborhood grocer, the family heads home along a paved pathway through one of many linear parks to gear up for the soccer tournament held at the Community Park. The final game whistle blows, meaning there's plenty of time for a swim and maybe a game of tennis, bocce or pickle ball. It's a short 200-yard ride from the Community Park, along designated bike paths, across a creek footbridge to the Valley's Edge community clubhouse located in the Village Core. The family is joined by neighbors and friends from throughout Chico, among them the grandparents residing in one of the Senior neighborhoods in Valley's Edge.

There's a job opening at the new mortgage firm located in the Village Commercial area, and the idea of working within walking distance of the children's school has far more appeal than the daily commute across town. Life gets easier the closer we are to daily destinations. Life gets healthier the more we walk, ride, and spend time outdoors. Our children become happier the more we play and spend quality time together. The environment where we spend time influences all aspects of our lives, and the vision for Valley's Edge is to create a special place in Chico, bringing families and people together to live, work, and play in a community surrounded by a park.

1 Introduction

VALLEY'S EDGE

Chapter 1 - Introduction

1.1 Introduction

Adopted in 2011, and updated in 2017, the City of Chico 2030 General Plan (GP 2030) provides a comprehensive and long-range framework for the growth and preservation of Chico, California. The GP 2030's guiding principles, goals, policies, and actions guide day-to-day decisions made by the City Council, boards and commissions on the physical development of the City. To meet the City's future housing and employment needs GP 2030 identified five new growth areas, designated Special Planning Areas (SPAs), which are to be developed as connected and complete neighborhoods with a mix of housing types, services, employment, and shopping opportunities, along with parks and open space.

Under California Government Code 65450-65456, a specific plan is a tool that articulates a vision for a particular area of a community and establishes a policy and regulatory framework from which to guide future development in a purposeful and comprehensive manner. The Valley's Edge Specific Plan (VESP) is the blueprint for the planning area within the 1,448 acres identified in the Chico General Plan as the Doe Mill/Honey Run Special Planning Area (SPA). The VESP implements the Chico General Plan by establishing a comprehensive framework for coherent, context sensitive growth and conservation in alignment with the characteristics of the site, the guiding principles, goals, and actions expressed in GP 2030.

1.2 Specific Plan Organization

The VESP is organized into the following 7 chapters and 5 appendices.

Chapter 1: *Introduction* - Provides an overview of the plan area setting, character, existing land uses and relationship to the City of Chico General Plan, along with historical and current context of Butte County, City of Chico and VESP area.

Chapter 2: *Guiding Principles, Goals & Actions* - Describes the guiding principles and goals and actions that were used to inform, inspire, and guide the preparation of the VESP.

Chapter 3: *Parks, Recreation, and Open Space* - Details the VESP approach for preserving, restoring and developing open space and parks, along with describing the seasonal creeks, riparian corridors, Oak Woodland protection.

Chapter 4: *Land Use* - Defines the location, type and intensity of land uses and identifies the land use designations, development standards for each zoning district, Foothill Development standards and Firewise Guidelines, Standards, and Vegetation Management Requirements, as well as workforce/ attainable housing.

Chapter 5: *Circulation & Trails* - Describes the circulation network for automobiles, bicycles, pedestrians, neighborhood electric vehicles (NEVs), public transit, and trail network.

Chapter 6: *Infrastructure & Public Facilities Plan* - Provides an overview on the distribution, location and extent of major backbone infrastructure, as well as dry utilities and public facility improvements.

Chapter 7: *Administration and Implementation* - Describes facilities financing plan, specific plan flexibility and major/minor modifications, as well as infrastructure phasing.

Appendix A: *Design Guidelines* - Provides guidelines for the building design, lighting, parks, open space and the design of public and private landscape, architectural styles, residential and non-residential development design.

Appendix B: *Street Tree List* - Outlines permitted street trees in the VESP area.

Appendix C: *Permitted and Conditionally Permitted Uses* - Provides allowable and conditionally allowed uses organized by zoning district/land use, as outlined in Chapter 4.

Appendix D: *Valley's Edge Rock Wall Supplement* - Includes an inventory and description of on-site rock walls, as well as outlines implementation measures for protecting on-site rock walls.

Appendix E: *Valley's Edge Tree Preservation Program* - Provides a framework for conservation, surveying, management, education, care and maintenance, replacement, and regeneration, in addition to defining the application for development projects to adhere to.

I.3 Plan Area Overview

Valley's Edge is characterized as a multi-generational, mixed-use, recreationally-oriented community offering a broad range of housing types, lifestyles and amenities framed by natural open space corridors and served by a vibrant Village Core providing the commercial services and social hub of the community.

I.3.1 Open Space and Public Land Uses

Open space is both the defining characteristic and predominant land use in Valley's Edge, encompassing over 700 acres, or roughly half of the total project dedicated to parks, recreation, preservation, and education. As directed by the General Plan, the VESP also provides land designated for public uses, specifically a community park and an elementary school. Development areas are planned around natural landscapes and features such as oak woodland corridors, seasonal creeks and pioneer-era rock walls.

Open space along the perimeter of the planning areas visually and physically buffers development areas from adjoining neighbors, roadways and vistas. Open space along the eastern boundary creates a permanent fire break and barrier to foothill encroachment. Open space corridors within the interior of the project protect and preserve riparian areas, Oak Woodland savanna(s), as well as important elements such as rock walls and portions of the old Doe Mill wagon road. Parks and open space along the western boundary visually soften foreground views, presenting a visible "green edge" to the planning area.

Open space elements also create an expansive framework for non-vehicular movement and connectivity, where park trails link residential, commercial, and public land uses promoting bicycle and pedestrian use. Beyond preservation and recreation, over 20 miles of open space frontage serves to define and aesthetically enhance the edges of the built environment. One hundred percent of the homes in Valley's Edge will be within 350 yards of an open space element.

I.3.2 Residential Uses

The residential component of Valley's Edge, comprising roughly 600 acres and representing about 45% of the overall site, includes both Multi-Generational Neighborhoods and Senior Neighborhoods. The Multi-Generational Neighborhoods create capacity for approximately 1,400 dwelling units, with housing types ranging from estate lots for custom built homes to production level single-family detached, single-family attached, and apartments. The 55+ Senior Neighborhoods create capacity for approximately 1,400 dwelling units across a range of densities customary and responsive to both traditional market demand and emerging trends in active adult and senior communities.

I.3.3 Commercial Uses

Commercial land uses within Valley's Edge, comprising roughly 60 acres, and are segmented into two designations; Village Core and Village Commercial. Land uses within the neighborhood scale Village Core include professional and medical office uses, small retail shops and services, and food and beverage. The Village Core is sized and located to support the broader needs of residents and visitors in Valley's Edge. The Village Core designation also allows social and recreational clubhouse amenities within both Multi-Generational and Senior Neighborhoods.

As a complement to the neighborhood scale Village Core, Village Commercial areas provide greater latitude on building size, scale and land use, including but not limited to horizontal mixed-use, medical and professional offices, apartments and workforce housing, day care, hospitality uses, residential care homes, assisted living facilities, and retail uses.

I.4 Historical Context

I.4.1 Regional History

During prehistoric times, with year-round creeks and an abundance of plant and animal resources, Native Americans populated and utilized lands in and around the Chico area. Small overhang shelters and caves formed under the hard lava cap east of Chico were utilized for seasonal habitation. Elsewhere, benches and flats flanking the Big Chico Creek, Little Chico Creek, Butte Creek and tributary streams were utilized for open-air camps and villages. The Konkow (Northwest Maidu, and the Mechoopda Tribe) were resident in the Chico area long before the time of Euro-American contact. By the mid-1820's, fur trappers were traversing the North Valley on behalf of the Hudson's Bay Company, some with devastating consequences for the local Maidu and other valley populations.

In the spring of 1843, a party of settlers including Peter Lassen and John Bidwell traveled north from Sutter's Fort headed for Oregon. Bidwell was impressed by the beauty of the region around Chico, and upon returning from Oregon he mapped the rivers, streams and the lay of the land. This map later formed the basis of several of the land grants made by the Mexican Governor of California, including the Rancho Arroyo Chico Grant of November 7, 1844 to William Dickey. Dickey settled on the north side of Big Chico Creek and later sold the ranch to John Bidwell. Bidwell managed approximately 22,200-acres, including lands now Bidwell Park, for many years from his home at Arroyo del Chico. In 1905, a tract of the most desirable land along Big Chico Creek comprising more than 1,900-acres was donated to the City of Chico by Annie Bidwell. This was the beginning of Bidwell Park.

The discovery of gold in 1848 caused tens of thousands of miners, merchants, and immigrants to descend into the region, establishing encampments known today as Bidwell Bar, Long Bar and Hamilton along the Feather River and Butte Creek. Mining camps established during the gold rush gradually developed into trading centers for mining, which later transitioned into lumbering and agricultural goods.

Existing site photo at sunset

Existing site photo along preserved creek

The Mechoopda Indian Tribe of Chico Rancheria had a long relationship with early pioneer John Bidwell and his wife Annie. It has been the subject of controversy, and opinions about the relationship vary. The Bidwell's prospered with the help of Native labor and the scene resembled that of a plantation to some. Yet, the Native residents of Rancho Arroyo Chico were provided work, homes, and some protection from hostile vigilantes. The rancho also became a refuge for individuals escaping government sponsored removals of Native people from Butte County.

During the late 1840s and early 1850s, Bidwell established the Chico area as an agricultural, transportation, and commercial center. By 1851, the first post office was established under Postmaster A.H. Barber. By 1860, the future City of Chico was thriving. Bidwell had purchased John Potter's ranch, a part of the Farwell Grant, and laid out plans for the town's future streets. As of 1860, Chico's population numbered roughly 500 residents.

Agriculture and livestock along with mining in outlying communities continued to sustain Chico through the final decades of the 19th century. The California and Oregon railroad, which arrived in 1870, provided another economic boost to Chico, and facilitated the growth of the logging and lumbering industry in the nearby mountains.

One of the major developments in the cultural and economic history of Chico was the decision by the state legislature in 1887 to erect a "normal school" in Chico to train elementary school teachers. Chico Normal School accepted its first students for the fall term of 1889. Over the succeeding century, the school evolved into California State University, Chico.

I.4.2 Valley's Edge Land

Official record land ownership of the property begins with Sam Neal's Spanish-Mexican Land Grant in 1860. Between 1874 and 1883, ownership of the land and surrounding properties included notable pioneer era names such as Henshaw, Stanley, Potter, and eventually Stephens.

James T. Stephens was born in Tennessee in 1830. At age 19, while crossing the continent to the riches of California, James met his future wife, Malinda Foster, and the two were married in Grass Valley before moving to Chico in 1852. Being among Butte County's earliest settlers, James and Malinda began raising sheep on their first homestead, The Stone Ranch, known today as the Chico Seed Orchard located along Skyway. Over the next two and one-half decades, family ranching activities expanded and Stephens, through private party transactions and the Homestead Act, acquired 1,448-acres of land comprising the VESP area. James and Malinda had eleven children, among them Alvin "Nick" and Lyman Stephens, both of whom became involved in sheep ranching. James Stephens passed in 1899, willing the ranch to Malinda along with *"1,406 head of sheep, 1 cow and calf, 2 horses, buggy and harness, 1 farm wagon, 1 Spring wagon, 20 tiers of wood, 14 tons of loose hay, a sheep dipping trough and household furniture"*.

Malinda passed in 1912, willing the property to son Nick, then age 55. Nick continued ranching on the land and successfully bought and sold other properties in and around Chico, including the popular summer resort Jonesville, located in Butte Meadows. In 1917 Nick sold the ranch to brother Lyman Stephens. In 1943, Lyman transferred the ranch to his nephew Orville Stephens and his wife, Phoebe Stephens.

In 1973 the property was sold to Inter Pacific Company of Japan, an international land holding company. Over the next 30 years the land was leased out for winter cattle grazing. In 2005 the property was acquired by local Chico residents and current owners, transferred in 2018 to Chico Land Investment LLC, the applicant and master development entity for Valley's Edge.

Today, James and Malinda Stephens along with sons Nick and Lyman lay rest in the Chico Cemetery. The over 4.6 miles of rock walls existing on the property today are testament to a century long heritage of the Stephens family ranch.

I.5 Existing Context

I.5.1 Butte County

From the Sacramento River along its western boundary to the foothills of the Sierra Nevada Mountain Range along its eastern border, Butte County is recognized for its rich agricultural heritage, geographical diversity and an abundance of outdoor recreational opportunities.

Butte County encompasses over 1,600 square miles and is home to just over 224,000 residents, most of which reside within the 5 incorporated areas including Chico, Biggs, Gridley, Oroville, and Paradise. Butte County's Metropolitan Statistical Area (referred to as the Chico MSA) is the 14th largest MSA in California.

Agriculture is a cornerstone of the Butte County economy; both the County and the City of Chico's General Plans have sought to protect agricultural land by directing growth and development to non-prime agricultural soils generally east of State Highway 99, on what is referred to as 'grazing lands'.

I.5.2 City of Chico

The City of Chico is located about 20 miles east of Interstate 5, approximately 150 miles from the San Francisco Bay Area, and about 90 miles north of Sacramento. The majority of Chico's urban area exists on relatively level ground, with its easterly boundary stretching into the lower foothills of the Sierra Nevada Mountain Range. Chico consistently ranks among the top of small communities across the nation for Quality of Life, Education, Best Places to Live, Best Bike Town, Best Outdoor Recreation, Best Place to Reboot, and Best Place to Retire, along with a host of other well-deserved awards and recognitions.

As of 2020, Chico's incorporated area population numbered around 110,300 residents. An estimated 46% of the jobs in Butte County are located within the Chico Urban Area, which captures over half of the County's retail sales. Today, Chico is widely regarded as the economic, educational, cultural, medical, social, and entertainment hub of the northern Sacramento Valley, from Sacramento to the Oregon border.

One of Chico's main employers is California State University Chico or "Chico State". Established in 1887, Chico State is among the top rated and most highly recruited of all 23 campuses within the California State University system. Chico State is known for its academic programs in engineering, science, computing, business, technology, environmental studies, theatre arts, and communication.

Another defining characteristic of Chico is Bidwell Park, extending from historic downtown eastward 11 miles into the foothills of the Sierra Nevada. At over 3,670-acres, the "Jewel of Chico" is the 3rd largest municipal park in California, 26th largest urban park in the nation.

The landscape, natural resources, topography, and amenities in and around Chico have helped shape the community over time. Cycling is prominent in both urbanized and rural areas and within Bidwell Park as much of the Chico is accessible by a network of bike trails, including the Steve Harrison Memorial Bike Path located along Valley's Edge western boundary.

Chico's geographical setting and history, its beautiful natural character, vast recreational opportunities, idyllic college town atmosphere and vibrant social scene coupled with a diverse housing supply, strong retail, medical and institutional sectors all support its well-founded reputation as a highly desirable place to live, work, raise a family, and/or settle into retirement.

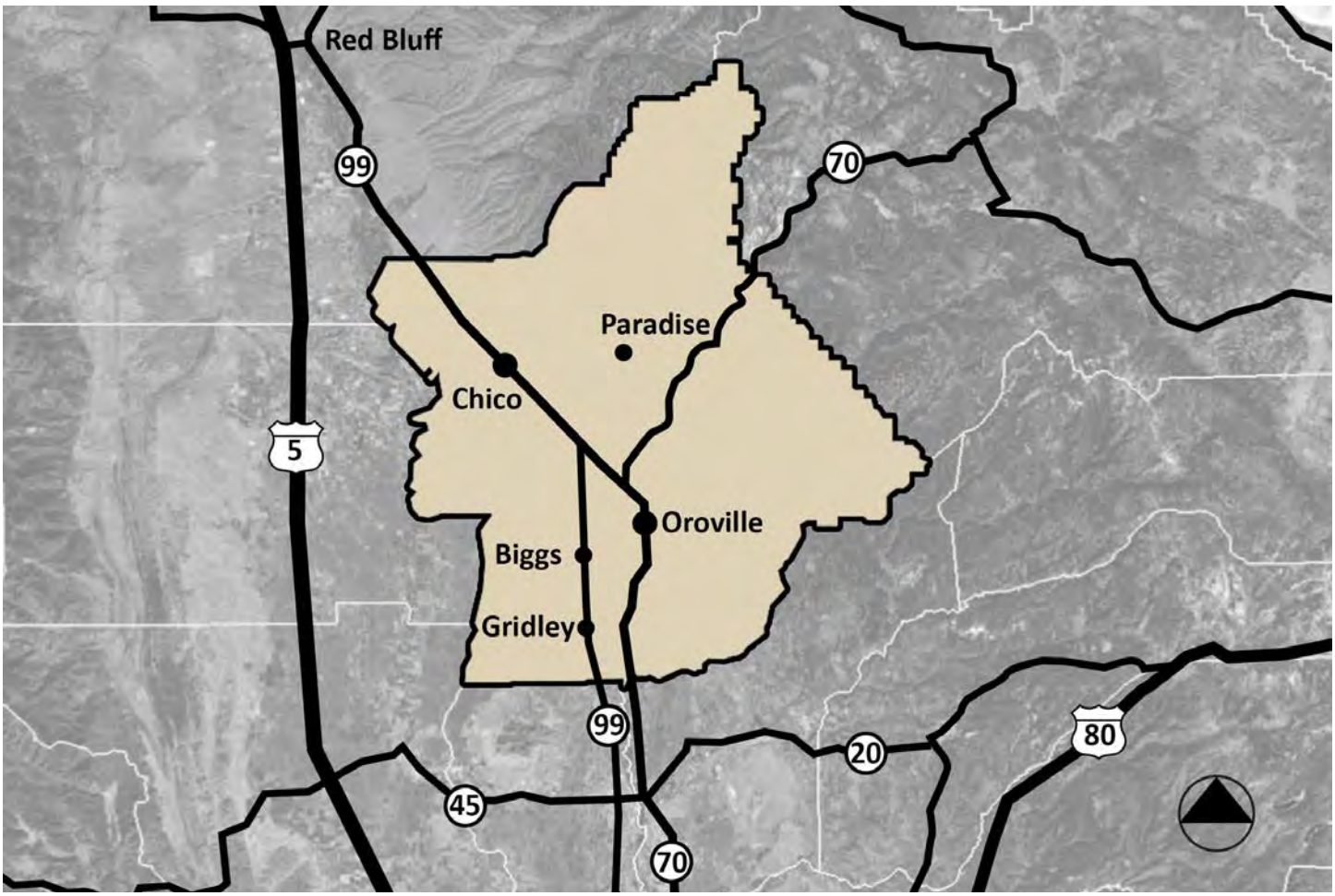


Figure 1-1: Butte County

I.5.3 Valley's Edge Specific Plan Area

The 1,448 acre Valley's Edge Specific Plan area is located within the City of Chico's Sphere of Influence at the transition of the valley floor and lower foothill region, roughly 1 mile east of Southeast Chico's major commercial and employment region. The aesthetic of Valley's Edge is defined by gentle valleys, seasonal streams, tree lined arroyos, oak woodlands, rock outcroppings and gently sloped grassland mesas with expansive views to the Sacramento Valley, the Buttes, and the Coastal Mountain range to the west.

As directed by the City's General Plan, the primary access to the property is from the south, off Skyway, a major arterial traveling between Chico and Paradise. The VESP area's secondary entry lies at the extension of East 20th Street. Both Skyway and East 20th Street are served by full freeway interchanges at State Highway 99, roughly 1.5 miles west of the Specific Plan area. The northern boundary of Valley's Edge is characterized by gradual to steep inclines into rural Stilson Canyon, a largely developed area comprised of estate lot single-family homes. The northwest corner of the project abuts existing City of Chico single-family development. The western boundary of the project abuts the Steve Harrison Memorial Bike Path (a Class I facility also known as Potter Road).

Immediately west of the bike path lies 136-acres designated as an environmental preserve, being a portion of the Stonegate Subdivision, a 313-acre mixed-use project comprising of open space, residential and commercial land uses.

The entire eastern boundary of the property is defined by a 1.5-mile rock wall separating the VESP area from vacant land zoned County AG-160 (160-acre minimum), historically used for winter cattle grazing. The southwest boundary of the Specific Plan borders the Skyway, leading easterly along Honey Run Road into Butte Creek Canyon. Land uses south of Skyway include an asphalt plant and an adjacent six-hole golf course, both designated for development in the Chico General Plan. The southeast boundary of the VESP area borders Honey Run Road. Land uses along the south side of Honey Run Road consist of primarily single-family homes on large parcels ranging from 1.6-acres to 15-acres, under the jurisdiction of Butte County.

EXISTING USES

The Valley's Edge Specific Plan area is identified in both the Butte County General Plan and the City of Chico General Plan as an area designated to accommodate residential and commercial growth. Existing use is vacant land leased out on a seasonal basis for winter cattle grazing. Agricultural wells, billboard structures, and various overhead utility lines are located on the property. Building structures include aged and abandoned metal storage sheds and an old wood frame barn, all in states of disrepair together with concrete slab remnants of a long since demolished residence. Recreational improvements exist on the property, including a network of private mountain biking, hiking and equestrian trails, and a private disc golf course.

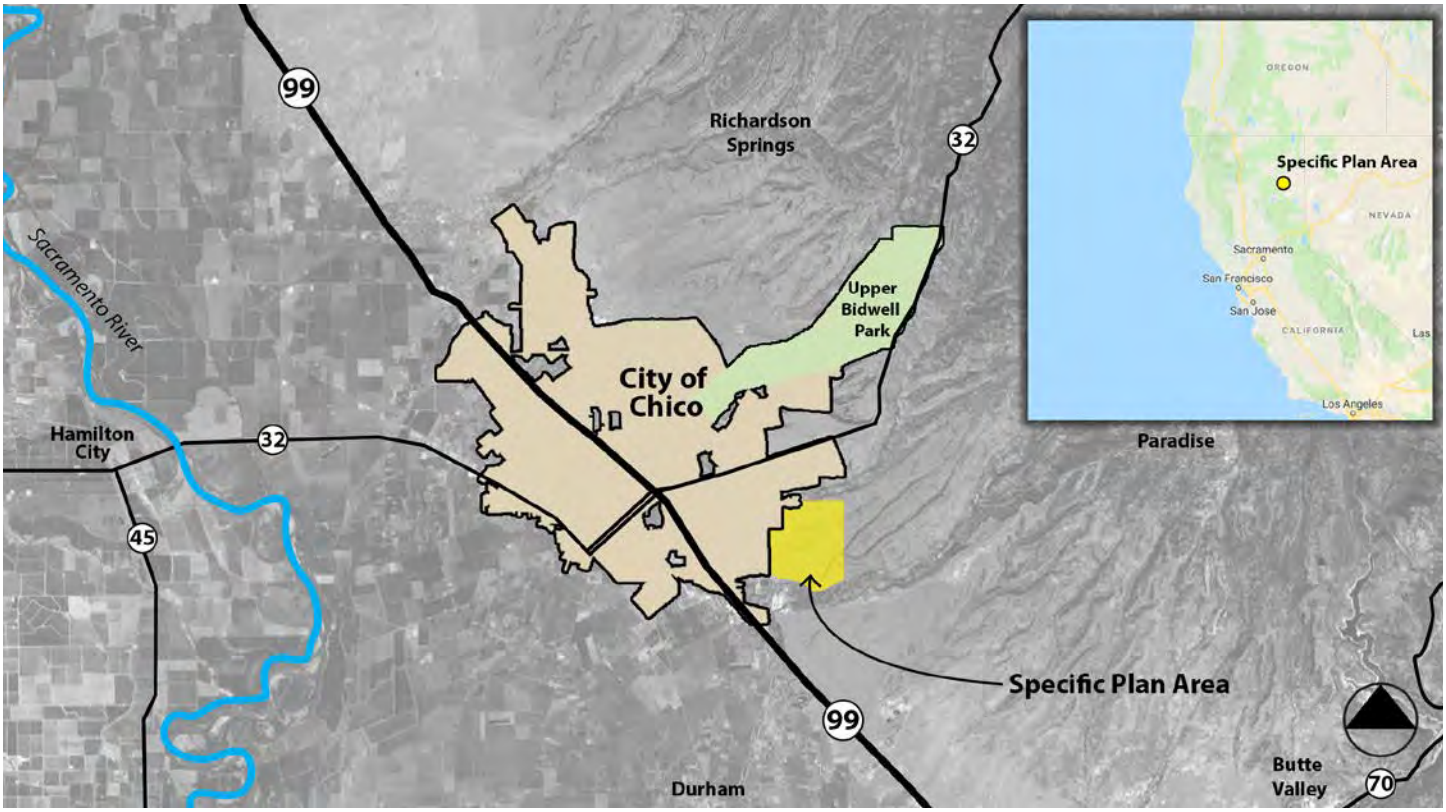
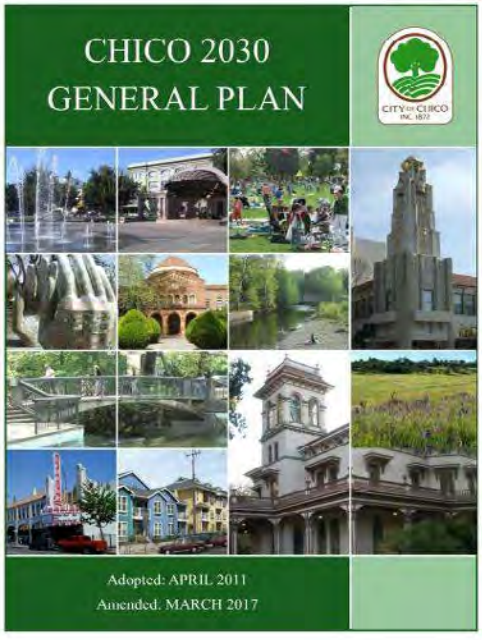


Figure 1-2: City of Chico

I.6 Relationship to the City of Chico General Plan



The Chico 2030 General Plan (GP 2030), adopted in 2011 and updated in March 2017, provides a comprehensive, long-range, and internally consistent policy framework for the growth and preservation of Chico. The Land Use Element, one of the eight legally mandatory elements of Chico's General Plan, establishes the policy basis for decisions about where and how the City will grow and change over time.

The GP 2030 Land Use Element designated five Special Planning Areas (SPAs) based on strategic location, proximity to services, compatibility with surrounding land uses, environmental constraints, geologic features and the ability of any given SPA to advance and implement the goals of the General Plan. Together these planned growth areas total 2,265 acres, which according to the Chico General Plan provides capacity for about 6,681 dwelling units and roughly 3.2 million square feet of commercial space. Of these five SPAs, the VESP area, referred to in the General Plan as the 'Doe Mill/Honey Run' comprises nearly two thirds of the total acreage planned to accommodate Chico's growth, representing roughly one third of Chico's total future residential capacity in the SPAs.

GP 2030 Appendix C provides a written description of each SPA intended to guide more detailed planning and analysis at the project level, including features and land use concepts together with collage shape land use exhibits. The land use exhibits are not intended to imply proportions or locations of suitable land uses, but rather a graphic representation of the range of desirable land uses. For each SPA, findings for General Plan consistency rely on a determination of substantial compliance with the written description of land use concepts and development capacity.

1.6.1 Specific Plan Flexibility

GP 2030 encourages SPAs to retain flexibility in order to meet changing community housing and jobs needs (GP Policy LU 6.2). The VESP allows for such flexibility within defined parameters, such as the physical layout of open space, residential, commercial, and public land uses, the identification of major circulation and infrastructure elements, and the standards which guide subsequent development including allowable uses within each land use category. In this context the VESP's land use plan exhibits, master circulation plan and other illustrations are intended to guide rather than dictate planning and civil engineering design level details and decisions occurring at the development stage.

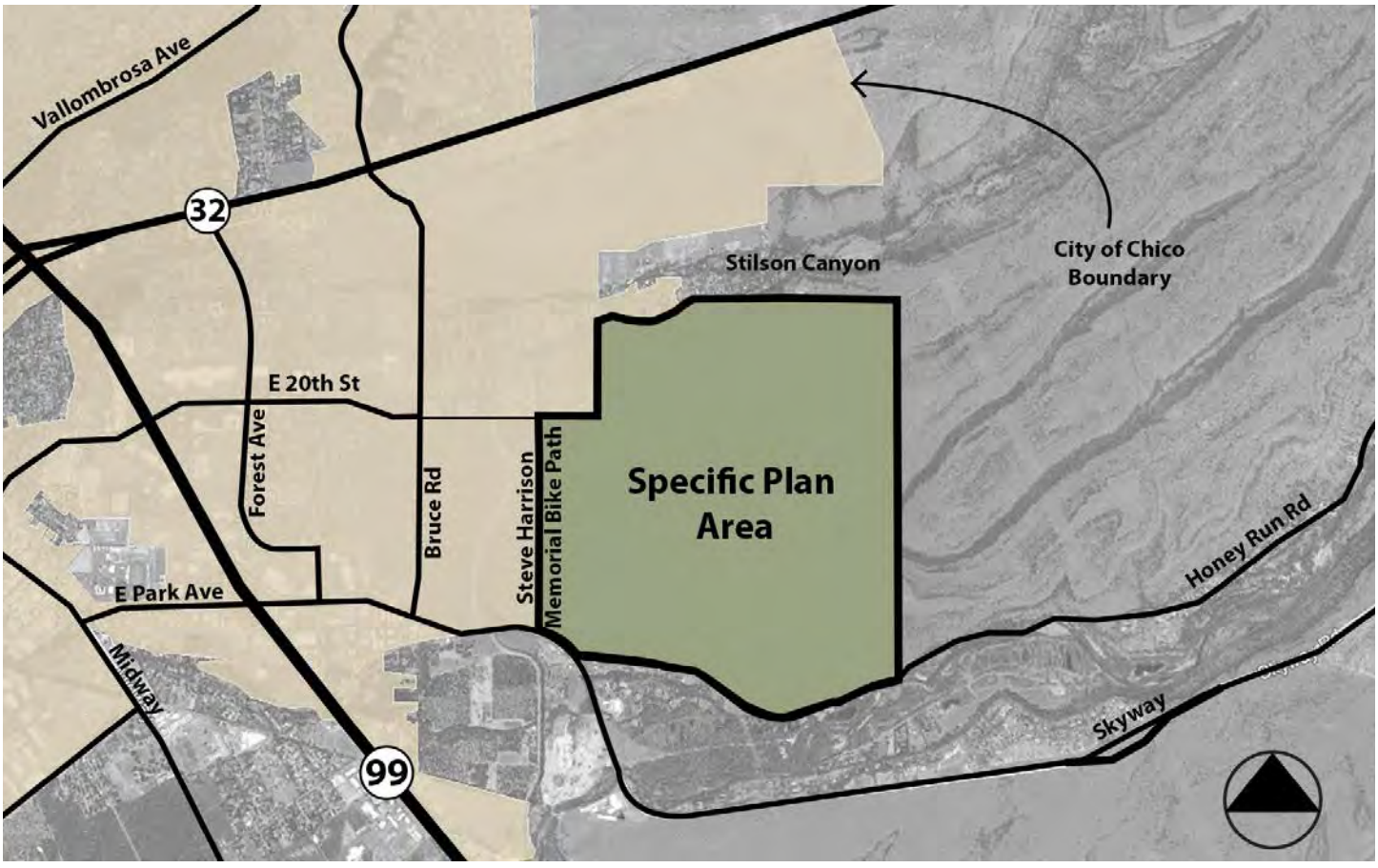


Figure 1-3: Valley's Edge Specific Plan Area

1.7 Community Outreach Process

The community outreach process for the Valley's Edge began in late 2007, around the same time as the City and County were formulating vision statements and guiding principles for their respective General Plans. Over the subsequent years, site tours were conducted to familiarize residents, interested groups, officials and agencies with the property, as well as to gather thoughts and ideas on potential future planning, development, and amenities. This outreach process has included but is not limited to consultation with the following individuals and groups:

- Chico residents and adjoining neighbors
- City of Chico and Butte County staff, administrators and elected and appointed officials
- LAFCO/BCAG board members and staff
- Local professionals, business owners, major employers and Chico Chamber of Commerce members
- Local environmental advocates and outdoor enthusiast
- Local building and landscape design professionals
- Chico Police and Fire Department
- Chico Unified School District (CUSD)
- California Department of Education
- Chico Area Recreation District (CARD)
- Utility providers such as PG&E, Cal Water, and AT&T
- Osher Lifelong Learning Institute (OLLI)

1.8 Community Inspired Influences

Over a 12-year period, public and community engagement and conversation yielded insight into the concerns and desires of local residents, groups and agencies. While the vision for Valley's Edge began with an appreciation for the land's natural characteristics, responsiveness to locally inspired ideas provided a clear framework for desired outcomes. Beyond guidance from the Chico General Plan, the principal influences shaping the Valley's Edge vision originated from the applicant's commitment to two simple things; first, create a project that complements hometown Chico, and second, listening:

- **To the land,** and respect its natural landscape and human heritage.
- **To the community,** and plan thoughtfully and gracefully
- **To kids,** and provide fun and safe outdoor places to play and explore
- **To parents,** and create a family safe environment
- **To neighbors,** and buffer their homes with open space

- **To retirees,** and provide amenities that fit and promote an active and relaxing lifestyle
- **To CUSD,** and facilitate joint-use planning of school-park elements
- **To CARD,** and endow the district with parkland for community wide enjoyment
- **To equestrians,** and provide wide open spaces to ride
- **To disc golfers,** and provide open spaces to play
- **To sensitive environmental habitat,** and preserve and maintain its integrity
- **To the users of Bidwell Park,** and provide like-kind amenities incrementally relieve its overuse
- **To hikers and bike enthusiasts,** and retain vast open space with an expansive network of trails
- **To residents of Butte Creek Canyon,** and preserve its rural character
- **To consumers,** and provide a range of housing densities, ownership and rental opportunities
- **To Chico's Police and Fire officials,** and integrate safe design principles into the planning area

I.9 Areas of Special Interest

Areas of Special Interest are meant to summarize how the VESP addresses various topics of likely interest to Chico's residents, along with references to where in the plan such topics are more fully described.

I.9.1 Sustainability

Sustainability, defined as "maintaining a culture of stewardship to enhance our natural environment, economic interests, and quality of life for present and future generations" is more than just a principle of the Valley's Edge Specific Plan.

Community workshop

Community workshop

From the organization of land uses and extent of natural resource conservation, to trails and multi-modal circulation systems which reduce dependence on automobiles, and intergenerational design principles which foster greater human interaction, Valley's Edge is purposefully positioned to become a model for sustainable development and advance principles and applicable goals, policies and actions expressed in Chico's General Plan.

While sustainable principles are evident throughout the VESP, Section 2.3.6 describes specific Goals and Actions which, along with Design Guidelines (Appendix A), serves as a toolkit to advance sustainability as the Planning area is developed over time.

I.9.2 Healthy Community and Intergenerational Living

Community planning and design can either promote or inhibit the physical and mental health of its residents. Positive alignment between land use, circulation, transportation, parks, open space, recreational amenities, and natural resources are integral to the success of healthy communities and the residents living within them.

The planning and design of Valley's Edge represents a purposeful drive towards quality of life and healthy community, where vibrant places such as clubhouse(s) encourage social interaction, where parks, recreational facilities and wide open spaces promote exercise and family-time, where community gardens provide opportunity to learn healthful habits, where intergenerational living creates and strengthens meaningful intergenerational relationships, and where bike and pedestrian trails connect residents and visitors of all ages throughout the planning area.

The VESP's plan and policies for intergenerational living provides the framework and facilities for integrating families with school age children, young adults, and seniors in social living environments that foster a community which creates dynamic social situations and interactions, as well as physical fitness. The VESP Land Use Plan (Figure 4-1) implements the concept of intergenerational living by locating housing typical to different demographics within the same community, as opposed to separately.

I.9.3 Wildland-Urban Interface

In Valley's Edge the prevalence of open space and natural landscapes interspersing with the built environment requires that care and consideration be given to the wildland-urban interface. The Wildland-Urban Interface (WUI) refers to a set of conditions such as slope, vegetation types and distribution, flammability of structures, weather patterns, topography, hydrology, road construction, and other variables.

The VESP provides a range of programs and practices for firefighter safety, community planning, landscaping, construction and maintenance to protect people, property, and natural resources from wildland fire. The VESP's firewise policies address wildfires from five distinct perspectives: Land Planning, Fire Fighting Capability, Fire Resistant Materials and Building Standards, Fuel Reduction Management, and Emergency Preparedness. Firewise guidelines and standards exist for builders and developers, architects, homeowners, residents and the Homeowners Association (HOA). Refer to Section 4.5 for the VESP Firewise Guidelines, Standards, and Vegetation Management Requirements.

I.9.4 Oak Woodland Management

A foundational element of the VESP vision is the preservation and protection of oak woodlands. Oak woodlands promote biodiversity, climate resiliency, soil stabilization, erosion prevention, water quality, pollination, and other critically important natural attributes. Oaks are also culturally important, both as a food source and medicinally to indigenous peoples. Community awareness and appreciation for oak trees, and community sponsored events and programs for acorn harvesting, planting, and proper care and maintenance are inherent parts of maintaining, and where possible enhancing, the natural oak woodland environment.

Conservation of oak woodlands in Valley's Edge extends beyond the City's Tree Preservation Regulations (Chico Municipal Code [CMC] Section 16.66). The Valley's Edge Tree Preservation Program (Appendix E) describes and characterizes existing trees within various development and open space areas, which provides the framework for conservation, surveying, management, education, care and maintenance, replacement, and regeneration. In establishing these regulations, it is the VESP's intent to preserve as many trees as possible consistent with the reasonable use and enjoyment of private property, to provide for a healthy urban forest, and to absorb carbon dioxide to help reduce urban impacts on global warming.

As undeveloped ranch land, oak trees and woodlands within the 1,448-acre planning area are neither protected nor managed, and historical grazing has largely eliminated natural regeneration. Implementation of the Valley's Edge Specific Plan enables the creation of permanent open spaces which preserve and protect approximately 80 percent of the estimated 5,500 trees within the permanent open space. The remaining 20 percent of the existing trees, 'living environment trees', are accommodated in the VESP area by integrated into common areas, neighborhoods, and the built environment. The layering of City preservation regulations together with the Valley's Edge Tree Preservation Program help ensure that the natural, cultural, environmental, and economic values of oak trees in Valley's Edge will not only be maintained, but enhanced.

Beyond preservation, interpretative signage will educate residents and visitors of the importance of oak trees. Informational panels will be located along walking trails, park spaces, multi-use paths, within public gathering areas, at focal points and other interest areas. The HOA will also provide guidance to residents on how to best live in and around oak trees. Refer to Appendix E for the Valley's Edge Tree Preservation Program.

I.9.5 Air Quality and Greenhouse Gas

The VESP area incorporates a variety of strategies to reduce impacts to air quality and long-term Greenhouse Gas (GHG) emissions by promoting alternative forms of transportation, mix of land uses, energy efficiency and fuel switching strategies and sequestering carbon by enhancing the urban forest. The VESP land use designations provide a mix of complementary uses near one another, requiring fewer vehicle miles traveled, reducing traffic volumes, and reduced vehicle emissions. The Specific Plan area incorporates a hierarchy of connected roads, paths, and trails for vehicle and non-motorized modes of travel, such as bicycle and pedestrian travel, as well as Neighborhood Electric Vehicles (NEV's) accommodated on all roads within the project. Thousands of trees will be planted throughout the project

along streets and in parks, parking lots, and private residences increasing Chico's urban forest and carbon dioxide uptake. Energy efficient building design, natural gas fuel switching capabilities, and renewable energy will all be employed to further reduce GHG emissions within the plan area.

I.9.6 Workforce/Attainable Housing

Valley's Edge will be responsive to market forces providing attainable ownership and rental housing for singles, empty nesters, families, Multi-Generational households, and seniors. The VESP land use plan provides opportunity for greater affordability using higher density "right-sized" housing types, such as cottages, courtyard, and patio homes. The VESP's Design Guidelines (Appendix A) and land use policies support both Accessory Dwelling Units (ADUs) and livable designs to accommodate independent and multi-generational living.

In addition to the creation of market rate attainable homes and rental units, the master developer will work collaboratively with the City and below market housing providers to explore supplementary affordable housing opportunities utilizing governmental subsidies or other incentives. Refer to Chapter 4 (Land Use) for additional workforce/attainable housing information.

I.9.7 Stormwater Collection and Treatment

The VESP area includes several westward flowing seasonal drainage courses. These drainage courses, except for the northernmost ephemeral drainage located upslope from the Belvedere Heights subdivision will be preserved as open space. The northernmost ephemeral drainage will be direct to a combination of underground pipes and surface channels, permanently re-routing its stormwater around the Belvedere Heights development.

Stormwater runoff from development areas will be collected, treated, and retained or detained as necessary to avoid impacting downstream properties and facilities, including environmental preserves. Consistent with City and State storm water requirements, each project phase will be required to demonstrate no-net increase in site runoff rates through the use of on-site Low Impact Development (LID) measures. LID refers to a range of sustainable design features that benefit water supply and contributes to water quality protection. LID design features apply techniques to filter, store, infiltrate, evaporate, and/or detain stormwater runoff close to its source to maintain pre-development runoff rates. Common practices used to adhere to LID principles include, but are not limited to, the use of permeable pavement and bio-retention areas. Regional planning efforts, such as Valley's Edge, are required to develop and implement hydro-modification management procedures to limit post-project runoff to pre-project flow rates for the 2-year, 24-hour storm event. Refer to Chapter 6: Infrastructure and Public Facilities Plan for additional stormwater information and proposed infrastructure.

2 Guiding Principles, Goals, & Actions

VALLEY'S EDGE

Chapter 2 - Guiding Principles, Goals & Actions

2.1 Introduction

The Guiding Principles for Valley's Edge were developed early in the planning process. These principles communicate the foundational philosophy that guided and directed preparation of the Valley's Edge Specific Plan (VESP). Guiding Principles are followed by the VESP's Goals and Actions.

Goals represent specific statements of desired outcomes, followed by Actions which represent strategies, and/or in some cases measurable standards which enable the VESP and projects within the plan area, through entitlement and development, to achieve its Goals and fulfill its principal promise. Actions also serve as a basis for evaluating the alignment of and consistency between the policies and underlying intent of the Specific Plan, and the incremental development of the VESP area.

2.2 Guiding Principles

1. Implement Chico's General Plan 2030 (GP 2030)

The Valley's Edge Specific Plan will align with the GP 2030's written description for the planning area (GP 2030 Appendix C), and its development will implement and or advance no less than 300 of the General Plan's goals, policies, or actions.

2. The Land Matters, Listen to It

Land planning and ongoing stewardship will carry an elevated appreciation for the preservation of Oak Woodlands, seasonal creek corridors, wetlands, ridgelines, cultural and historical elements which tell the story of the land and its inhabitants. Planning open space will allow for the protection of important natural landscapes and features, determining which areas are suitable for the built environment.

3. Dirt is Good and Play is Transformative

The VESP trail network will provide alternative and safe travel routes to formalized and inclusive parks and playgrounds, while open spaces will promote unstructured, imaginative, and immersive play that is vital to every child's physical, emotional, cognitive, and social development. Refer to Section A.5.2, Parks.

4. Promote Healthy & Sustainable Community

The planning and design of Valley's Edge will make it easier for people to live healthy lives by linking homes, businesses, schools, and parks together with bike and walking trails, resulting in increased physical activity and decreased automobile dependence. The VESP's goals and actions will promote the building of more energy efficient, resource efficient, and fire-resistant homes, with overall greater emergency preparedness. Community gardens, composting facilities and health conscious programming will promote sustainable food sourcing, enhance nutrition, provide skill-building opportunities and increase social capital. Inclusive parks, generational mix, and variety of land uses will enable residents to become more socially and intergenerationally engaged as part of their daily routine, and to remain all their lives among friends in a community that reflects their changing lifestyles and changing physical capabilities.

Access to hiking and the outdoors allows for multiple generations to share experiences.

5. Complement Hometown Chico

Valley's Edge will complement Chico by providing well-planned land with multi-generational, recreational space, natural open space, educational space, and work space, as well as places for homeowners and renters to live in a broad range of housing types, lifestyles and affordability levels. By improving the site with ecologically sound incremental development, Valley's Edge will foster an environment which attracts public and private investment in support of families and local agencies, local businesses, local job creation, and economic vitality for the community at large.

2.3 Goals & Actions

The following Goals and Actions are presented by the VESP chapter that best aligns with that particular topic. In most cases, implementation measures presented in a particular chapter relates to and/or advances Goals contained in other chapters. In this manner the VESP Goals and Actions are neither independent nor self-determining, rather, as a whole they represent a framework from which individual development projects may be planned and built, enabling the vision for the plan area to be realized over time. Actions are intended to be both measurable and broad to fulfill the Principles and Goals. Unless provided otherwise, actions with quantitative measures serve as mandatory requirements.

2.3.1 Chapter 3: Parks, Recreation, and Open Space

Goal PROS-1: Consider Open Space First

Allow the site's natural form and character to inform all subsequent planning, and where practicable utilize open space to advance the VESP's Guiding Principles, Goals, and Actions, and applicable Goals, Policies and Actions expressed in the Chico General Plan.

Actions

PROS-1.1: Prioritize open space and recreation within the planning area by ensuring that no less than 732 acres of open space is provided.

Goal PROS-2: Framework of Permanent Open Space

Establish a framework of permanent open space that preserves sensitive habitat, respects natural features and landforms, visually and physically buffers development, forms lasting growth barriers, and utilizes natural landscapes to define and transition the edges of the built environment.

Goal PROS-3: Promote Outdoor Recreation & Complement Bidwell Park

Promote outdoor recreation by creating space and facilities which foster play, exercise, adventure, and social interaction. Strive to complement Bidwell Park by emulating cherished elements, such as Horseshoe Lake, hiking trails, biking trails, and space for equestrians, disc golfers, bird watchers, and outdoor enthusiasts.

Actions

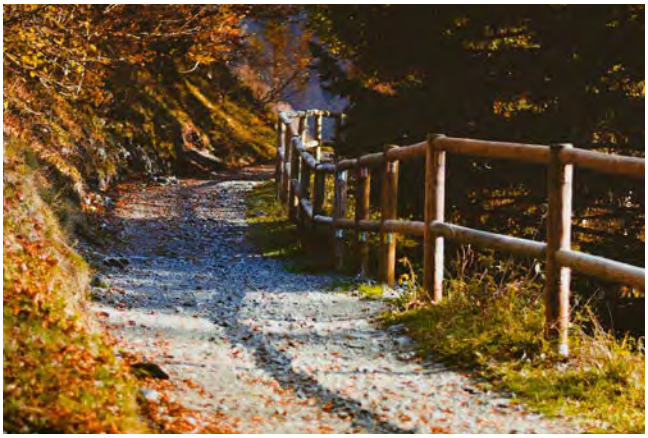
PROS-3.1: Create connections to parks and open space from neighborhoods, school, and commercial areas with a network of bike and pedestrian trails.

PROS-3.2: Master plan parks, trails, and other recreational facilities to promote active, passive, inclusive, family and intergenerational outdoor experiences. Create spaces for people to gather, socialize and interact, such as community gardens, community club-house(s), parks, ponds, and picnic areas, as well as naturalized in-route destinations such as play-pockets along the trail network, and rest areas along creek corridors.

PROS-3.3: Deliberately plan parks, playgrounds, and other open space elements to bring nature back into people's lives, not only to foster children's play, but also to promote health, wellness, and intergenerational play.

PROS-3.4: Cooperate with Chico Area Recreation District (CARD) and Chico Unified School District (CUSD) in the planning of joint use public facilities to serve the community's anticipated need for quality recreational and educational facilities.

PROS-3.5: Design neighborhoods, trails, and parks to ensure that 100% of the homes in the plan area are within 350 yards of a park, trail, or open space element.



Trails contribute to an enhanced quality of life for community members.

PROS-3.6: Identify suitable land along the plan area's western boundary to accommodate a small lake for recreational purposes, located so as to enhance foreground views and encourage pedestrian, bike usage, while still accommodating vehicular access and parking.

PROS-3.7: Make an irrevocable offer to donate no less than 419.1 acres of dedicated open space to the City of Chico as a Regional Park and preserve, and provide a means and mechanism to manage its use until such time as the land donation is accepted.

PROS-3.8: Create and maintain no less than 20 miles of open space biking, hiking, and multi-use trails for recreation, play, exercise, and non-motorized transit.

Goal PROS-4: Preserve Natural & Environmental Resources and Restore Sensitive Habitat

Utilize "avoidance by design" strategies and open space to preserve sensitive habitat, safeguard natural drainages, increase bio-diversity, provide for wildlife movement, and protect wetlands and riparian corridors previously degraded by a century of grazing.

Actions

PROS-4.1: Natural landscape corridors shall be used for open space elements.

PROS-4.2: Utilize native, drought tolerant, and fire-resistant landscape design and plantings in parks, streetscapes, and common areas.

PROS-4.3: Support the restoration of riparian areas and seasonal streambeds to improve native biodiversity and enhance potential for groundwater recharge.

Goal PROS-5: Respect & Protect Land Heritage

Avoid, protect, and provide stewardship to the land's features and resources.

Actions

PROS-5.1: Research, identify, document, and promote the history of the land, and the cultural and historically significant features and resources that are known to have existed and/or exist on the property.

PROS-5.2: Ensure that no less than 90% of existing on-site rock walls are in areas designated for parks, open space, and or areas where avoidance and preservation can be monitored and managed.

PROS-5.3: Provide interpretive signage at key vantage points where the prominence of rock walls can be heightened to inform visitors and residents of their local significance, and the stewardship necessary for their preservation.

Interpretive signs serve to inform visitors and act as landmarks along trails and natural areas.

PROS-5.4: Incorporate rock wall elements into streetscape and landscape architecture, as specified in the VESP's Design Guidelines (Appendix A).

PROS-5.5: Document the condition of preserved rock walls through annual inspection(s), and conduct any repairs and/or reinforcement utilizing native materials and original construction design.

PROS-5.6: Strive to retain all surface rocks on-site, and establish a storage yard enabling residents and commercial landscapers to collect material for re-use within the plan area.

PROS-5.7: Ensure that no less than 90% of the visible wagon ruts along Old Doe Mill Road are preserved, and provide interpretive signage at key trailway points along abutting bike and pedestrian trails.

PROS-5.8: Ensure areas of known pre-historic cultural significance are left undisturbed in dedicated open space.

PROS-5.9: Provide signage at key social gathering places honoring the Mechoopda Tribe's history and heritage in and around Chico and the surrounding foothills.

Goal PROS-6: Preserve and Renew Oak Woodlands

Preserve and renew Oak Woodlands, educate residents about oak trees, and increase the overall tree canopy over time.

Actions

PROS-6.1: Utilizing a combination of remote sensing in Geographic Information Systems (GIS), aerial imagery, and sample plot ground truthing to conduct a property-wide baseline survey and assessment of tree resources to gain insight into the composition of tree species, along with an approximation of total canopy coverage, the number of individual trees and the average diameter at breast height (DBH) as a basis for master land planning and policy development.

PROS-6.2: Ensure that no less than 80% of the total tree canopy is protected and preserved in parks, open space, and/or other areas where avoidance and preservation can be monitored and managed.

PROS-6.3: Suspend cattle grazing to enable the survival of new growth seedlings and saplings.

PROS-6.4: Participate in the City of Chico's Voluntary Heritage Tree Program.

PROS-6.5: Conduct annual community events such as acorn harvest day and plant a tree day to stimulate resident engagement and environmental stewardship, and make readily available other information such as best management practices to plan area residents and businesses.

PROS-6.6: Install interpretive signage at designated locations along the Class I path , neighborhood parks, and the Village Core to promote public awareness and appreciation of oak trees.

PROS-6.7: Implement the Valley's Edge Tree Preservation Program describing the VESP's Oak Woodland standards and implementation measures, in the VESP Appendix E.

PROS-6.8: Incorporate a street-tree program (Appendix B) including oak and other native trees that will lead to the planting of new trees resulting in significantly greater tree canopy than exists pre-development, increasing carbon sequestration, fighting climate change, providing shade, and marking the seasons.

Areas to socialize within the Village Core are an important component identified within the VESP.

2.3.2 Chapter 4: Land Use

Goal LU-1: Healthy Community by Design

Create healthy and livable neighborhoods that serve Chico by articulating a clear and context-sensitive vision for residential villages, public gathering places, parks, schools, open space/greenways, retail areas, shopping areas and employment areas, linked together by a comprehensive network of pedestrian and bicycle trails.

Actions

LU-1.1: Master plan residential land uses to align with natural landforms and features and create a variety of housing types, lifestyles, and affordability levels that help meet Chico's housing need, including aging populations and residents permanently displaced by the Camp Fire.

LU-1.2: Plan and create a Village Core to serve as the vibrant social and civic heart of the community and the surrounding area.

LU-1.3: Plan and create a community garden to promote localized and health conscious food production, and encourage responsible food sourcing methods.

LU-1.4: Plan and create "Third Place" destinations as the social, recreational and intergenerational spaces that anchor the community around nature, movement and play.

LU-1.5: Create neighborhoods that promote livability and safety for residents of varied ages, incomes and cultural backgrounds, and implement Crime Prevention Through Environmental Design (CPTED) measures along paseos, parks and open space entrances.

LU-1.6: Maintain phasing flexibility enabling the planning area to contribute to a balanced real estate market through incremental production of needed homes and desired housing types, as well as providing commercial space.

Goal LU-2: Balance Growth and Conservation

Balance growth and conservation by reinforcing the City's compact urban form, by establishing urban growth limits, by managing where and how growth and conservation will occur, in addition to responding to Chico's housing demand, rental units, and commercial space in a responsible and comprehensively planned manner.

Actions

LU-2.1: Support the Greenline and conservation of prime agricultural soil by building on land where food does not grow, in an area designated to accommodate planned growth in both the City of Chico and the Butte County General Plans.

LU-2.2: Ensure development is consistent with the City of Chico Climate Action Plan.

LU-2.3: Create an open space buffer on the eastern edge of the planning area to serve as a permanent barrier to easterly urban encroachment.

LU-2.4 Promote groundwater recharge by preserving on-site seasonal creeks that could potentially recharge shallow aquifers west of the planning area.

LU-2.5: Create a master land use plan responsive to market forces in the delivery of market attainable ownership and rental housing for singles, empty nesters, families, multi-generational households, and seniors, and work collaboratively with the City and below market housing providers to explore supplementary affordable housing solutions.

LU-2.6: Promote affordability and support multi-generational living by allowing and providing design guidance for Accessory Dwelling Units (ADUs) in the Valley's Edge Development Standards.

LU-2.7: Promote affordability and support aging populations by allowing and providing design guidance for small lot cottages and patio homes available for purchase or rental.

LU-2.8: Promote walkability by locating multi-family areas next to Village Core, community clubhouse, community park, and elementary school, all served by a Class I trail network.

LU-2.9: Permit congregate care and/or assisted living facilities within the Low Density Residential land use areas.

LU-2.10: Maintain phasing flexibility enabling projects within the plan area to contribute to a balanced real estate market through incremental production of needed homes and commercial space.

LU-2.11: Provide storage areas for recyclables and green waste, and food waste storage for future development, if a pick-up service is available, per Mitigation Measure GHG-1.

Goal LU-3: Create Distinctive Form and Character

Create a distinctive character for the plan area by allowing natural landscapes features to define urban edges, by using trees, landscaping, fencing, and architectural guidelines to unify the community, by enabling way-finding features, entry features, and gateways to promote sense of place and arrival to Chico and to the VESP planning area.

Actions

LU-3.1: Create a master land use plan which enables open space to be the predominant land use, preserving notable natural land forms and features and enabling park-like settings of the natural environment to define and surround the limits of development.

LU-3.2 Facilitate wayfinding by integrating informational signage and kiosks along trails, parks and public gathering places, and by incorporating landmark features at entries to residential villages.

LU-3.3 Develop common landscape architecture themes and guidelines that unify the streetscape and projects within the plan area.

LU-3.4: Provide opportunities for public art in high visibility locations such as the social gathering places and roundabouts.

LU-3.5: Capitalize on opportunities to integrate dramatic natural landscapes as "Third Place" destinations. Locate commercial areas along Skyway frontage to establish a clear urban edge, and designate land abutting Honey Run Road as open space to buffer commercial and residential areas.

LU-3.6: Create a sense of arrival to Chico and to the VESP plan area by installing monumentation signage along the primary Skyway, and the secondary entry along East 20th Street.

Goal LU-4: Minimize Visual Impacts

Minimize visual impacts by utilizing natural open space, parks, fields and buffers to define and soften foreground view sheds, locate commercial and multi-family land uses to lower elevation areas, and adopt landscape, architectural and lighting standards and guidelines to diminish visual prominence of development from the valley floor.

Actions

LU-4.1: Master plan open space along Honey Run Road to preserve immediate foreground views and eastward valley to lower foothill views.

LU-4.2: Locate visually soft and green elements such as parks, preserves and public facilities along the western boundary of the plan area to preserve and soften immediate foreground views.

LU-4.3: Create an open space buffer and building setbacks along the northern boundary in such a manner as to minimize the visual impact to Stilson Canyon homes abutting the VESP plan area.

LU-4.4: Minimize light pollution by eliminating streetlights where not necessary for public and personal safety, and by employing dark sky best practices and fixtures such as maximum hardscape lighting of approximately .030 W/Ft2 (except for high security areas).

LU-4.5: Implement and enforce area wide Valley's Edge Design Guidelines to ensure building massing, building materials, color schemes and placement softens visual impacts in a manner responsive to the underlying intent of the Foothill Development Overlay.

Goal LU-5: Plan, design, and create a resilient and wildfire resistive and community

Implement a range of programs and practices for firefighter safety, community planning, landscaping, construction, and maintenance to protect people, property, and natural resources from wildland fire.

Actions

LU-5.1: Directly consult with the City of Chico Fire Department (CFD) in the development of the VESP's firewise guidelines, building standards, and vegetative management standards (Section 4.5).

LU-5.2: Utilize the Land Use Plan (Figure 4-1) to eliminate combustible development in areas of increased wildfire risk, such as heavily vegetated areas, steep terrain, and/or dramatic topographic features.

LU-5.3: Plan infrastructure accordingly to increase wildland firefighting capabilities.

LU-5.4: Utilize firewise construction pursuant to Chapter 7A of the California Building Code (CBC) to reduce structure ignition threat and retardant strategies to reduce the spread of structure fires along the Wildland-Urban Interface (WUI). Refer to Figure 4-5: Wildland-Urban Interface (WUI) Perimeter.

LU-5.5: Promote residential energy storage for residents to provide back-up power to critical loads during power outages.

LU-5.6: Provide for the reduction of surface and ladder fuels, as well as the creation and maintenance of fire breaks as proactive measures of vegetative management that reduces the threat and spread of wildland fires.

LU-5.7: Create a 10' wide enhanced trail to serve as a fire break within the Regional Park along the northern boundary of the planning area abutting Stilson Canyon.

2.3.3 Chapter 5: Circulation and Trails

Goal C-1: Multi-modal Circulation and Minimize Greenhouse Gas (GHG) Impacts

Minimize GHG impacts by providing a variety of transportation choices and incorporating features that result in vehicular trip reduction.

Actions

C-1.1: Create a network of bike and pedestrian trails that connects the community, enables safe and convenient access between land uses and places of interest, fosters healthy outdoor experiences, and reduces automobile reliance.

C-1.2: Develop an integrated, multi-modal circulation system that accommodates transit, bicycles, pedestrians, and vehicles; provides opportunities to reduce air pollution and greenhouse gas emissions; and reinforces the role of the street as a public space that unites the community.

C-1.3: Promote non-vehicular travel by creating a network of Class I trails and improved surface trails that caters to residents' and children daily travel trips, safe and efficient routes of travel between residential areas and school, parks, shopping areas, services and employment areas.

C-1.4: Promote increased trail usage by ensuring that 100% of the homes are within 350 yards of a connection to the overall trail network.

C-1.5: Promote and encourage neighborhood electric vehicles (NEV's) by designing all roadways to accommodate their use.

C-1.6: Minimize travel distance and transit efficiency by locating land uses serving the broader Chico community at the westerly edge of the plan area, directly accessible from the main collector roadway and the Class I trail system facilitating on and off-site connectivity.

C-1.7: Promote electric vehicle usage by providing EV charging stations in public parking lots and in all multi-family projects, by providing 240V outlet in no less than 50% of all garaged residential units, and by supporting electric bike and scooter rental services (e.g. Lime, Bird).

C-1.8: Promote the use of bicycles as modal transportation by designing streetscapes and rest areas to provide shade, and by designing bike lanes, intersections, and roundabouts to enable safe passage.

C-1.9: Create an intermodal park and ride lot along the western plan area boundary, served by both the major collector roadway and the Class I trail system.

C-1.10: Ensure that sheltered transit stops are located as directed by BCAG and the City of Chico.

C-1.11: Implement the Project's Transportation Demand Management Plan. Refer to Mitigation Measure TRAF-2 for additional details and implementation strategies for reducing total Vehicle Miles Traveled (VMT).

2.3.4 Chapter 6: Infrastructure and Public Facilities

Goal INFR-1: Promote Groundwater Recharge through Design

Promote groundwater recharge by preserving areas with existing recharge potential, and enhance the potential for sub-surface transmission in areas altered by development.

Actions

INFR-1.1: Preserve all seasonal creeks that could potentially recharge shallow aquifers west of the plan area.

INFR-1.2: Where appropriate utilize bioswales and other surface conveyance systems such as underground utility trenches having the potential for greater sub-surface transmission than exists in highly cemented and relatively impermeable surface lahar rock.

INFR-1.3: Design storm water conveyances to direct post treated run-off into natural creeks where sub-surface transmission is more likely to occur.

Goal INFR-2: Minimize Hydrological Impacts

Minimize hydrological impacts on wetland resources and downstream infrastructure using LID, source control and treatment control facilities.

Actions

INFR-2.1: Ensure no adverse impacts due to peak flow increases are created downstream of the plan area by designing and constructing on-site detention and retention areas throughout the development area, and by requiring, in accordance with City and State law, that such design attenuates post-project peak flow rates for storms up to the 100-year, 24-hour event.

INFR-2.2: Avoid impacting wetland resources by locating detention and retention basins outside of jurisdictional features, and by treating run-off prior to discharge into natural drainage courses.

Goal INFR-3: Maintain Flexibility in Stormwater Solutions

Implement and encourage advancing technologies that are compliant with the State Water Resources Control Board (SWRCB) and approved by the City.

Actions

INFR-3.1: As applicable, utilize advancing mechanical treatments, such as Oil/Water Grit Separators (OWS) and Continuous Deflective Separation (CDS), to remove free and dispersed non-emulsified oil and settled solids from waste streams or the underground vaults that CDS units store for periodic maintenance removal.

INFR-3.2: Maintain the latitude to employ a wide variety of techniques capable of achieving desired water quality outcomes, such as soil amendments, bio-retention cells, rain gardens, disconnected roof drains, tree planting, preservation of natural vegetation and drainage courses, as may be more or less applicable based on soil characteristics of the site.

Goal INFR-4: Promote On-Site Clean Energy Generation

Reduce GHG emissions through on-site clean energy generation.

Actions

INFR-4.1: Require HOA owned and operated facilities to provide infrastructure capable of generating solar photovoltaic power covering no less than 20% of its internal base electrical loads.

2.3.5 Chapter 7: Implementation

Goal IMP-1: Implement the Chico General Plan

Implement the Chico General Plan by creating a Specific Plan that articulates a vision for the 1,448 acre planned growth area by establishing a policy and regulatory framework guiding future development in a purposeful and comprehensive manner, and by being consistent with and directly supporting and/or implementing applicable General Plan Goals, Policies and Action Items.

Actions

IMP-1.1: Consider the City's written description for the plan area (Appendix C of the Chico General Plan) to be a reliable expression of the City and the Community's expectation for the planning area, and ensure that the VESP aligns directly with the letter and overall intent of that written description.

IMP-1.2: Ensure that project approvals prerequisite to financing and physical development do not impose conditions that unreasonably impede, hinder or inhibit development as envisioned by the VESP, and as needed by the broader community.

IMP-1.3: Diligently process any and all applications as may be required for pre-development, development, and building construction.

IMP-1.4: Cooperate with CARD and CUSD in the planning of delivery of land and facilities to serve the community's anticipated need for quality recreational and educational facilities.

IMP-1.5: Serve as a source of well-planned land to accommodate Chico's demand for homes and commercial space that meets Chico's housing needs within a complete neighborhood community.

IMP-1.6: Foster job creation and economic development through construction, maintenance and operation of infrastructure, housing, commercial and public uses.

IMP-1.7: Reinforce the integrity of the Greenline by developing on marginally productive land, while preserving valuable natural land designated for development and conservation in both the City and Chico and the Butte County General Plans.

2.3.6 Appendix A: Design Guidelines

The following Goals and Actions supplement the VESP Design Guidelines (Appendix A) by striving to balance desired aesthetics and safety with best practices in sustainable construction, and practical limitations of market demand, pricing, affordability and consumer preferences. An emphasis is placed on energy/water efficiency and fire safe design, directed towards options that promote sustainable and healthy living environments. These Goals and Actions are neither conclusive nor comprehensive, rather they represent a toolkit that builders and developers may consider and employ, presented in nomenclature that is compatible with LEED for Homes and other established green building certification programs.

Goal DES-1: Implement Crime Prevention through Environmental Design (CPTED)

Implement CPTED strategies to ensure an attractive, safe and livable community that reduces the potential for and occurrence of crime.

Actions

DES-1.1: Increase visibility by locating windows to overlook public spaces and parks, by installation of appropriate lighting along sidewalks and pedestrian corridors, by encouraging daytime and nighttime uses where appropriate, and by installing natural surveillance elements to increase visibility.

DES-1.2: Control access to and routing of people through public areas by selective placement of entrances, fencing, lighting and natural barriers.

DES-1.3: Control access to non-public areas by designing well defined spaces, delineating boundaries with appropriate fencing and landscaping, and installing security lighting and signage.

DES-1.4: Minimizing perception of urban blight or neglect by implementing proper CC&R's and HOA guidelines which ensure maintenance of private spaces and buildings.

Goal DES-2: Build durable, energy efficient and healthy homes with visual appeal and architectural continuity.

Actions

DES-2.1: Energy and Atmosphere: Build homes that meet or exceed CALGreen energy efficiency standards. Promote Net Zero ready designs and all electric (low carbon fuel source) buildings.

Design guidelines, along with HOA maintenance, help to ensure neighborhoods meet the community's desire for high-quality design.

DES-2.2: As applicable, ensure 100% of residential buildings utilize solar photovoltaics per Title 24.

DES-2.3: Water Efficient Design: Reduce residential water use by 20% or greater from baseline water use through Waterwise fixtures and consumer education.

DES-2.4: Materials and Methods: Utilize material efficient construction methods, locally sourced products, durable materials and materials from renewable resources.

DES-2.5: Indoor Environmental Quality: Ensure healthy indoor environments through use of low/zero VOC certified material selection, active fresh air exchange and effective ventilation.

DES-2.6: Construction waste reduction: Minimize construction waste and costs through modular off-site sub-assemblies and temporary on-site recycling facility (as economically feasible).

DES-2.7: Site Sensitive Building Design: Promote building designs that reduce view shed impacts, maintain architectural variety and continuity and respond to local conditions (diurnal breezes, passive solar design elements etc.).

DES-2.8: Soil Specific Design: Design foundations and hardscape to address the topology and soil types.

DES-2.9: Setbacks and Easements: Design setbacks to ensure proper drainage, protect valley view sheds and minimize footprint as appropriate.

DES-2.10: Promote use of passive solar design elements and renewable energy technologies through Net Zero ready design details and solar within public facilities.

DES-2.11: Ground Water and Surface Runoff: Minimize building-site storm water runoff and increase rainwater retention on-site through proper grading (terracing), soil retention and creation, swales and micro-retentions.

DES-2.12: Reduce outdoor water consumption and improve native wildlife habitat through drought tolerant native landscaping and efficient irrigation methods.

DES-2.13: Incorporate natural and native landscape elements such as field stones and red iron into residential and commercial landscape and architectural theming, such as seasonal creeks and riparian corridors.

DES-2.14: Ensure building materials including paints, floor finishes and insulation are low/zero VOC certified.

3 Parks, Recreation, & Open Space

VALLEY'S EDGE

Chapter 3 - Parks, Recreation, & Open Space

3.1 Introduction

As evident in both the General Plan and social fabric of the community, Chico's residents place great value in parks, recreation, and outdoor experiences. Valley's Edge promotes Chico's active outdoor lifestyle by dedicating over 700 acres for recreation uses and open space.

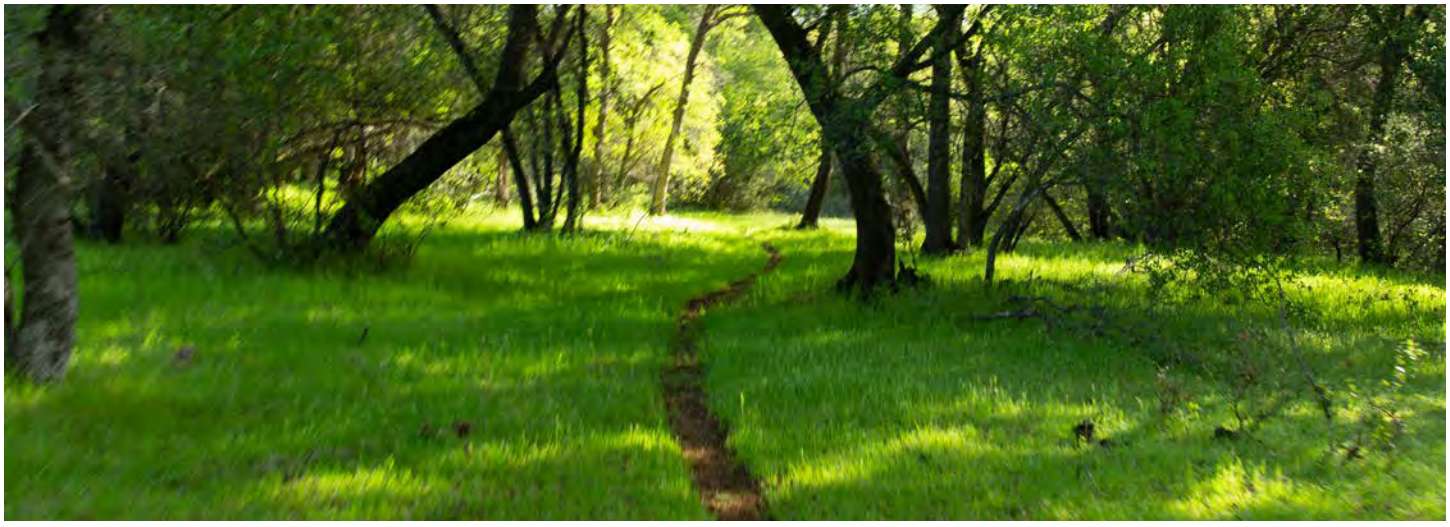
This Chapter summarizes applicable General Plan directives which have informed the design of the planning area. The City's acreage standards for park and greenways are also described. Passive open space elements such as the Regional Park, linear parks, and creekside greenways are presented, as well as discussion and concept illustrations of park and recreational elements, including the community park, neighborhood parks, mini-parks, and special use parks. Lastly, discussion is provided on the ownership and management of the various parks, recreational and public use land and facilities.

3.2 Valley's Edge Parks, Recreation, & Open Space

Valley's Edge represents a unique area of Chico where parks, trails, and interactions with nature play a heightened role promoting physical, social, and environmental health. Open space in Valley's Edge serves many interests and purposes; Figure 3-1: Park Plan identifies park spaces within the Valley's Edge Specific Plan (VESP) area and Figure 3-2 illustrates more detail for the proposed parks, open space, and recreation uses in the western corridor of the planning area.

From a sustainability perspective, the open space land use designation protects Oak Woodlands, preserves sensitive habitat, safeguards natural drainages, facilitates wildlife movement, and establishes a permanent urban growth buffer. From a cultural perspective, open space protects resources such as pioneer era rock walls, the old Doe Mill Wagon Road, and other areas of cultural sensitivity. From a societal perspective, open space provides buffers to ameliorate visual impacts, while parks and trails offer a wealth of benefits from outdoor recreation and exercise, to areas for socializing and enhanced quality of life for people of all ages and abilities. From a child's perspective, parks are where friends and memories are made.

Table 3.1 **Park & Open Space Elements**	
Regional Park	419.1 acres
Linear Parks, Creekside Greenways & Open Space Corridors	198.0 acres
Community Park	36.0 acres
Neighborhood Parks (Homestead Park, Child's Meadows and Pioneer Park)	14.5 acres
Big Meadows	12 acres
Village Core Park	4 acres
Senior Parks	2.9 acres
Environmental Preserves	46.3 acres
Total	**732.7 acres**
Note: Acreage associated with mini parks and tot lots are included in residential land use acreages.	



Open space designation accounts for societal, cultural, and ecological benefits.

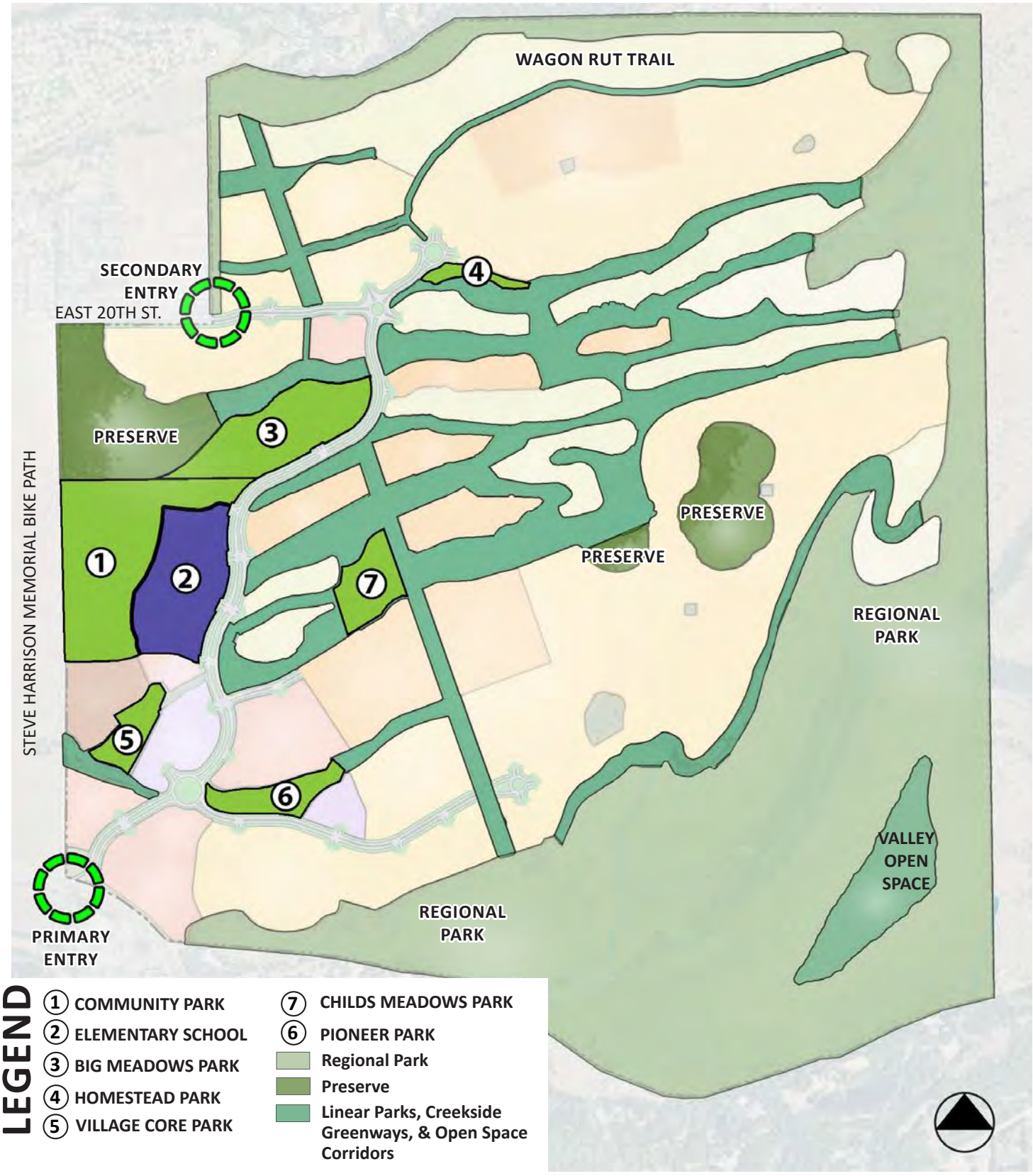


Figure 3-1: Park Plan

Note: See Figure 5-2 for Trails Master Plan, which depicts trail types, trailheads, and kiosk/rest area locations.

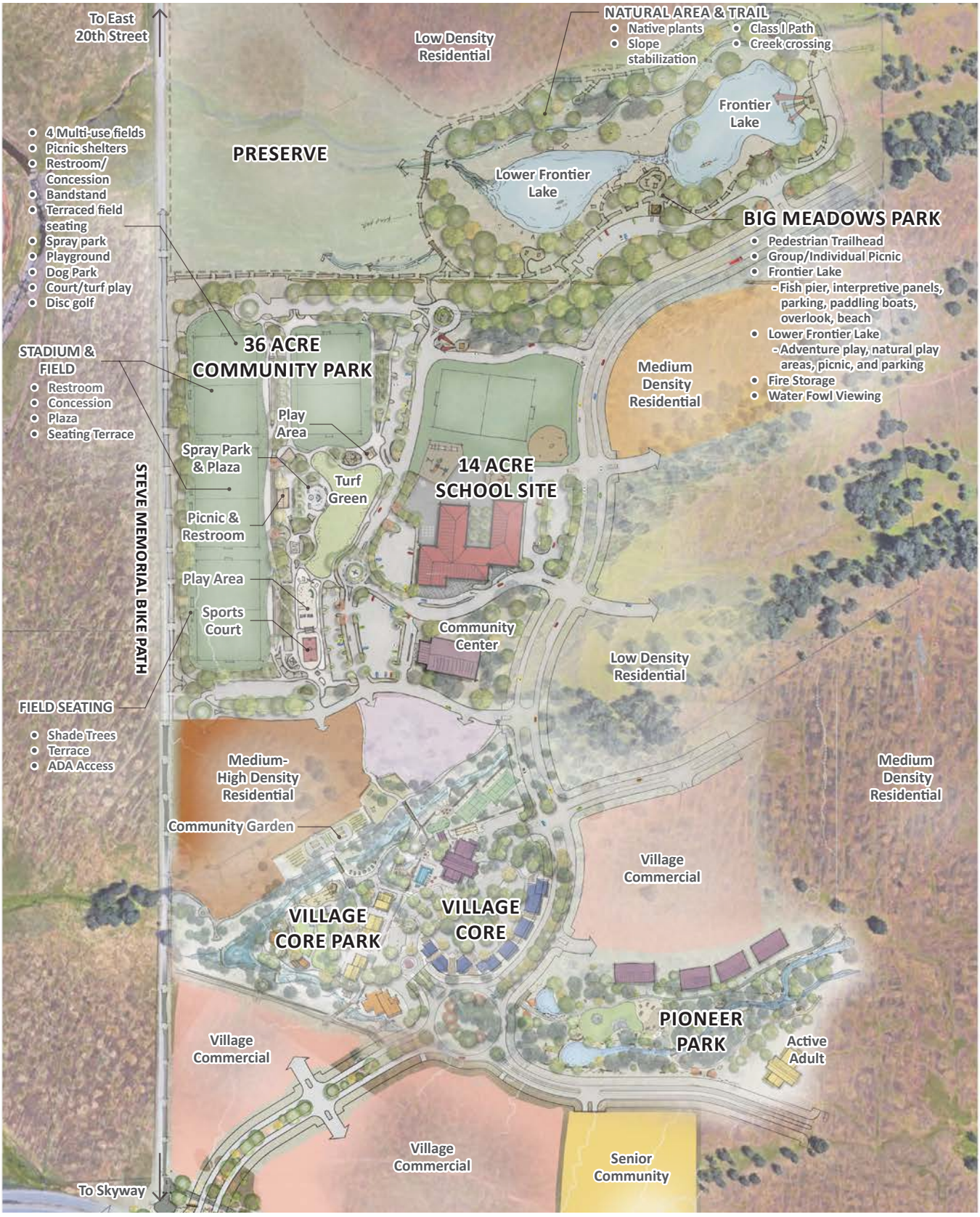


Figure 3-2: Western Corridor Planned Park, Open Space, and Recreation Uses

3.2.1 Chico General Plan Park & Greenway Standards

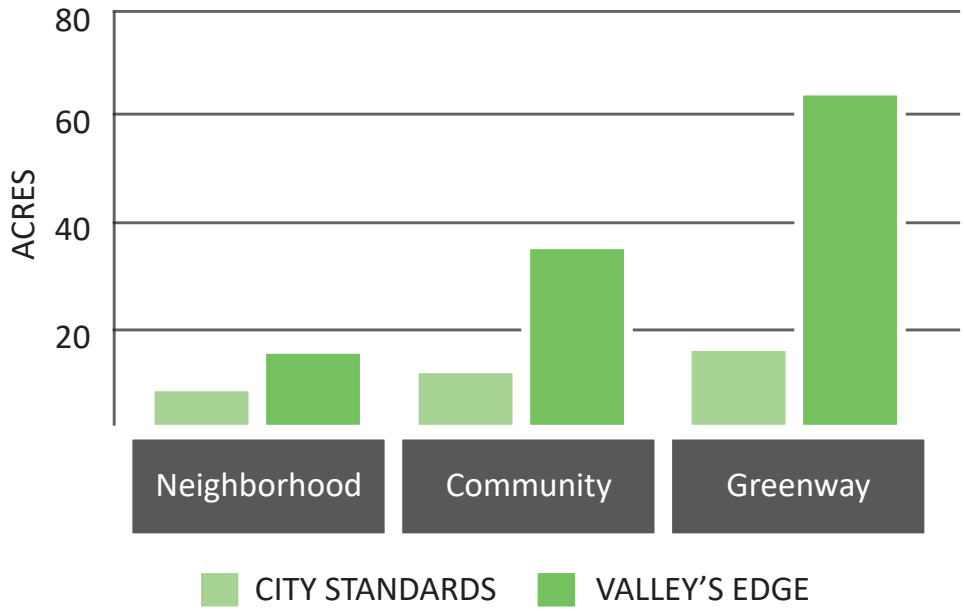
The Chico Area Recreation and Park District (CARD) and the City's General Plan provides the following acreage standards for parks and open space greenways:

- 1.5 acres of neighborhood parks per 1,000 residents (CARD standard)
- 2.5 acres of community parks per 1,000 residents (CARD standard)
- 2.5 acres of greenways per 1,000 residents (General Plan standard)

The Valley's Edge scale and vision represents a unique opportunity to double the City's designated acreage for parks, recreation, and open space within areas of the City suitable for accommodating Chico's planned growth. Refer to the Park Standards table below and Table 3.1. The Valley's Edge land use plan designates roughly 750 acres for parks, open space, and public uses. As of 2021, the City's inventory of parkland (excluding only natural areas of Bidwell Park) totals 668 acres.

Valley's Edge, comprising less than 4% of the General Plan's build-out population, delivers much-needed park space in this portion of the City, which is currently under served, especially with regard to community parks with play fields. The excess recreational capacity created by the various park areas within Valley's Edge will provide opportunities for current and future residents.

PARK STANDARDS



3.2.2 The Regional Park

With its diverse topography, the VESP's approximately 420 acre regional park is intended to provide recreational opportunities similar to those found in Upper Bidwell Park. The Regional Park comprises an expansive buffer along the planning area's northern, eastern, and southern boundaries. Recreational uses may include wildlife observation, mountain biking, hiking, trail running, disc golf, horseback riding and other active activities, all of which promote physical fitness.

> ***"Open space areas will provide a buffer along the entire Stilson Canyon rim to the north and along Honey Run Road to the south, and will establish a permanent buffer against foothill encroachment to the east"***
>
> *- CHICO GENERAL PLAN APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA*

The Valley's Edge Regional Park would also serve public interests such as conservation of Oak Woodlands, preserving Upper Comanche Creek, retaining the rural visual characteristics of Butte Creek Canyon and Stilson Canyon, and establishing a permanent barrier to eastward urban expansion. Further, the Regional Park would support wildland fire suppression efforts by providing multiple access points for emergency responders and acting as a buffer where vegetation management treatments can be applied to minimize fire hazards along the wildland-urban interface.

The eventual elimination of cattle grazing coupled with enhanced on-site water retention as well as native and micro-climate appropriate plantings is expected to increase biodiversity and the number of oak trees over time.

Trailheads from open space corridors and along internal roadways will provide frequent and convenient connections to the Regional Park for pedestrians and bicyclists. The abundance of trails in Valley's Edge will require ongoing management to foster both rewarding user experiences and responsible environmental stewardship. The proposed trail system is further discussed in Chapter 5: Circulation & Trails.

To create opportunities for use and enjoyment for the general public, the applicant will make an offer to dedicate the Regional Park to the City of Chico. Until such time as the dedication of land is accepted, the park will be owned and managed by the Valley's Edge Homeowners Association (HOA), accessible to residents, as well as non-residents registered with the HOA.

The Plan protects the rural visual character of creeks within the Valley's Edge Regional Park.

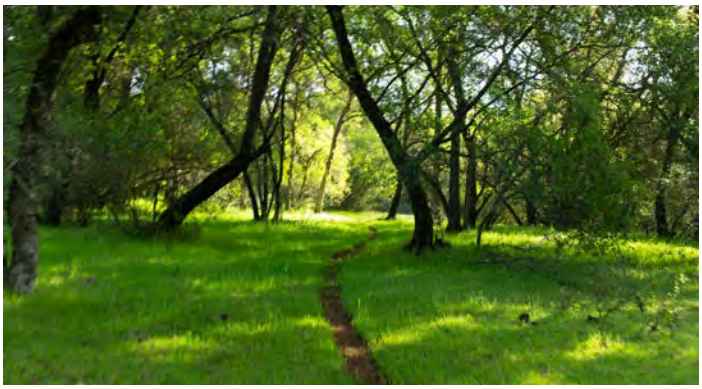
3.2.3 Linear Parks, Creekside Greenways & Open Space Corridors

The VESP's linear parks and creekside greenway concepts respond to the General Plan's (GP) direction to preserve natural areas that are either unsuitable or inappropriate for development. In Valley's Edge, these open space elements are characterized by bands of Oak Woodlands, meandering swales, rock outcroppings, ridgelines, and seasonal creek corridors traversing east-west through the planning area.

Open space corridors also establish an internal framework for the VESP's bicycle and pedestrian trail system (Figure 5-2), connecting the existing Steve Harrison Memorial Bike Path on the planning area's western boundary to the Regional Park along the planning area's eastern boundary. The proposed Silverado Trail, a meandering Class I Path running north-south fashion, bisects a series of east to west trails, creating crisscross patterns which add variety, interest, and connectivity to the overall trail system.

Trails infused with "play pockets" will create diverse and playful experiences, motivating children, parents, and friends to connect outdoors and engage in healthy activities together. Trailway elements may also include creekside viewing areas, shaded rest areas, view overlooks, picnic tables, exercise apparatuses, interpretive and way-finding kiosks, and other low impact improvements.

Beyond conservation and recreation, open space corridors will soften and visually enhance the planning area edges. Designated Valley Open Space (V-OS) on the Land Use Plan (Figure 4-1 in Chapter 4), these open space elements represent approximately 260 acres of the Valley's Edge open space framework.



Rock outcroppings, seasonal creeks, meandering swales, and Oak Woodlands are some of the natural components characterizing Valley's Edge open space.

3.2.4 Community Park & Elementary School Site

The expectation for a community park in the Valley's Edge planning area is identified in Appendix C of the General Plan, as well as the Chico Area Recreation District's (CARD) 2008 Plan, which was updated in 2019. The potential for an elementary school site within the planning area is also described in the General Plan. The General Plan also encourages cooperative use of the public park and Chico Unified School District (CUSD) facilities.

> ***"The community park will be designed and programmed with the Chico Area Recreation and Park District to include a variety of recreational amenities."***
>
> *- GP APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA*

The VESP's public land use descriptions and illustrations represent a vision informed by collaboration with CARD and CUSD. This process optimizes circulation for bicycles, pedestrians, vehicles, and buses (Figure 3-3).

Placement of public facilities and other parkland along the planning area's western edge enables the foreground view shed to be dominated by natural landscapes and play fields. Positioning these elements between the main collector road and the Steve Harrison Memorial Bike Path promotes non-motorized access and visitation.

Preliminary elements and features for the community park facilities include:

- Class I bicycle facilities and trailheads with a loop trail;
- Multi-use soccer fields (standard turf with sideline seating);
- Concession stand and restrooms with large group picnic area;
- Community center with a gymnasium;
- Large themed spray grounds with supporting turf;
- Dog park with obstacle course, shade elements, and seating;
- Court play area;
- Adventure playground with interactive obstacles; and/or
- Overlooks and large and small group picnic areas.

The community park (approximately 36 acres) and elementary school site (approximately 14 acres) are designated Open Space (V-OS) and Public Quasi-Public (PQ) on the Land Use Plan (Figure 4-1 in Chapter 4). These facilities will be owned, designed, constructed, and managed by CARD and CUSD respectively.

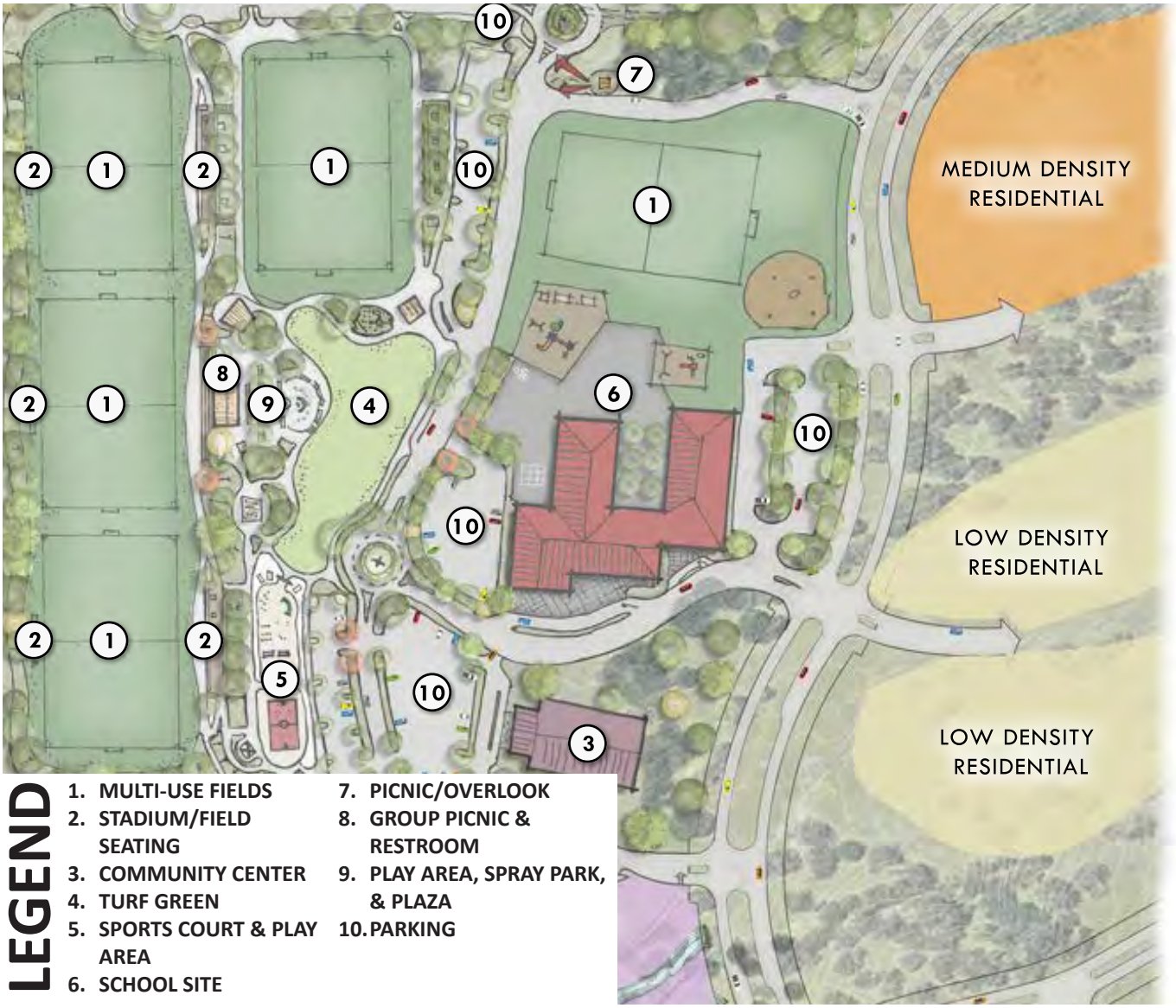


Figure 3-3: Community Park & Elementary School

3.2.5 Neighborhood Parks

As a complement to organized recreation in the community park and outdoor adventures in the Regional Park, neighborhood parks in Valley's Edge will promote passive play, exercise, social gatherings, and family get-togethers for people of all ages and abilities. The neighborhood parks in the Multi-Generational Neighborhoods of the Valley's Edge planning area include Homestead Park and Child's Meadows Park, as well as Pioneer Park in proximity to the Village Core and Senior Neighborhoods.

Embracing the belief that play and interaction with nature is transformative for all ages and user types, all three neighborhood parks are embedded within the larger open space framework. The importance of creating universally designed play environments and fitness equipment that increase the ability and option to play and be active for people of diverse abilities is exemplified by the range of parks and open spaces in Valley's Edge. Positioning active neighborhood parks within passive open space corridors will enable users to enter the trail system anywhere in the planning area and safely walk or bike to them without traveling on a street. Neighborhood park locations also draw on opportunities for natural shade, proximity to seasonal creeks, and street and trail network connectivity.

Valley's Edge neighborhood parks will be designed to create multi-generational outdoor play environments and experiences that address the physical and social inclusion of people of all ages and abilities. Playground equipment and other hardscape features will be designed in a manner which complements natural landscapes. Outdoor adult fitness equipment will be located within sight lines of playgrounds, promoting active behavior in adult family members, increasing the time spent at the playground and outdoors, and promoting the importance of lifelong fitness to all.

Common neighborhood park features and facilities may include:

- Outdoor Adult Fitness Equipment
- Class I Path Connections
- Inter-Generational Play & Fitness Stations
- Rock Wall Entries
- Bike Racks
- Drinking Fountain(s)
- Children's Play Area
- Picnic Areas
- Wayfinding Kiosks
- Re-purposed Oak Log Benches
- Trash & Recycle Bins
- Interpretive & Educational Panels
- Natural and Inclusive Play Areas
- Mini-Sports Court
- Terrain Slides and Adventure Play
- Horseshoes, Cornhole, and Bocce

The following neighborhood park illustrations, while conceptual in terms of design, are meant to convey the proximity, scale, and core functions of the neighborhood parks planned within Valley's Edge.

HOMESTEAD PARK

Approximately one acre, Homestead Park (refer to Figure 3-4) is located along the extension of East 20th Street, bordering the north roundabout. Its namesake pays tribute to the original homestead of Chico pioneers and ranchers, James and Malinda Stevens. Homestead Park runs alongside the Class I path and Oak Woodland corridor at roughly the mid-point between the Steve Harrison Memorial Bike Path to the west, and the Regional Park to the east.

The upper portion of the park is planned for playgrounds, picnic areas, turf areas and multi-purpose hard courts. The lower portions of the park slope down through the woodlands, creating ideal opportunities for integrated play structures such as terrain slides. Surrounding land uses are open space and low density residential. Homestead Park will serve as a convenient play area for residents living in and around the northern edge of the planning area.

Proposed Homestead Park Birdseye

Proposed Elements

LEGEND

1. CLASS I PATH
2. DENSE TREE AND FOLIAGE
3. CONCRETE PATH
4. PICNIC AREA
5. PLAYGROUND
6. ROCK WALLS
7. NATURAL PLANTING AREA
8. SPLIT RAIL FENCE
9. TURF AREA
10. ON GRADE SLIDE
11. WORKOUT AREAS
12. 1/2 BASKETBALL COURT

Figure 3-4: Homestead Park Proposed Plan View

CHILD'S MEADOWS PARK

Existing setting at the proposed Child's Meadows Park location

Approximately seven acres, Child's Meadows Park (refer to Figure 3-5) is located in the gentle valley leading east from the Village Core, community park, and elementary school, at roughly the planning area's mid-point. Informational kiosks along the Silverado Trail will describe and illustrate the history of pioneer-era rock walls bordering the park's eastern edge, while directional signage will point trail users to destinations and points of interest throughout the planning area.

Nestled within a creekside corridor, inclusive multi-generational features and other recreational elements will intermingle with natural landscapes under the shade of large oak trees. Rest and day-picnic areas overlooking the seasonal creek will create places for social gatherings and birthday parties, while the multi-purpose hard court will serve host to casual play and pick-up games. Surrounding land uses include open space, low, and medium density residential uses.

Proposed Child's Meadows Park

Proposed Child's Meadow Park Birdseye

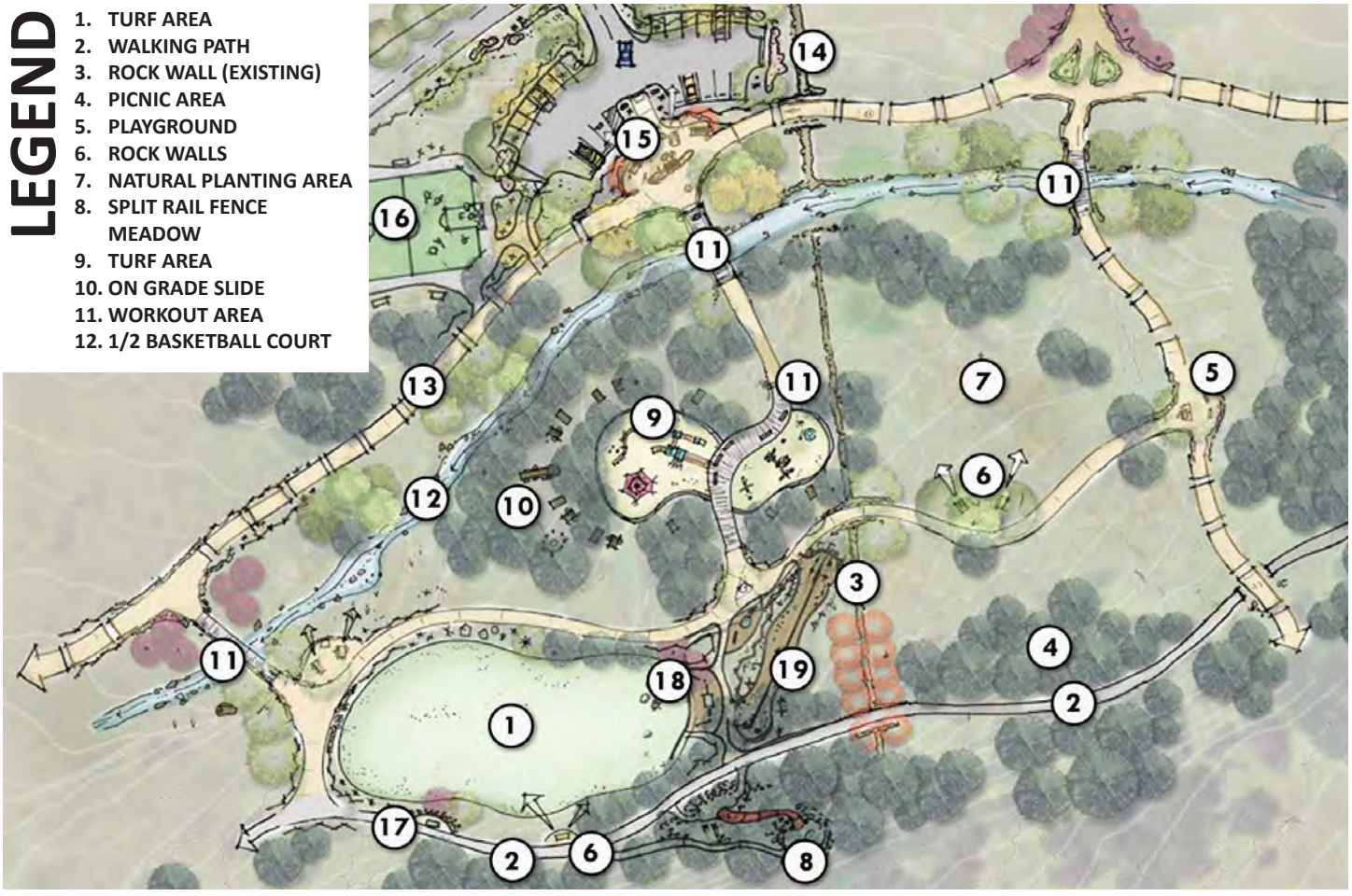


Figure 3-5: Child's Meadow Park Proposed Plan View

PIONEER PARK

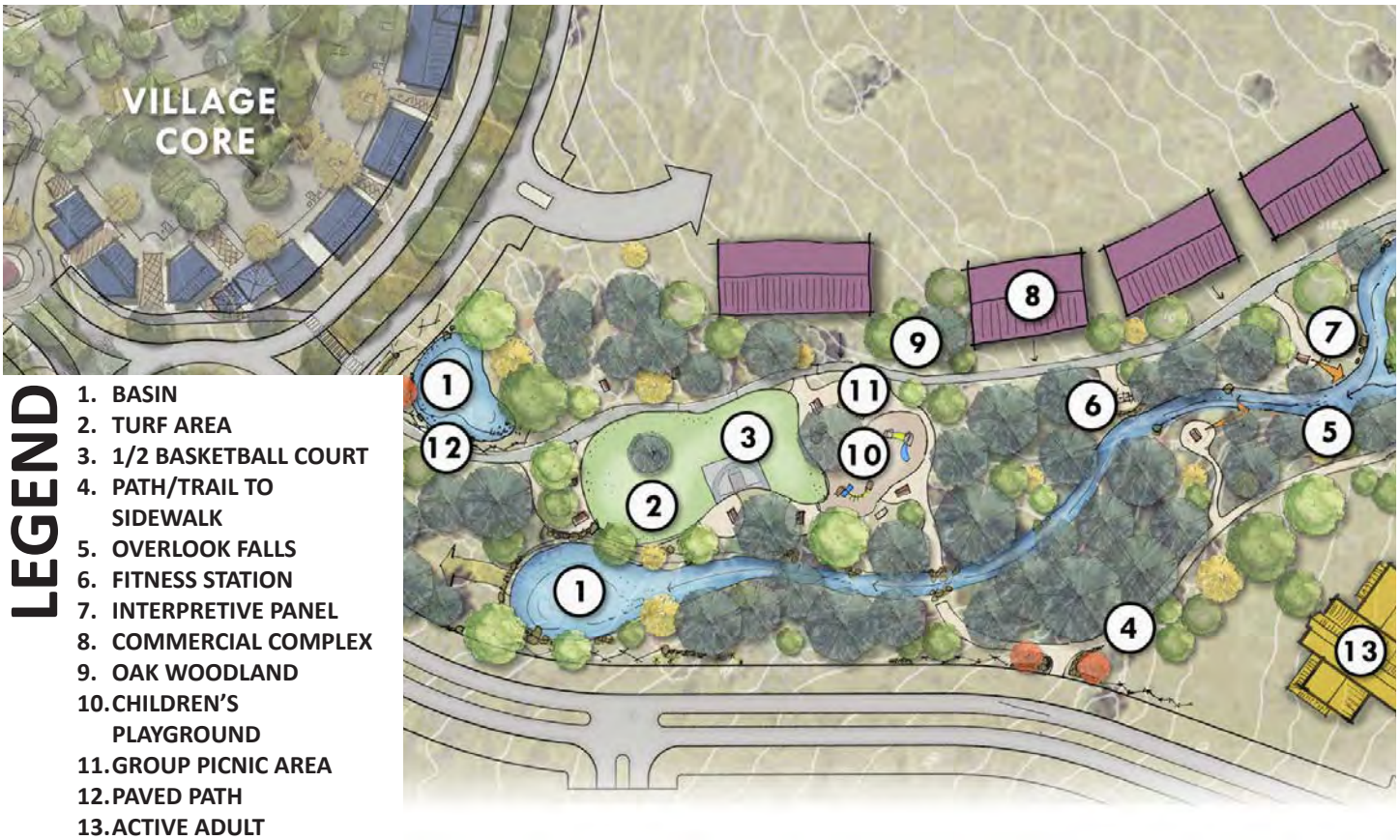
Conceptual Rendering of Pioneer Park

Approximately six and half acres, Pioneer Park (refer to Figure 3-6) is adjacent to the main roundabout off the Skyway entry and extends roughly 400 yards east through an oak-laden creekside greenway. Winter rains activate the southerly drainage, which flows over a lava-rock waterfall that continues alongside a Class I path leading from the Senior clubhouse to the Village Core. Surrounding land uses include commercial areas along the park's northern boundary, with low density residential areas in the east and south.

Situated between the Multi-Generational and Senior Neighborhoods, Pioneer Park will be an ideal gathering place for inter- generational mingling, picnics and play structures. Proximity to commercial and employment areas, the park creates opportunities for mid-day exercise and re-connecting with nature.

Conceptual Rendering of Pioneer Park

Proposed Pioneer Park Birdseye



LEGEND

1. BASIN
2. TURF AREA
3. 1/2 BASKETBALL COURT
4. PATH/TRAIL TO SIDEWALK
5. OVERLOOK FALLS
6. FITNESS STATION
7. INTERPRETIVE PANEL
8. COMMERCIAL COMPLEX
9. OAK WOODLAND
10. CHILDREN'S PLAYGROUND
11. GROUP PICNIC AREA
12. PAVED PATH
13. ACTIVE ADULT

Figure 3-6: Pioneer Park Proposed Plan View

3.2.6 Special Purpose Parks

Special Purpose Parks refers to those facilities providing a focused amenity such as lake features, or serve a particular demographic such as “tot lots” for young children, or outdoor adult fitness parks for adults and seniors.

MINI-PARKS AND TOT LOTS

Mini-parks and tot-lots are typically 0.25-acres or less, catering to brief visitations and casual play. These parks are designed and developed at the subdivision level to serve immediate surrounding neighborhoods. Park amenities generally include small turf areas with shade trees, fitness and play structures, bench seating, play sculptures, and shade structures. The VESP Land Use Plan (Figure 4-1) illustrates conceptual locations for mini-parks, the final locations will be determined at the subdivision design stage.

Tot lot play structure

BIG MEADOWS PARK

Big Meadows Park is located immediately north of the community park, near the western planning area boundary. Its namesake pays humble tribute to the Northwest Maidu’s historical and cultural connection to the land beneath what today is known as Lake Almanor. Big Meadows Park is a preferred location for monumentation honoring the Mechoopda Tribe’s history and heritage in Chico and easterly foothills.

To westerly neighbors and travelers along the Steve Harrison Memorial Bike Path, Big Meadows is among the more visible areas of the planning area. Its open space designation serves to preserve and soften foreground viewscapes. The flat topography also provides an opportunity to emulate a cherished element of Upper Bidwell Park, Horseshoe Lake. Connectivity to the Class I trail network both on- and off-site provides safe and convenient bike and pedestrian access. Proximity to the Community Park and elementary school creates opportunities for joint use of complimentary facilities.

Preliminary design concepts for Big Meadows Park (Figure 3-7) include lake features and open grassland, Class I paths, bike racks, viewing and fishing stations, picnic tables, shaded rest areas, restrooms, parking areas, adventure play areas, and interpretive signage. In addition to outdoor recreation, water elements become welcome environments for abundant floating aquatic plants and a wide range of wildlife.

To the extent feasible, the lake features will provide a source of water for wildland fire suppression, and retention of storm water to satisfy State-mandated Low Impact Development (LID) standards and other water quality requirements. Big Meadows would be designed and built by the Developer, and owned and maintained by the HOA.

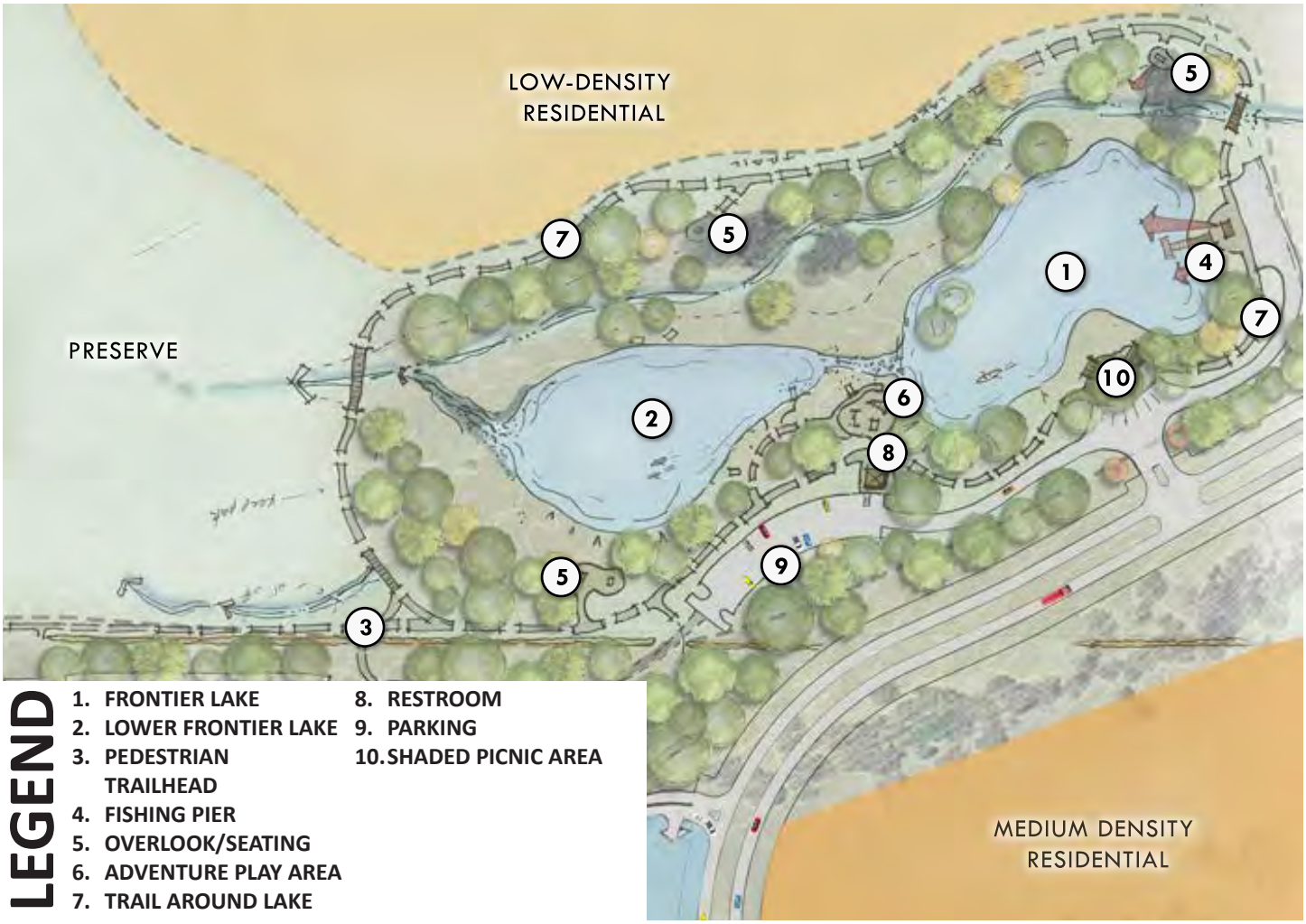


Figure 3-7: Big Meadows Park

VILLAGE CORE PARK

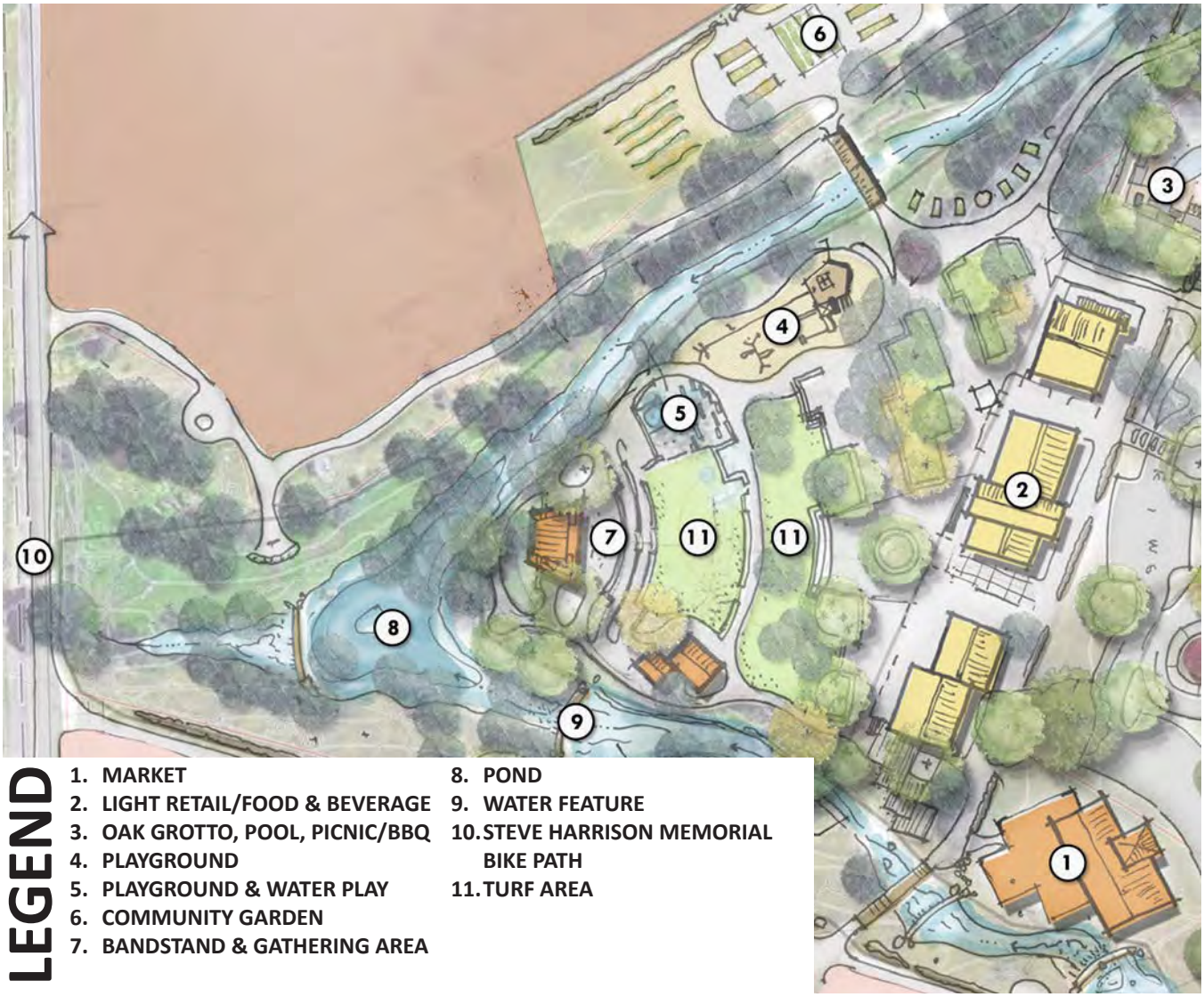
Surrounded by oak trees and framed by heritage rock walls at the confluence of two seasonal creeks, the approximately four-acre Village Core Park represents the Valley's Edge vibrant social core. A turf terraced gathering space with accompanied bandstand, visible from the patios of nearby cafés and eateries, will be suitable for farmers markets, art exhibits, craft shows, and other community events.

Immediately north and across the creek from the gathering space, a large community garden is planned to occupy what generations ago served as rock walled sheep corrals. The gardens will be owned by the HOA, and available to the planning area's residents, grocers, and restaurateurs. Adjacent to the community garden under the shade of majestic oaks, another rock wall corral defines the boundaries of a large picnic area.

Village Core Park will connect to the Steve Harrison Memorial Bike Path and the greater Valley's Edge trail network. Refer to Figure 3-8 for a conceptual plan view of the Village Core Park.

Proposed restaurant entry within the Village Core

Village Core bandstand area



LEGEND

1. MARKET
2. LIGHT RETAIL/FOOD & BEVERAGE
3. OAK GROTTO, POOL, PICNIC/BBQ
4. PLAYGROUND
5. PLAYGROUND & WATER PLAY
6. COMMUNITY GARDEN
7. BANDSTAND & GATHERING AREA
8. POND
9. WATER FEATURE
10. STEVE HARRISON MEMORIAL BIKE PATH
11. TURF AREA

Figure 3-8: Village Core Park

Proposed restaurant featuring outdoor bar and seating

SENIOR PARKS

Within the Senior Neighborhoods dedicated park amenities will provide residents, guests, and visitors opportunities for social gathering, exercise, organized recreation, quiet relaxation, and other outdoor, experiences or activities.

Class I bike and walking trails will promote exercise, foster greater age-diversity in social and recreational settings, and connect the Senior Neighborhoods to gathering places in and around the vibrant heart of Valley's Edge. Among other neighborhood functions, Pioneer Park serves as the open space bridge between the Village Core and the Senior clubhouse.

The VESP Park Plan (Figure 3-1) illustrates a conceptual location for mid-sized park situated on a slightly elevated mound clustered with oak trees. Conceptual locations for two mini-parks are also identified. The ultimate location and design of parks within the Senior Neighborhoods would occur at the subdivision design stage.

3.2.7 Environmental Preserves

The VESP's approach to protection of wetland resources and endangered species is avoidance by design. Roughly 26-acres of the VESP area around jurisdictional wetland features and approximately 20 acres around areas known to support occurrences of Butte County Meadowfoam (BCM) will be set-aside for conservation and resource protection (refer to Figure 3-1). It is anticipated that these areas set aside for resource conservation will be owned by the HOA and managed by a qualified land trust.

"SPECIAL CONSIDERATION WILL BE GIVEN TO PROTECTING AND PRESERVING SENSITIVE HABITATS, INCLUDING THE MANY EPHEMERAL STREAMS THAT DRAIN THE SITE, AS WELL AS THE WETLAND AREAS ON THE WESTERN EDGE."

- GP APPENDIX C -DOE MILL/ HONEY RUN SPECIAL PLANNING AREA

3.3 Rock Walls

Conducted field surveys between 2009 and 2019 identified 34 hand-lain, stacked rocks walls ranging from 65 lineal feet to over 8,300 linear feet throughout the VESP area. These rock walls have historical importance in that they were constructed in the 19th Century as livestock barriers or enclosures as well as property boundaries. Refer to the Valley's Edge Rock Wall Supplement (Appendix D) for a more detailed description and inventory of the on-site rock walls.

As emphasized in Chapter 2, the planning and design of the planning area was based around key principles that will safeguard notable and cultural elements, including the rock walls.

The following measures are being taken to ensure the rock walls will be protected:

- Orienting rock walls towards the public realm;
- Creating monumentation along key vantage points where the prominence of rock walls can be highlighted to inform visitors and residence of their local significance, and the stewardship necessary for their preservation;
- Incorporating rock wall elements into streetscapes and landscape architecture;
- Documenting the condition of preserved rock walls through routine inspection and conduct necessary repairs through the use of native materials and original construction design; and
- Retaining all surface rocks on-site, along with a storage yard to enable builders and residents to collect material for re-use within the VESP area.

Figure 3-9 identifies existing rock wall openings utilized to accommodate future roads and/or trails, along with new potential passage locations. Figure 3-9 is not intended to be prescriptive, but rather an illustrative example of where existing rock wall opening segments may, where practicable, accommodate passage with minimal disruption. Refinements to the locations and proposed openings is expected, and shall be determined concurrent with the infrastructure design abutting the respective wall section(s).

The Teaching Wall

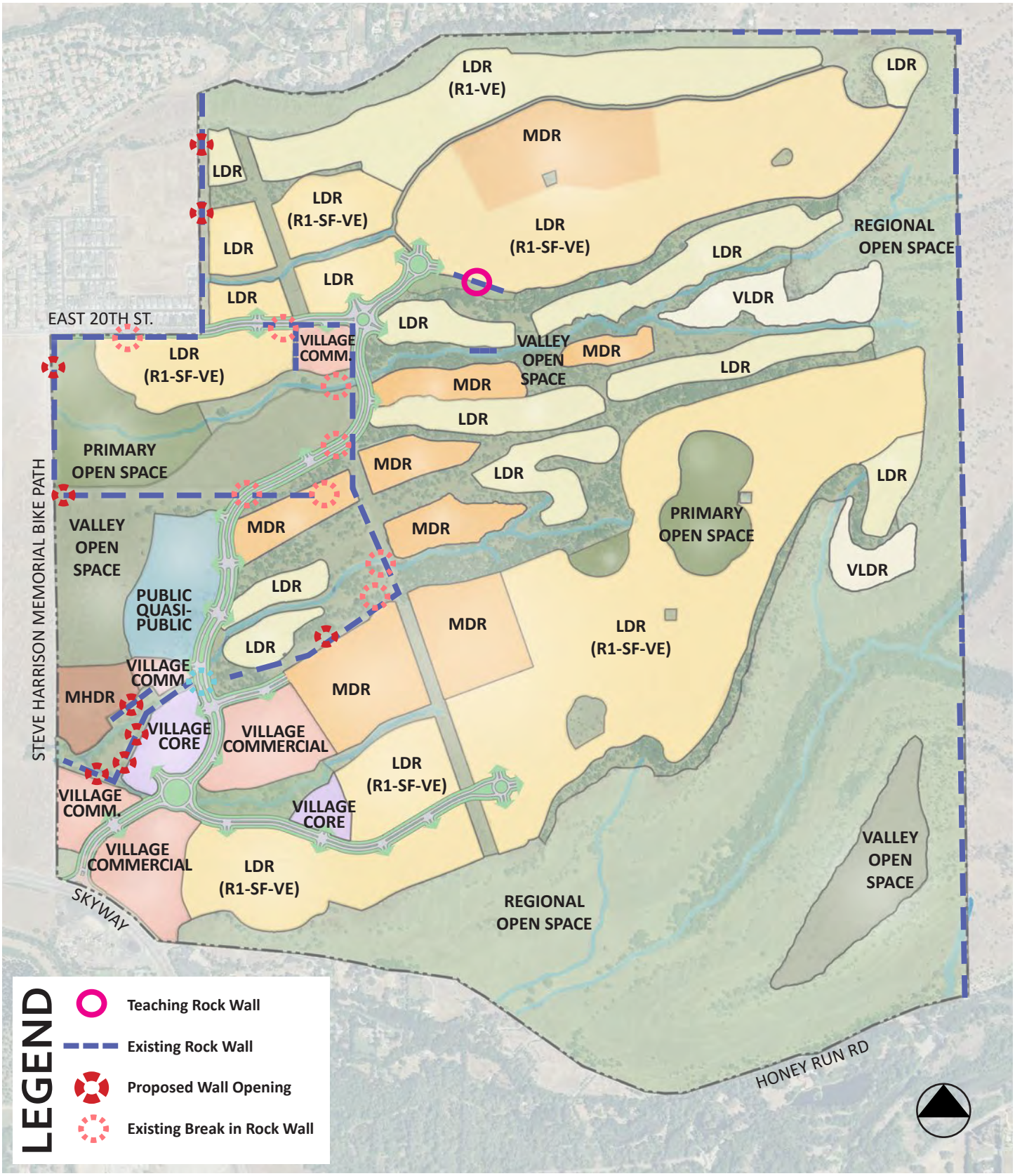


Figure 3-9: Rock Wall Reference Map

3.4 Valley's Edge Trail System

The trail system established by the Trail Master Plan (Figure 5-2) in the Valley's Edge planning area will promote Chico's active lifestyle, from all-weather Class I paths accommodating bicyclists, pedestrians, joggers, and baby strollers to multi-purpose enhanced trails and nature trails serving mountain bikers, hikers, equestrians, bird watchers, and other outdoor adventurists. Refer to Chapter 5: Circulation & Trails for descriptions of the proposed trail system. The vision of a fully connected planning area, and the commitment to construct Chico's largest and most interconnected trails system are both meaningful and purposeful steps towards a healthier community, including lessening automobile reliance.

The VESP's extensive trail network requires an ongoing management effort. The Trail Plan network planning, design, construction, maintenance, and management will be administered by the Valley's Edge Trails Management Committee (TMC), as further discussed in Chapter 5: Circulation & Trails.

In part, the VESP's approach to trail management is intended to avert some of the environmental damage that has occurred in the Upper Bidwell Park over the years, elevating the quality of trail experiences, while at the same time being economically sustainable.

3.5 Maintenance and Management

3.5.1 Public/Quasi Public Agencies

The community park and elementary school site would be owned, improved and managed by Chico Area Recreation District and Chico Unified School District, respectively.

3.5.2 Homeowners Association

Creekside greenways, linear parks, neighborhood parks, and special use parks will be owned and maintained by the Valley's Edge Homeowners Association (HOA). Environmental preserve(s) will be owned and maintained by the HOA, or qualified land trust. As neighborhoods are developed, green spaces within that neighborhood will be connected and merged with abutting open space corridors and dedicated to the HOA for management and maintenance.

Where park or recreational elements are intended for the exclusive use of residents within common interest subdivisions such as a condominium or planned unit development, ownership and maintenance would rest with that neighborhood's HOA, referred to as Sub-HOA(s). Within the Age Restricted (refer to Figure 4-8: Senior Neighborhoods) portion of the planning area, one or more Sub-HOA's may be formed to manage parks and facilities serving exclusively the senior communities' residents and guests.

To broaden public opportunities for use and enjoyment, the Regional Park would be offered for dedication to the City of Chico. Unless and until such time as the dedication of land is accepted, the Regional Park will be owned, maintained, and managed by the Valley's Edge HOA, during which period access would be open to planning area residents and guests, as well as non-resident members registered with the Valley's Edge HOA.

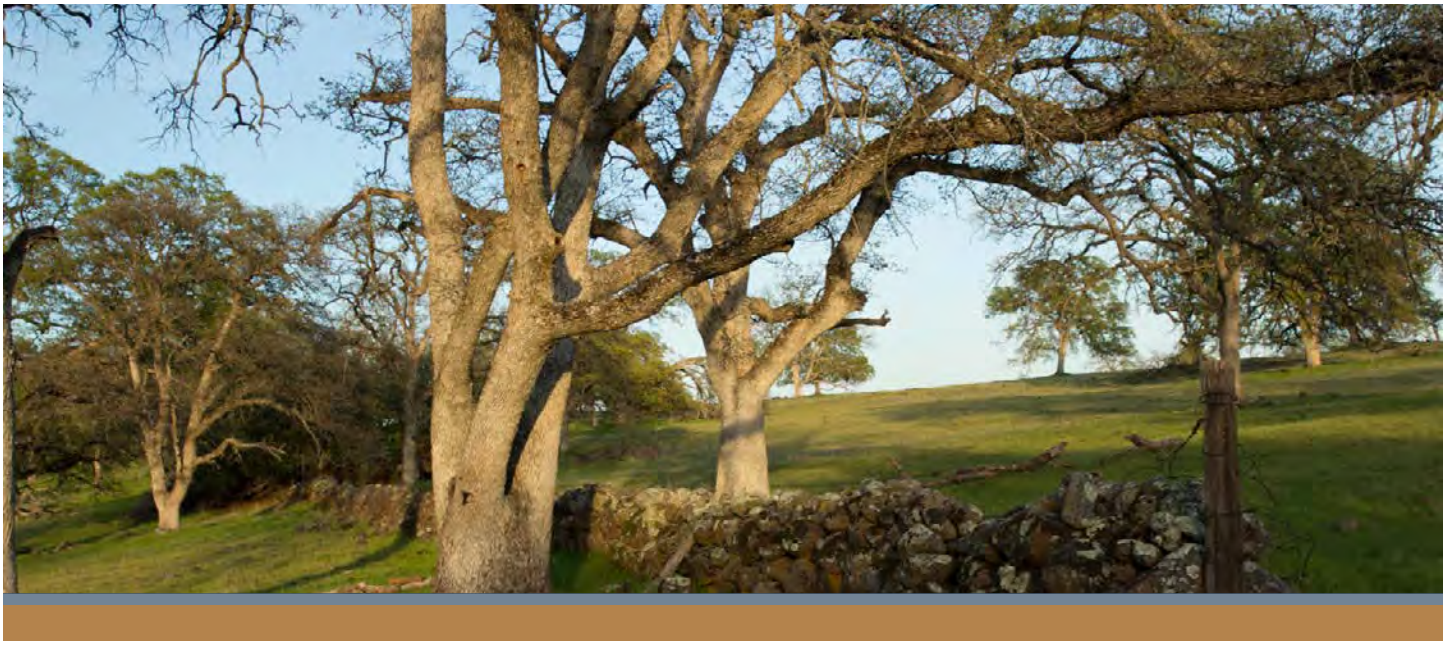
3.6 Valley's Edge Tree Preservation Program

The VESP area predominantly encompasses Blue Oak, which are apparent in the creekside greenways and open space corridors that traverse east-west across the site, as well as isolated oak trees throughout the VESP area in both open space and development areas. The VESP area integrates a Valley's Edge Tree Preservation Program, which states the comprehensive goals and implementation measures for the protection of on-site Oak Woodland habitat throughout the VESP area. The VESP's organization of density and land use promotes conservation of native oak trees through open space, thoughtful street design, and intensity of development. Where oak trees are within developed areas, the VESP adopts core principles and actions from the City's Adopted Tree Preservation Regulations (City of Chico Municipal Code Section 16.66). Refer to the Valley's Edge Tree Preservation Program (Appendix E) for a more detailed description of mitigation requirements for on-site oak trees.

4 Land Use

VALLEY'S EDGE

Chapter 4 - Land Use



4.1 Introduction

Chapter 4 establishes the land use framework for the Valley's Edge Specific Plan (VESP) area, established by directives from the Chico General Plan (GP 2030). The purpose and intent of the Development Standards and Design Guidelines (Appendix A) is introduced, followed by the Land Use and Zoning Map. The VESP zoning designations and allowable land uses are listed in Appendix C - Permitted and Conditionally Permitted Uses.

Chapter 4 consists of the following:

- Valley's Edge Foothill Development Standards
    - To provide context for foothill topography, areas designated for the built environment are broken down by land use and slope category "Flat" to "Very Steep Hillside".
- Valley's Edge Firewise Guidelines, Standards, and Vegetation Management Requirements
- Multi-Generational Neighborhoods and age-restricted areas for seniors
- Various housing types, including workforce housing
- Commercial land uses and zoning
- Special Purpose land uses including Public Quasi Public, with various open space land use designations ranging from park spaces to environmental preserves.

"The SPA will include a village core, retail along Skyway, a variety of residential densities (including very low, low, medium, and medium high density), open space areas on the SPA's east side, a community park, neighborhood and pocket parks, public uses (potentially an elementary school site), and preserve areas with creekside corridors"

- APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA

4.1.1 Chico General Plan Land Use Directives

As envisioned by the Chico General Plan, Valley's Edge will be a recreation-oriented, mixed-use development offering a broad range of housing types and densities.

The Valley's Edge Land Use Plan (Figure 4-1) implements the General Plan's vision and directives for the 1,448 acre planning area. Key references to the Valley's Edge Specific Plan area can be found in GP 2030 Policy LU 6.2 and Action LU-6.2.

"Planning for the Doe Mill/Honey Run SPA will result in a recreation oriented, mixed-use development offering a broad range of housing types and densities."

- APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA

Appendix C - GP 2030 Written Description	Included in VESP?
Open Space	
Creation of creekside corridors	☑
Creation of environmental preserves	
Creation of open space buffer along the Honey Run Road to the south	
Creation of open space buffer along the Stilson Canyon rim to the north	
Open space on the eastern boundary as a permanent buffer to foothill encroachment	
Parks and Public Uses	
Creation of neighborhood parks, linear parks, and pocket parks	☑
Land planned to accommodate a Community Park, in collaboration with CARD	
Land planned to accommodate an elementary school, in collaboration with CUSD	
Vehicle, Bike, and Pedestrian Connectivity	
Primary entry along the Skyway	☑
Secondary entry at the easterly end of 20th Street	
Trails and bikeways integrated with natural landscapes connecting residential areas to parks, open space, homes, offices, community gathering places, services, and public facilities	
Commercial and Residential Elements	
Retail along the Skyway	☑
A Village Core with professional offices, neighborhood retail, and other services	
A village center owned and operated by the Valley's Edge Homeowners Association	
A variety of residential densities including very low, low, medium, and medium-high density	
Design Standards	
Site planning, building design, and landscaping standards to minimize visual impacts and to address wildland-urban interface and lower foothill considerations	☑
Lighting standards to address dark sky concerns and visual impacts	
Land Plan Considerations	
Protecting and preserving sensitive habitats, wetlands, and seasonal creeks	☑
Site planning will consider and protect groundwater recharge areas	

The VESP is consistent with GP 2030 policies and actions guiding the designated Special Planning Area (SPA), and the VESP is consistent with, supports, and/or implements applicable Chico General Plan goals, policies, and actions.

4.1.2 Development Standards Purpose and Intent

Development standards provide quantitative direction to developers, design professionals, and City staff, helping to ensure that the built environment is compatible with physical site characteristics, surrounding land uses, and overall planning area vision. In limited instances, development standards are intended to provide flexibility as needed to adapt to an ever-changing housing, commercial, and transportation market, as well as job needs.

The VESP development standards for Residential, Commercial, and Special Purpose land use designations supersede development standards in Title 19 of the Chico Municipal Code (CMC 19). Where the VESP standards are silent, the provisions of CMC 19 apply.

As an implementation tool, it is intended that both applicants and the City apply these standards in a manner upholding the overarching vision of the Valley's Edge planning area. These standards may be supplemented by Covenants, Conditions, and Restrictions (CC & R's), enforced by the Valley's Edge Homeowners Association(s).

4.1.3 Design Guidelines Purpose and Intent

The VESP Design Guidelines (Appendix A) serve as a toolkit or 'pattern book' of design elements, to be utilized by architects, builders, landscape architects, engineers, design professionals, and City staff in the planning and development of individual projects within the Valley's Edge planning area.

Design guidelines are not prescriptive but rather serve as examples of desirable outcomes involving physical form, visual character and unifying elements within the planning area. Guidelines are meant to inspire creative and innovative architectural and landscape design. While the design solutions expressed through these guidelines are flexible in structure, they do communicate a master plan vision and expectation of quality, against which individual builder plans will be evaluated.

In addition to visual form and character, the VESP Design Guidelines include principles for Crime Prevention Through Environmental Design (CPTED). Encouraged by the City of Chico Police Department, CPTED offers design-based strategies promoting increased safety and security.

The VESP Design Guidelines replace the City of Chico's Design Guideline Manual for projects within the planning area. As described in Chapter 7: Administration & Implementation, the Valley's Edge Design Review Committee (DRC) is responsible for design guideline compliance through project review within the planning area. The VESP DRC shall have sole authority for reviewing single-family residential projects and shall utilize City staff for technical concurrence in the review and approval of commercial and multi-family residential projects, as applicable.

4.2 Land Use Plan

Valley's Edge has been master planned to provide the Chico community with a mix of new homes, neighborhoods, densities, lifestyles, and affordability levels. Expansive open spaces, parks, sports and recreational facilities are planned along with an elementary school, commercial and employment areas, and environmental preserves. The mix of land uses is consistent with the principles, goals, and actions outlined in Chapter 2, and the planning parameters described in Appendix C of the Chico General Plan.

The VESP Land Use Plan (Figure 4-1) was formed around natural land forms and features, prioritizing the preservation of Oak Woodlands, rock walls, seasonal creeks, environmentally sensitive areas, and steeply sloped areas. Adoption of the VESP creates open space buffers to neighboring residential and agricultural lands, and creates vast naturalized areas similar to Upper Bidwell Park to promote exercise, adventure, and passive recreational enjoyment.

Open space and public use areas are the predominant land use in Valley's Edge, with over 750 acres, or nearly half of the planning area dedicated to parks, recreation, education, and conservation. The VESP's open space framework serves as the backbone for bike and pedestrian connectivity, an extensive network of trails enabling non-vehicular movement throughout the community.

The location, size, and type of residential and commercial uses reflects thoughtful consideration of site characteristics such as slope, Oak Woodlands, and seasonal creeks. The organization of land uses is responsive to Chico's demographic characteristics and smart growth principles, such as increased density in and around core commercial and employment areas, walkability, housing diversity, safe cycling networks, sport and recreational facilities, community gardens, parks and playgrounds, local education, shopping, and employment opportunities. Residential and commercial land uses support one another and the jobs-housing balance, while parks and recreational amenities serve neighboring businesses, employees, residents, and visitors.

Table 4.1 provides a breakdown of land use types, acreages, densities, and approximate dwelling units.

4.3 Valley's Edge Overlay Zone

As the policy and regulatory framework guiding development in the planning area, the VESP serves as an extension, or supplement, to the Chico Municipal Code (CMC). The CMC and Chico General Plan and zoning maps will refer interested parties to the Valley's Edge Overlay Zone (-VE) and the VESP for guidance and direction on allowable land uses, development standards, guidelines, and other strategies and procedures particular to the plan area. Refer to Figure 4-2: Zoning Map for the appropriate zoning classifications for the planning area.

Table 4.1 **Land Use Summary**

Land Use	Applied Zoning Districts	Acres	Approximate Density/Comm Sf.	Approximate Dwelling Units
Residential				
VLDR – Very Low Density Residential	RS-VE	25.6	.54	14
LDR – Low Density Residential	R1-VE	131.4	2.1	276
LDR – Low Density Residential	R1-SF-VE	333.7	4.1	1,372
MDR – Medium Density Residential	R2-VE	100.2	9.6	953
MHDR – Medium High Density Residential	R3-VE	9.0	18.0	162
SUBTOTAL/AVG.		**600**	**4.63**	**2,777**
Commercial and Office				
V-CORE - Village Core	CN-VE	12.6	77,000	
V-COMM - Village Commercial	CC-VE	43.7	370,155	
SUBTOTAL		**56.3**	**447,155**	
Special Purpose				
PQ - Public Quasi Public	PQ-VE	18.8		
OS1 - Primary Open Space	OS1-VE	46.3		
V-OS2 - Valley Open Space	OS2-VE	267.4		
R-OS - Regional Open Space	OS2-VE	419.1		
SUBTOTAL		**751.6**		
Roads				
Project Roadways (Right-of-Way)		40.4		
SUBTOTAL		**40.4**		
TOTAL		**1,448.3**	**----**	**2,777**

Note: The acreages described in this table and the boundaries shown on the Land Use Plan (Figure 4-1) are approximate. Final alignment and acreage shall be determined at the tentative tract map stage, informed by more detailed analysis of topography, site conditions, surrounding influences, infrastructure requirements and other factors. See Section 7.4 - Specific Plan Flexibility.

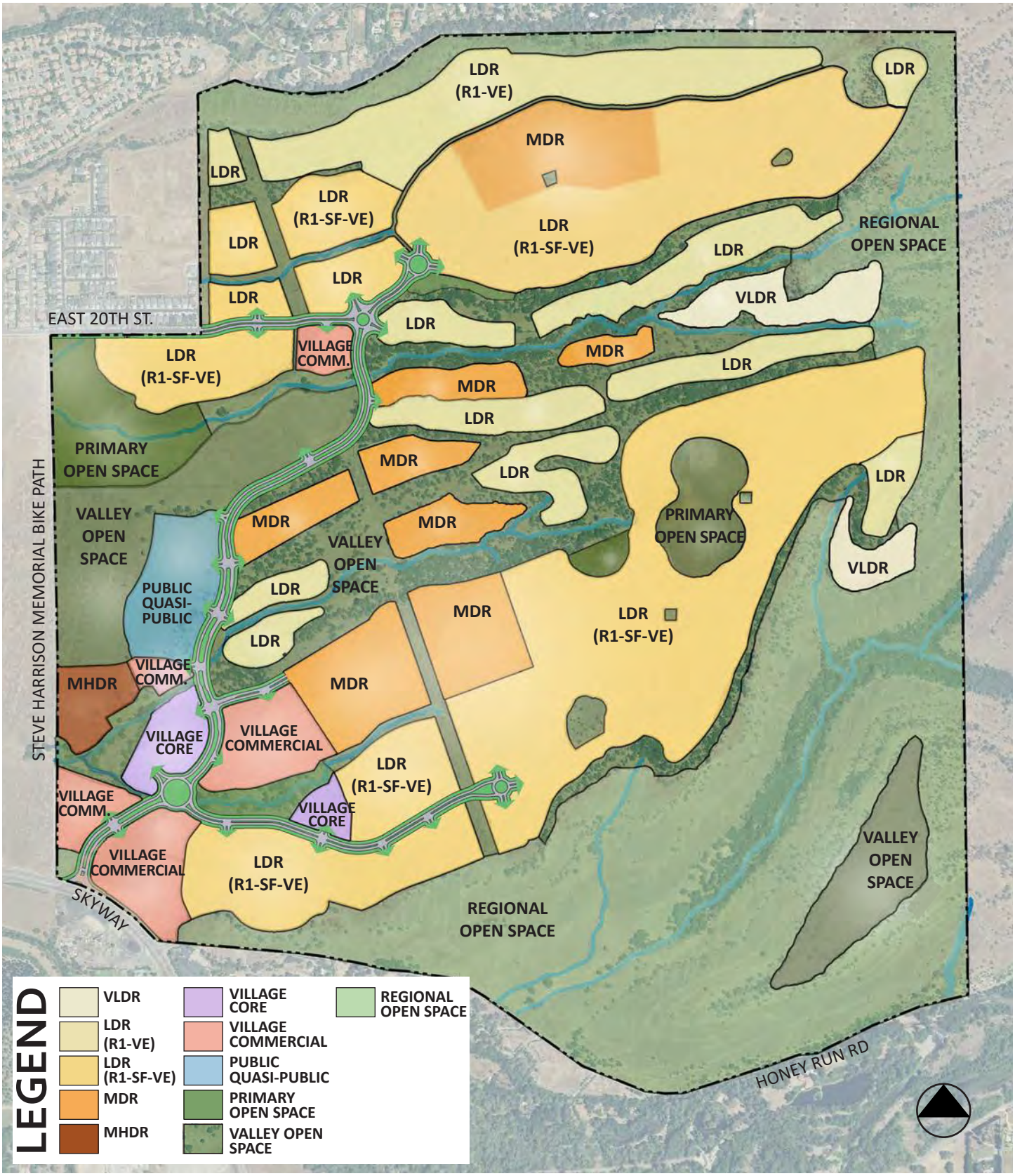


Figure 4-1: Land Use Plan

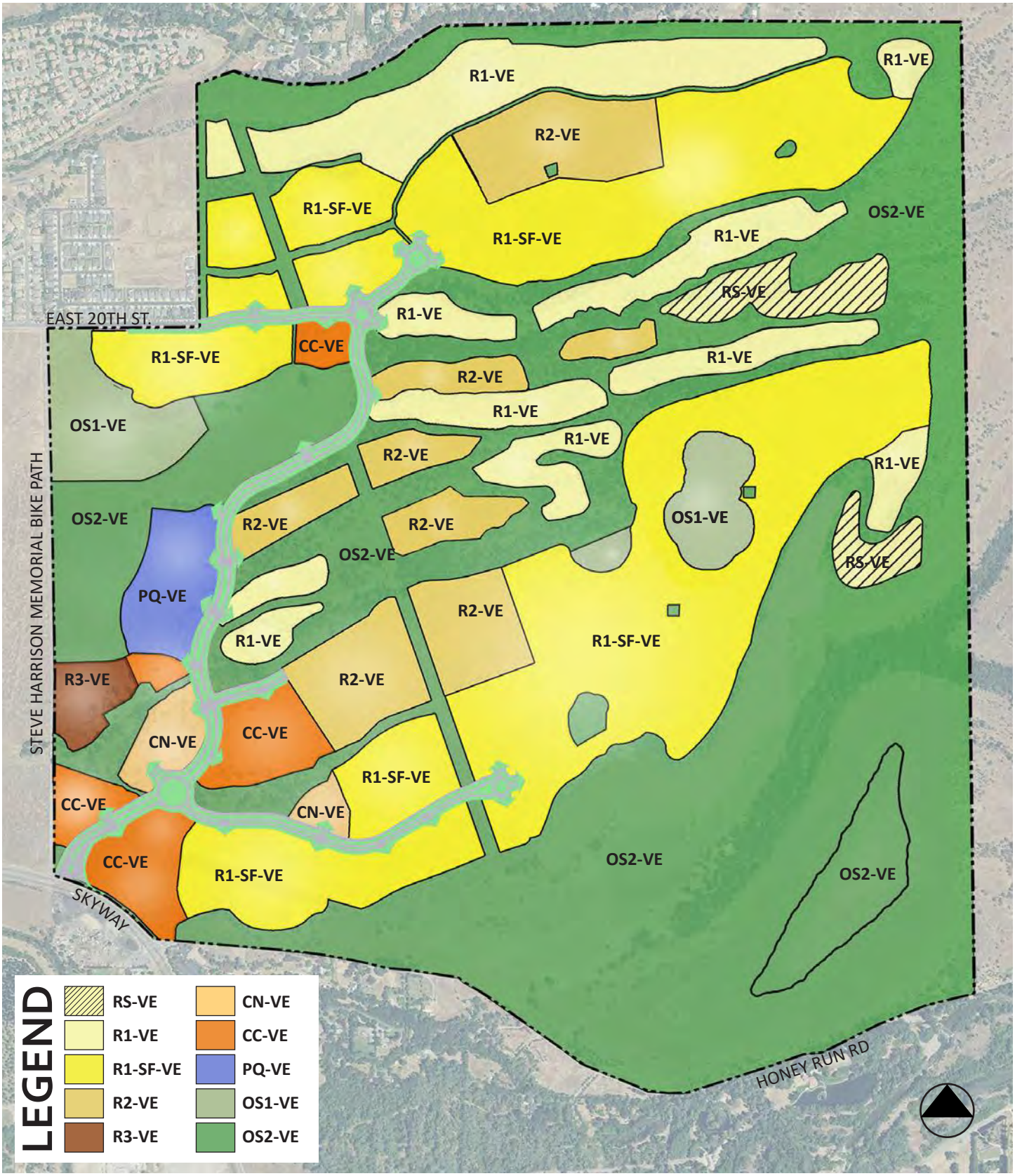


Figure 4-2: Zoning Map

4.4 Valley's Edge Foothill Development

The GP 2030 directs that the Doe Mill/Honey Run SPA (i.e. Valley's Edge planning area) be planned to accommodate a broad range of housing types and densities that are integrated with open space and recreational areas, supporting commercial services, and public facilities. At the same time, the General Plan acknowledges that the natural landforms and characteristics within the VESP area requires specialized design solutions to manage the unique development in the lower foothill region.

The City's tool for implementing General Plan policies pertaining to hillside development is the Foothill Development (FD) Overlay Zone (Chico Municipal Code [CMC] 19.52.100). The standards and provisions of the City's FD overlay zone apply to properties at an elevation of 270 feet or greater.

Beyond the open space framework and within areas appropriate for development, the Land Use Plan establishes what type of development is most appropriate in each area. This information, along with an understanding of geologic conditions, topography, Oak Woodlands, rock escarpments, and other physical site characteristics enables a more specialized and specific approach to design solutions needed to manage the unique impacts of foothill development, as directed by the Chico General Plan.

The Valley's Edge Land Use Plan (Figure 4-1) establishes the framework for conservation and development, which, by design, corresponds directly to General Plan policies pertaining to foothill development. Similarly, the VESP's Land Use Plan, through prioritizing open space, preservation of natural landscapes, avoidance of steep terrain, and preservation of prominent foreground views, responds directly to the underlying purpose(s) of the City's FD Overlay Zone.

4.4.1 Purpose

The Valley's Edge Foothill Development Standards and policies combine applicable standards from the City's FD Overlay Zone with grading and building standards on the basis of location, land use, and topography. The purpose(s) of the Valley's Edge Foothill Development provisions align with the purpose(s) of the City's FD Overlay Zone, which seeks:

- To avoid environmental degradation including slope failure, erosion, and sedimentation;
- To preserve natural conditions visible from public spaces;
- To retain notable topographic features and vegetation;
- To promote a quality built environment, and
- To implement General Plan policies that apply to foothill development.

The Valley's Edge Foothill Development policies also seek to ensure that desirable outcomes are efficiently achieved, without unnecessarily burdening architects, builders, developers, homeowners, Homeowners Association, and/or City staff.

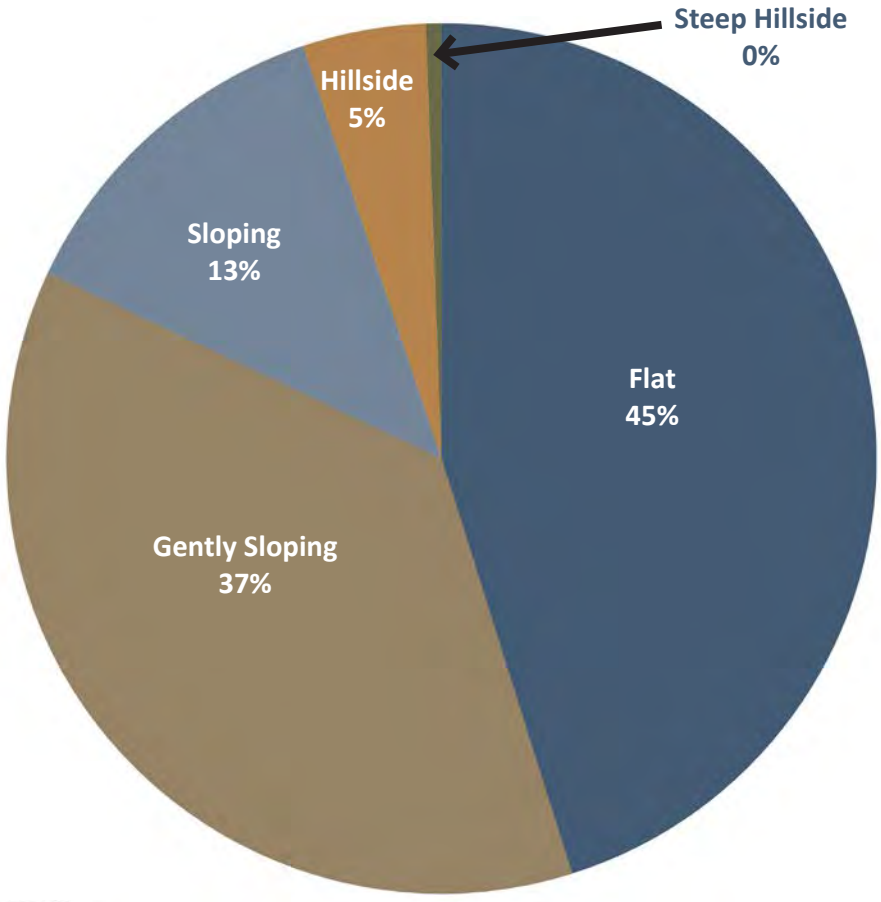
4.4.2 Foothill Context: Topography, Land Use, and Location

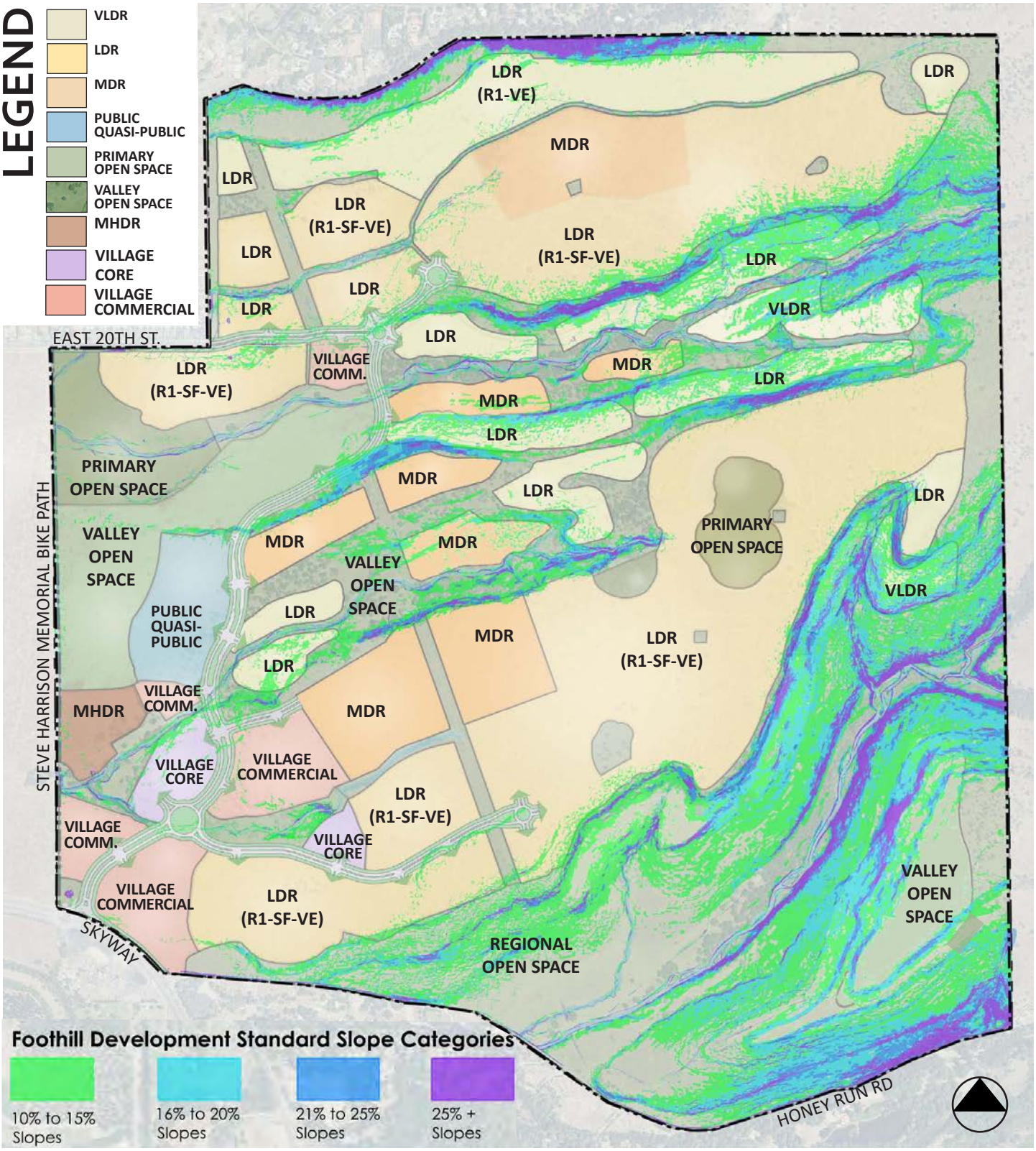
Use and administration of the VESP's Foothill Development varies based on slope/topography, land use, and location. This section is intended to familiarize readers with the character and context of the areas suitable for development as needed to interpret and administer the development standards contained herein.

SLOPE AND TOPOGRAPHY

In most instances the need for and benefit of Foothill Development Standards and strategies ties to the severity of the topography (or slope) and other site conditions on which a street, subdivision, or building may be located. In general, the steeper the slope, the more stringent the standards, and the more level the slope, the less stringent the standards. Visual impacts, for example, may have less to do with physical site characteristics and more to do with the location of the site and the building relative to public view sheds.

The American Planning Association (APA) defines "hillside areas" as land with an average slope greater than 15 percent. Less than 7 percent of the Valley's Edge development acreage occurs in what the APA defines as a "hillside area", which is primarily located in the open space area. The remaining 93 percent (roughly 678 acres) of the development acreage occurs in areas described as flat, gently sloping, or sloping land. No building structures are allowed on any land with steep or very steep hillside terrain. The pie chart below illustrates the development acreages as they relate to slope categories.





Note: This exhibit illustrates that the land use plan has been designed to locate the open space areas within the major sloped areas and the residential and commercial areas on the primarily flat portions of the site.

Figure 4-3: Foothill Development Slope Categories

LAND USE

Chapter 4 (Land Use) describes how various site characteristics, including slope, were considered in determining the most appropriate land uses and their location. Higher intensity land uses such as commercial developments, multi-family housing, and production level single family detached are generally better suited to more level ground. Areas with more intricate site characteristics, such as natural landscapes and sloping terrain, are better suited for those land uses requiring minimal grading, such as lower density single-family residential housing and estate lots. Table 4.2 illustrates the plan acreages based on slope and land use categories.

Table 4.2 **Development Acreage by Slope & Land Use Category**

Slope Category / Land Use / Zoning	I Flat (0-5%)	II Gently Sloping (6-10%)	III Sloping (11-15%)	IV Hillside (16-20%)	V Steep Hillside (21-25%)	VI Very Steep Hillside (26%+)	Total Acres / %
VLDR - Very Low Density Residential / RS-VE	4.5 18%	7.8 30%	7.6 30%	4.0 16%	1.1 4%	0.6 2%	25.6 4%
LDR - Low Density Residential / R1-VE	45.2 34%	53.7 41%	24.5 19%	6.3 5%	1.2 1%	.5 0.4%	131.4 19%
LDR - Low Density Residential / R1-SF-VE	176.3 53%	125.1 37%	26.8 8%	4.6 1%	0.9 0.3%	0.5 0.1%	334.20 49%
MDR - Medium Density Residential / R2-VE	51.7 52%	38.9 39%	7.8 8%	1.3 1%	0.2 0.2%	0.1 0.1%	100.2 15%
MHDR - Medium High Density Residential / R3-VE	6.1 68%	2.4 27%	0.4 4%	0.1 0.7%	0.02 0.2%	0.0 0.3%	9 1%
Subtotal Residential	283	227.9	67.1	16.3	3.4	1.7	600.4
V-CORE - Village Core / CN-VE V-COMM - Village Commercial - CC-VE PQ - Public Quasi Public / PQ-VE	43.2 58%	24 32%	6.3 8%	1.2 2%	0.2 0.3%	0.1 0.1%	75 11%
Total Acreage % of Total Acreage	327 48%	252 37%	73 11%	17 3%	4 1%	2 0%	675.4 100%

LOCATION AND VISUAL INFLUENCES

Where and as applicable these standards and strategies shall be applied in a manner which distinguishes between areas more visible from public view sheds, from areas less visible, distantly visible, or not at all visible from public view shed. Figure 4-3 illustrates the slope and topographic character of the plan area, overlaid by the Land Use Plan, illustrating the extent to which development areas avoid and respect the open space preserves, canyons, ridgelines, rock outcroppings, and steeper topography. Figure 4-4: Slope Characterization Key Map illustrates the location of the key views to illustrate typical conditions for the proposed on-site land uses. The images and site condition descriptions below connect the varying slope categories on site to the respective land use, illustrating where residential and commercial development is proposed and the typical slope characteristics.

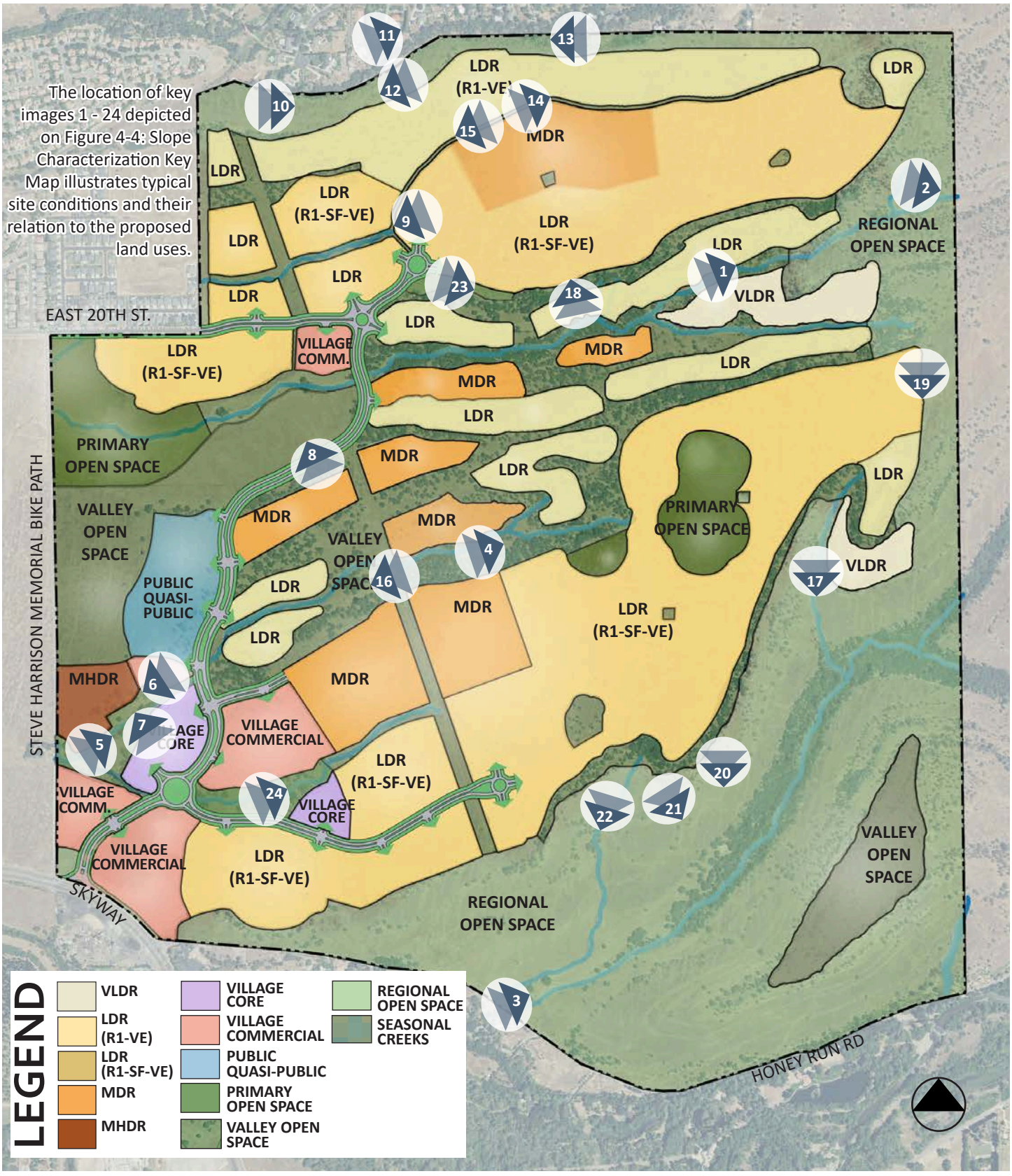


Figure 4-4: Slope Characterization Key Map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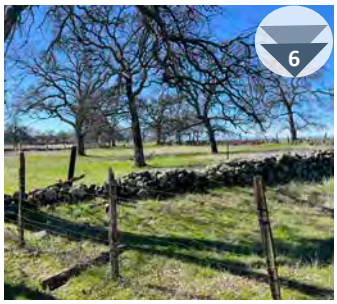
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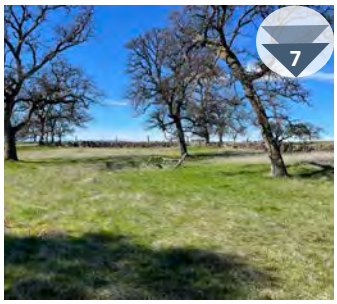
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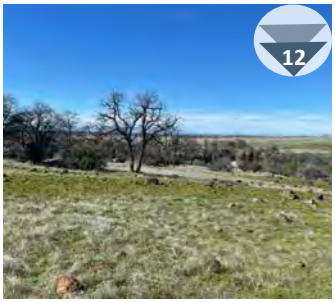
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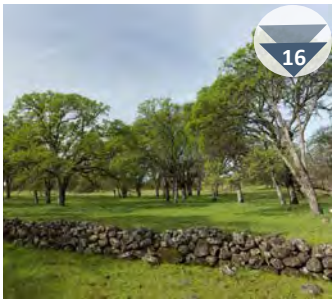
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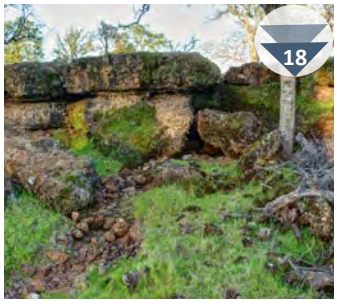
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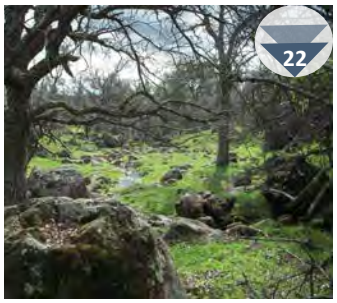


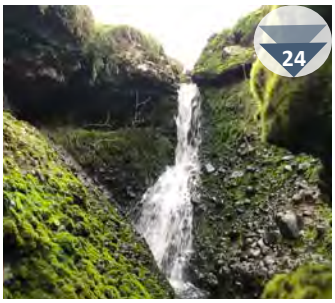


PHOTO CHARACTERIZATION OF TYPE I SLOPE

- **Topography**: Flat (Type I - 0% to 5%)
- **Zoning**: Low Density Residential (R1-SF-VE)
- **Characteristics/Suitability**: Local streets, production built single-family detached homes in the Senior Neighborhoods, Village Commercial and Village Core uses, medium density residential attached or small, detached products
- **Key Map Reference ID**: Figure 4-4; ID # 19

PHOTO CHARACTERIZATION OF TYPE II SLOPE

- **Topography**: Gently Sloping (Type II - 6% to 10%)
- **Zoning**: Low Density Residential (R1-SF-VE)
- **Characteristics/Suitability**: Local streets, production built single family detached homes; and/or narrow curvilinear streets, irregular lotting, 15,000 sf lot size minimum, very limited grading to no mass grading, custom and semi-custom homes
- **Key Map Reference ID**: Figure 4-4; ID # 3, 5, 6, 7, 14, 15,

PHOTO CHARACTERIZATION OF TYPE III SLOPE

- **Topography**: Sloping (Type III - 10% to 15%)
- **Zoning**: Low Density Residential (R1-VE)
- **Characteristics/Suitability**: Narrower curvilinear streets, irregular lotting, 15,000 sf lot size minimum, very limited grading to no mass grading, custom and semi-custom homes
- **Key Map Reference ID**: Figure 4-4; ID # 9, 10, 11, 12, 16

PHOTO CHARACTERIZATION OF TYPE IV AND V SLOPE

- **Topography**: Hillside (Type IV – 16% to 20%) to Steep Hillside (Type V - 21% to 25%)
- **Zoning**: Regional Open Space (R-OS)

- **Characteristics/Suitability**: Open space for conservation and passive recreation
- **Key Map Reference ID**: Figure 4-4; ID # 2, 4, 8, 13, 17, 18, 20, 21, 22, 23, 24

4.4.3 Applicability

The Valley's Edge Foothill Development Standards are applicable to any subdivision, street and/or structures requiring disturbance of a natural grade in excess of a 10 percent slope, categorized as Type III (Sloping 10% to 15.99%) and Type IV (Hillside 16% to 20.99%), Type V (Steep Hillside 21% to 25.99%), and Type VI (Very Steep Hillsides 26%+). These standards shall also apply to areas with average slope below 10 percent, categorized as Type I (Flat 0% to 5.99%) and Type II (Gently Sloping 6% - 10.99%), on a case by case as noted below.

4.4.4 Foothill Development Standards

The following Foothill Development Standards shall apply to the project-specific sites that exceed a 10 percent slope. These Foothill Development Standards are supplemented by the VESP's Residential Development Standards (Section 4.6.4), Commercial Development Standards (Table 4.10) Architectural Style Reference Guide (Section A.4), and Landscape Architecture Design Guidelines (Section A.6).

SITE LAYOUT AND ARCHITECTURAL DESIGN

1. The VESP's Design Guidelines (Appendix A) provides direction on building form, scale, and massing, along with architectural styles, roof forms, and construction materials to unify and visually blend structures with surrounding terrain and the natural environment, consistent with the proposed vision.

SCREENING AND STRUCTURE SITING

1. Use earth tone colors for the structure's exterior roofing materials, fencing, and walls to blend into the natural terrain and refer to Appendix A for architectural and landscape design guidelines.
2. Foundations and underside of structures shall be screened utilizing berms, plants, shrubs, and trees.
3. Structures on a slope that exceeds 10 percent slope or more shall avoid:
    a. Exposed underfloor areas;
    b. Large downhill cantilevers;
    c. Tall support columns for overhanging areas.
4. Use berms, plants, and trees to screen and blend the structure with the surrounding environment and conceal unsightly site elements and surface parking.
5. Wall surfaces adjacent to view shed areas, shall be minimized using single-story elements, setbacks, roof pitches, and landscaping.

6. To minimize potential view impacts, in clustered development, dwelling units shall be grouped on more level or gently sloping terrain so as to reduce grading alterations on steeper slopes that shall be preserved in a natural state.

   a. Split-level designs, where feasible, shall be utilized to minimize overuse of flat pads by using compact, multi-pad designs; however, are not required; and/or

   b. Along ridgelines, site the structure to avoid visual dominance of built elements, enabling the skyline to be inhabited by ridgeline vegetation.

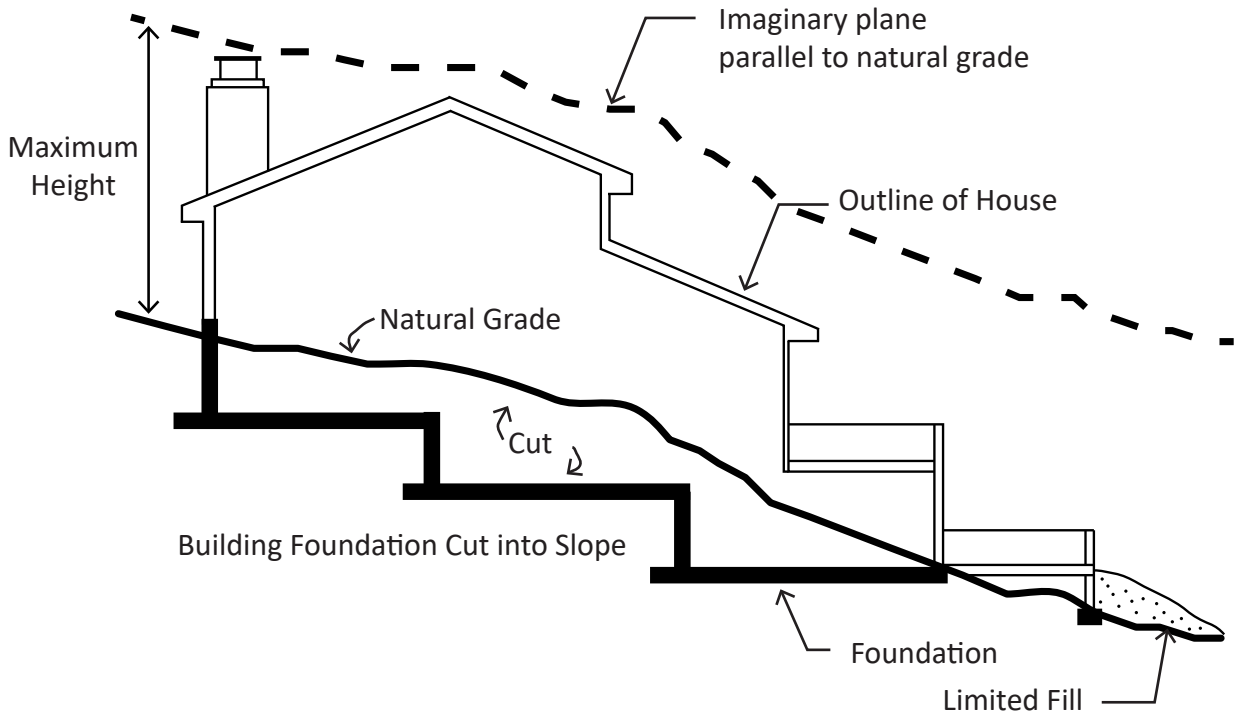
STREET DESIGN

1. Streets shall follow the natural contours of the terrain, where feasible and practical, to minimize the need for grading.

STRUCTURE HEIGHT

1. Building height limits are described in the VESP's Residential Development Standards (Section 4.6.4), and Commercial Development Standards (Section 4.8.3), including specialized height restrictions to minimize visual impacts to neighbors in Stilson Canyon and travelers on the Steve Harrison Memorial Bike Path.

2. Height shall be measured as the vertical distance to an imaginary plane located above the natural grade.



Home follows slope and steps down the hillside without creating excessive cut and fill.

SETBACKS BETWEEN STRUCTURES AND TOES/TOPS OF SLOPES

1. On adjacent lots having a difference in finished grade elevation of six feet or more, the minimum distance between the toe or top of the slope, whichever is nearer, and any main structure shall be 15 feet.

2. The grading standards of Title 16 R (Building Standards) shall also apply and may, under unique circumstances, result in greater setback requirements.

EXTERIOR LIGHTING

1. Dark sky compliant exterior lighting standards are outlined in lighting design guidelines are described in Appendix A, Section A.3.2.

SLOPE

Slope categories shall be based off the natural slope of the land, as determined from a topographic map having a scale of not less than 1 inch equals 100 feet and a contour interval of not more than 2 feet.

1. Project plans shall depict areas within private lots which exceed 10 percent slope and shall demonstrate that each such lot includes a minimum buildable area (consistent with setbacks and lot size standards in Table 4.5 and Table 4.6) within 100 feet of the proposed street.

2. For sites zoned R1-SF-VE located in predominately sloping areas (Type III 11% to 15%), split- or multi-level design solutions may be employed to minimize fills.

3. For sites designated RS-VE or R1-VE, preliminary driveway locations on the project plans shall be depicted to demonstrate viability.

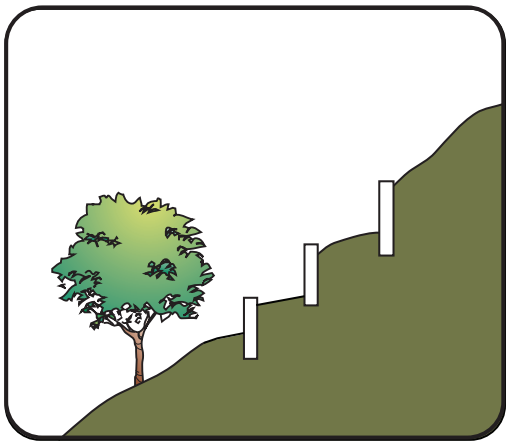
4. Driveway access to the street in excess of 15% cross slope at the point of connection shall be prohibited unless approved by Chico Fire Department and Public Works Director.

RETAINING WALLS

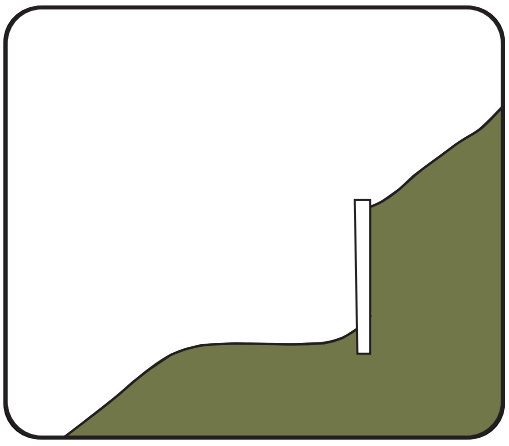
1. Except as otherwise approved, no retaining walls shall have an exposed face higher than four feet within front or side setback areas, and no higher than six feet elsewhere. Retaining walls exceeding heights must be approved by the Valley's Edge HOA. For heights above five feet, retaining walls shall be terraced and landscaped to screen from view.

2. Retaining walls outside of the building footprint should be at least six feet from a building wall to allow for adequate landscaping and/or walkway adjacent to the home.

3. Where practicable retaining walls shall integrate or emulate natural and earth tone elements to allow for visual cohesion between the natural and built environment.



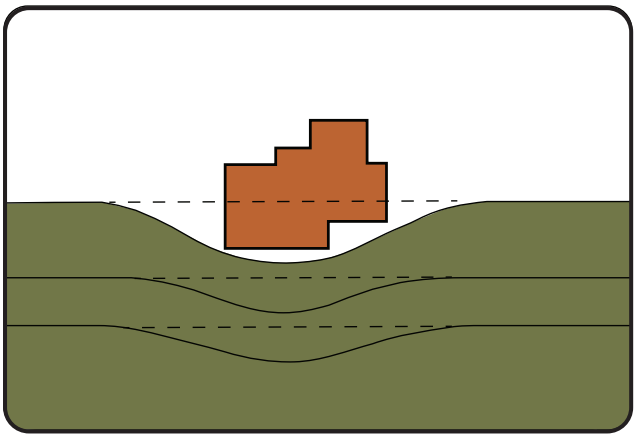
Retaining walls should be terraced when they are over 5-feet in height.



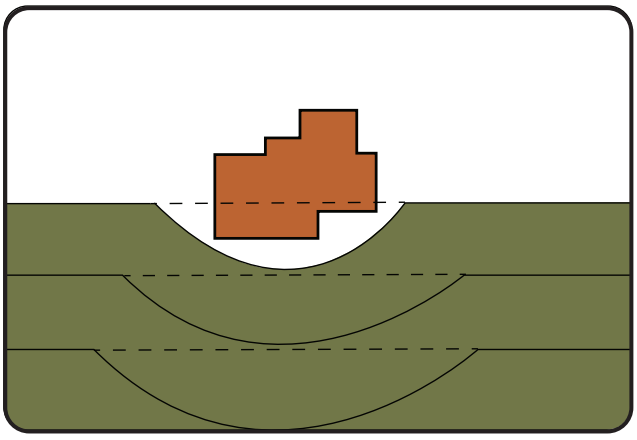
Avoid retaining walls over 5 feet in height.

GRADING AND DRAINAGE

1. No structures requiring a building permit shall be permitted within six feet of areas exceeding 15 percent slope without proper embankment and erosion controls. Grading shall be designed to conserve natural topographic features and appearances by retaining major natural topographic features (for example, canyons, knolls, ridgelines, and prominent landmarks), by minimizing the amount of cut and fill, and by means of landform grading to blend graded slopes and benches with the natural topography.
2. Grading plans shall identify slopes that are to be landform graded. "Landform grading" describes a contour grading method that creates artificial slopes with curves and varying slope ratios in the horizontal plane designed to simulate the appearance of surrounding natural terrain.



Man-made contours should mimic natural contours with smooth transitions to existing grades.



Avoid grading with rigid transitions.

3. All graded areas shall be protected from wind and water erosion, in compliance with Titles 16 (Buildings and Construction) and 16R (Building Standards). Interim erosion control plans, certified by the project engineer, shall be required.

4. Exposed slopes shall be replanted with non-invasive species, self-sufficient trees, shrubs, and groundcover that are compatible with the Landscape Architectural Design Guidelines (Appendix A) to blend manufactured and natural slopes and to protect slopes from soil erosion.

4.4.5 Required Plans and Reports

A subdivision or land use entitlement application for a site requiring disturbance of natural grade in excess of a 10 percent slope, categorized as Type III, Type IV, and Type V, shall include the following documents as determined by the Director. If the Director believes one or more of the required submittal materials is not necessary or timely, or information previously provided to the City is deemed adequate to satisfy such requirement, the Director may waive said requirement. If an applicant believes that any or all of the documents are not applicable, a written justification shall be submitted to the Director to justify an exception.

1. **Topographic Map**. A topographic map of the project site, vicinity, land, and structures within 100 feet of the plan area boundaries. Section drawings and/or elevations may be required where necessary to indicate those residences which may be affected in terms of view obstruction. The map shall be drawn to a scale of not less than 1 inch = 100 feet, with a maximum contour interval of two feet.

2. **Project Plans**. Plans of the proposed project shall include property lines with recorded and proposed easements and public rights-of-way, existing and proposed contours, a representative cross-section showing existing and proposed conditions, proposed erosion control and/or slope stabilization techniques, structure siting criteria and/or building envelopes, height limitations, and any solar orientation considerations.

3. **Soils Report**. A soils engineering report, including data on the nature, distribution, and strengths of existing soils, approximate depth and location of shallow impervious layers; subsurface drainage; design criteria for identified corrective measures; and recommendations regarding existing conditions and proposed grading. The report shall be prepared by a registered engineer.

4. **Geology Report**. A geology report, including the surface and subsurface geology of the site, degree of seismic hazard, recommendations regarding the effect of geologic conditions on the proposed development, and recommended design criteria to mitigate any identified geologic hazards. The report shall be prepared by a registered geologist, civil engineer, or other qualified professional in engineering geology and may be combined with the soils report.

5. **Oak Tree Plan**. In compliance with the Valley's Edge Tree Preservation Program (Appendix E), a plan identifying the trees to be removed and their location in relation to improvements shall be submitted. The oak tree plan must include a table that identifies oak tree species, size, and health for any proposed removal or trimming associated with the proposed improvements.

6. **Other Information**. Other information or application materials as may be deemed necessary by the Director.

4.5 Firewise Guidelines, Standards & Vegetation Management Requirements

This section describes the guidelines, standards, and management requirements enabling the VESP planning area to develop into a resilient and fire-resistant community. It is the intent of these standards that in doing so, adjoining residences are afforded greater protection from wildland fires than existed prior to the development of Valley's Edge.

The National Fire Protection Association (NFPA) characterizes the Wildland-Urban Interface (WUI) not as a place, but as a set of conditions including the amount, type, and distribution of vegetation; the flammability of structures in the area, and their proximity to fire-prone vegetation; weather patterns and general climate conditions; topography; hydrology; lot size; and road placement and construction. In this respect, standards and requirements apply in a variety of ways to various locations within the VESP plan area where pre-planning, actions, and cooperation between stakeholder's help prevent the spread, damage, and/or loss from wildfire. As used in this Specific Plan, the WUI is defined as the line, or zone, where certain areas designated for development meet or intermingle with wildland areas designated as natural open space, and illustrated on Figure 4-5: Wildland-Urban Interface (WUI) Perimeter.

The best approach to wildfire preparedness utilizes a range of firewise practices. The VESP provides a range of programs and practices for firefighter safety, community planning, landscaping, construction and maintenance to protect people, property, and natural resources from wildland fire. The VESP's firewise guidelines and requirements address wildfires from five distinct perspectives:

1. Land Planning

The City's adoption of the VESP Land Use Plan (Figure 4-1) eliminates development in heavily forested areas, and areas with steep terrain and/or dramatic topographic features, which increase wildfire risk. The Land Use Plan creates natural landscape buffers along the northern, eastern, and southern boundaries. Land planning also prioritized siting the Elementary School, Community Park, Village Core, and higher density residential areas along the western boundary, furthest from the WUI. Primary and secondary entrances and exits along with a series of secondary emergency access routes facilitate both firefighting and routine evacuation planning required by the City of Chico Fire Department.

City of Chico Fire Department

2. Fire Fighting Capabilities

The incremental extension of infrastructure increases wildland firefighting capabilities. Roadways and trailheads along the VESP's Class I and enhanced trail system(s) create open space access points for emergency equipment, while trails serve as fire breaks (see Section 5.3). A recreational lake serves as a source of emergency fire water, in addition to a million-gallon water tank and a network of underground pipes deliver pressurized water to hundreds of fire hydrants, increasing fire suppression capabilities (see Infrastructure Chapter 6).

3. Fire Resistant Materials and Building Standards

Requirements for firewise construction pursuant to Chapter 7A of the California Building Code (CBC) apply to any and all buildings located along the WUI Perimeter (Figure 4-5). Chapter 7A of the CBC dictates firewise and non-flammable material and assembly specifications for roofs, attic vents, siding, exterior doors, decking, windows, eaves, wall vents, enclosed overhanging decks and other elements. These standards ensure that homes located along the WUI are built in a way that reduces the threat of structure ignition and minimizes the spread of structure fires.

4. Vegetative Fuel Reduction and Management

The reduction of surface fuels and ladder fuels and the creation of fire breaks represent proactive management of vegetative conditions that reduce the threat and spread of wildland fires. Guidelines and requirements for proper vegetative management exists along both the urban side and the open space side of the WUI. Firewise standards also apply to the edges of development which, for some period of time, adjoin undeveloped grasslands designated for development.

5. Emergency Preparedness

Emergency preparedness is an integral aspect of community planning and infrastructure. Programs, communication, and ongoing cooperation between residents, the HOA, the Chico Fire Department and service providers such as commercial landscapers all contribute to a more fire resistive and resilient community. Multiple points of ingress and egress, designated shelter-in-place areas, signage, way finding, and secondary emergency access routes become a routine part of subdivision planning and design.

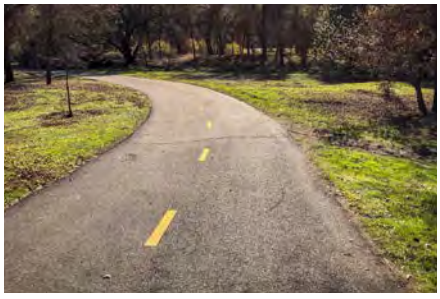
These varied perspectives form the basis of the following firewise guidelines, standards, and management requirements. They are organized by the entity most directly engaged in administering the activity, and or a milestone event triggering an action by an entity.

The VESP's firewise guidelines and requirements apply to development located along the WUI Perimeter (shown in Figure 4-5). In most instances these conditions apply to incremental edges of phased development abutting natural landscapes in areas designated for future development, referred to as the "Temporary WUI Perimeter".

PLANNING AND DESIGN

1. Applicants shall consult with the City of Chico Fire Department during preliminary design to ensure sufficient fire apparatus access, evacuation routes, water supply, firewise building construction pursuant to CBC Chapter 7, and other factors are considered and integrated into improvement plans.

2. Where applicable, signage shall convey street names, fire apparatus open space access points, no exit streets, maximum weight limits for bridge and culvert crossings, and mile markers along Class I and enhanced trailways (see Appendix A, A.6.4)



Example of Class I path

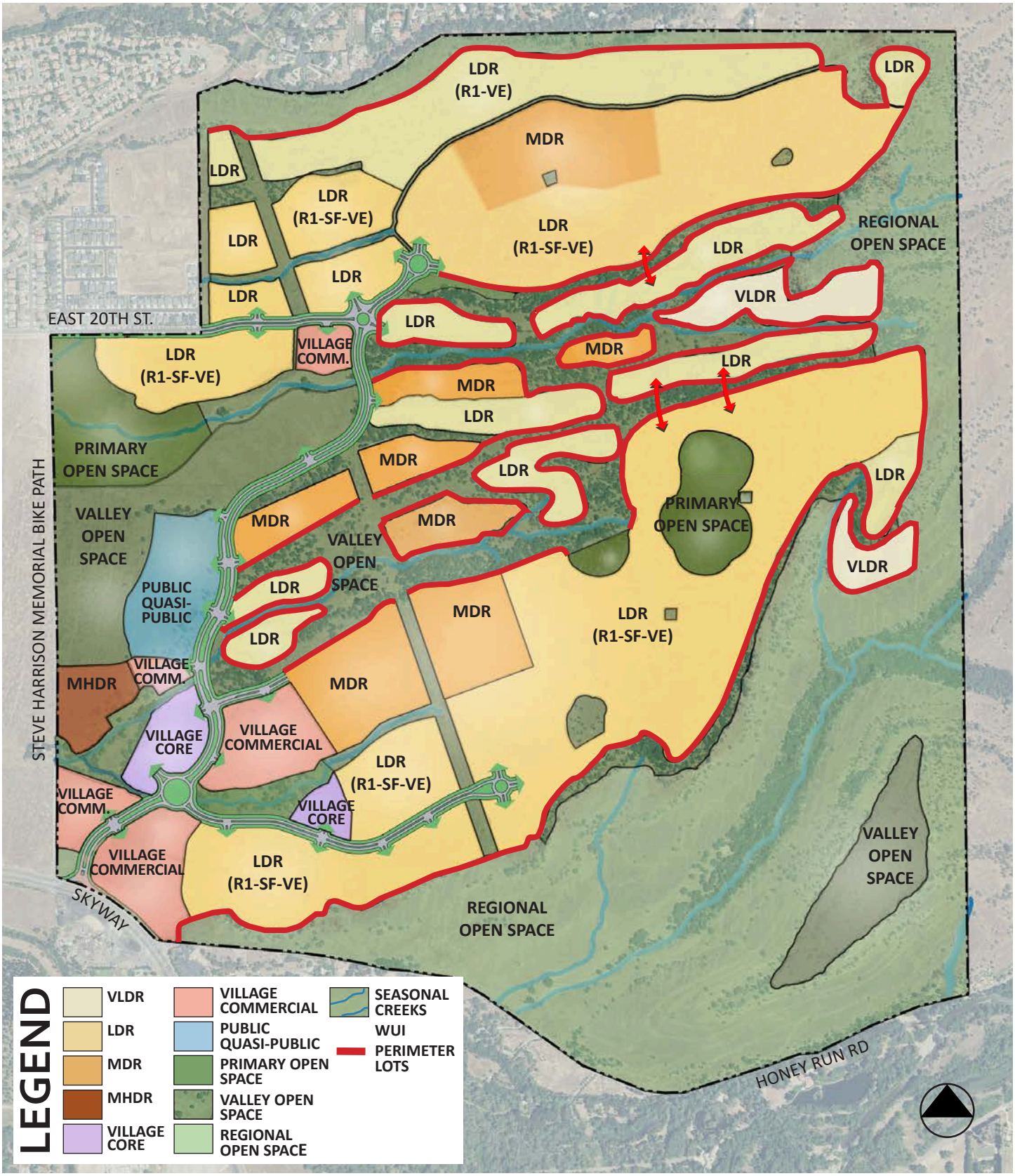


Figure 4-5: Wildland-Urban Interface (WUI) Perimeter

3. Roads shall not exceed a 12 percent grade, except in limited instances and distances in areas serving residential land uses as may be necessary to minimize grading, properly address a unique site constraint, or to accommodate an emergency access route. In any of these instances, approval of these exceptions will be subject to the Chico Fire Department and Public Works Director. Driveways shall be prohibited along sections of roads exceeding a 12 percent grade, unless approved by Chico Fire Department and Public Works Director.

4. Roads shall be a minimum of 20-feet wide and driveways shall be a minimum of 12-feet wide to allow evacuation and emergency vehicles simultaneous access.

5. Roads shall maintain a 13.5-foot vertical clearance to accommodate emergency vehicles.

Combination of wrought iron fencing with masonry wall

6. Solid wood fencing shall not be allowed along the WUI Perimeter or adjacent to residential homes; however, may be allowed along the Temporary WUI Perimeter, providing fire breaks described under Vegetative Fuels Management are completed and maintained; fire resistant coating shall be applied to fences in these conditions.

7. To function as fire breaks, enhanced trails (illustrated on Figure 5-2 and described in Chapter 5) shall be 6-8-feet in width and composed of compacted gravel or decomposed granite. Fire breaks are built into the plan area within the trail network, as well as proposed streets and bike paths within VESP area.

8. Class I bike paths and enhanced trails shall include design features that minimize barriers to emergency response, such as knock-down bollards for emergency access at trailheads.

9. Habitable structures shall be located within 150 feet (measured as a fire hose would lay) of a road or other point accessible to a fire apparatus, per Mitigation Measure WFIRE-2.

10. For the purposes of limiting the spread of wildfire to an adjoining building, the building setbacks for respective land use designation(s) described in Chapter 4 (Land Use) shall be adhered to, unless deemed otherwise by the City of Chico Planning Department and Fire Department.

11. Rolled curb access points shall be provided in open space areas. Open space access points shall be provided at each cul-de-sac that abuts a permanent open space and along streets adjacent to permanent open space areas. Such access points, illustrated in Chapter 5 (Circulation), shall be identified with signage and painted red curbs.

12. Development along Stilson Canyon shall be accompanied by construction of an 10-foot wide enhanced trail located within the Regional Park, generally as depicted on Figure 5-2 (Trail Master Plan). As incremental development occurs, this trail, serving also as a fire break, shall be extended to the eastern most point of development, transitioning south to the Old Doe Mill Road to buffer the eastern most edge of development and connect to the VESP trail system.

13. Points of access to the Regional Park for Wildland Fire apparatus shall be provided generally as depicted on Figure 4-5 (WUI Perimeter), the actual location(s) of such access being determined by the Chico Fire Department at time of Tentative Map.

14. Development in areas abutting the Fire Access Road shown on Figure 5-1 shall, as applicable, be accompanied by design and or construction to accommodate a Type 3 pumper engine. Such access road shall be nominally 12 feet in width, at or below a 12 percent grade, with a surface material of compacted gravel or decomposed granite. The access road may be integrated into the VESP's road system and or enhanced trail network. Knock-down bollards or similar entry controls shall be placed at entry points along streets and trailheads. Final alignment, phasing, and specifications of the fire road, including design of the creek crossing, shall be subject to approval of the Chico Fire Department.

15. Areas such as the Community Park, Big Meadows Park, and the Elementary School may be designated, labeled, and signed as safety zones for citizens unable to evacuate or for emergency responder use. These areas shall be evaluated by Chico Fire Department before designated a safety zone.

16. Maintain secondary emergency access points, as illustrated on Figure 5-1.

17. Comply with Chico Fire Department's routine emergency evacuation plans.

18. Implement and maintain fuel treatment areas along all project roads and any trails proposed for use by fire apparatus or use as fire/fuel breaks. Fuel treatment areas shall measure 20 feet in width (horizontal) as measured from the outer edge of pedestrian sidewalk or other improved travel surface and shall occur on both sides of the road or trail. Maintenance of treatment areas shall be conducted according to the standards outlined in California Fire Code Chapter 49, Section 4906, per Mitigation Measure WFIRE-2.

19. Ensure building materials and construction methods for all structures are in compliance with California Fire Code Chapter 49, Section 4905, for all buildings, not just those residences located along the Wildland Urban Interface perimeter lots, per Mitigation Measure WFIRE-2.

VEGETATIVE FUELS MANAGEMENT

In Valley's Edge, the prevalence of natural open space surrounding and interspersing with development areas forms a beautiful living and recreational environment. Retaining this natural aesthetic also requires that care and consideration be given to the WUI in both open space and the built environment.

Open space along the WUI is comprised primarily of grasslands, Oak Woodlands, and in some instance, riparian woodlands. Development areas along the WUI Perimeter range from very low to medium density residential areas, along with a small corner of commercial land near the intersection of the Skyway and Honey Run Road (Figure 5-3).

Fire apparatus access to open space areas described above and in Chapter 5 (Circulation) together with scheduled and recurring reduction of vegetative fuels helps reduce the threat and spread of wildfires.

Compliance

Monitoring compliance of the Fuel Management program requires coordination between the City of Chico Fire Department, the HOA, lot owners and homeowners.

1. The Valley's Edge HOA shall be responsible for coordinating annual inspections by the Chico Fire Department.

2. The Valley's Edge CC&R's shall contain an enforcement mechanism to ensure compliance with these Fuel Management policies by lot owners and or homeowners.

Applicability

The VESP's fuel management practices apply to the following areas abutting the WUI, the Temporary WUI, along roadways, and along specified trails:

1. Within 20 feet of roadways abutting land designated open space, maintained by the HOA.
2. Within 3 feet on either side of Class I trails and enhanced trails, maintained by the HOA.
3. Within 20 to 30 feet of a property line on the open space side of the WUI, maintained by the HOA.
4. Within 20 to 30 feet (depending on the fuel reduction method) of a property line on the open space side of the Temporary WUI, maintained by the HOA or lot owner.
5. Within 30 feet of a property line on the residential side of developed lots designated VLDR, maintained by the lot owner.
6. Within 30 feet of a property line on the residential side of developed lots designated R1-VE, maintained by the lot owner.

Fuel Management Practices

The following guidelines and directives for the reduction and management of vegetative fuels shall be administered by the responsible entity, monitored by the HOA, and available for inspection by the City of Chico Fire Department annually as well as on an as needed basis. Unless noted otherwise the following activities shall occur on an annual basis.

<u>Subdivisions</u>

1. For construction activities of a combustible nature, prior to fire season a fire break or fuel reduction zone abutting the boundaries of a subdivision shall be created along the open space perimeter of the WUI, including the Temporary WUI. Where feasible based on topography, soil type, Oak Woodlands and other natural features, a fire break shall be graded to a width not less than 20 feet. Where mechanical grading is infeasible, a 30 foot fuel reduction zone shall be created using hand or mechanical trimming reducing annual grasses to four (4) inches or less, remove dead or dying trees, thin continuous growths of shrubs, prune tree branches to a height of 10 feet from the ground or 1/3 the height of the tree, whichever is less.
2. Vegetation within 30 feet of a perimeter lot shall be annually thinned and pruned both horizontally and vertically by the Valley's Edge HOA to reduce surface and ladder fuels.
3. Vegetation management on a perimeter lot shall include tree trimming or removal of dead plant material and mowing native grasses to a maximum height of four (4) inches.
4. Proposed landscaping shall be fire resistant.
5. Implement a Construction Fire Prevention Plan to be provided to all future developers, as required by Mitigation Measure WFIRE-1.

Homeowners (by July 15th of each year)

1. Mow, trim, or by other method maintain non-irrigated grasses to four (4) inches or less. Avoid mowing non-irrigated grasses during hot or windy days. If unavoidable, such activities should be completed before 10:00 am and accompanied by pressure ready water hose or other source of fire suppression.
2. Remove combustible material such as leaves and tree branches on or overhanging roofs, chimneys, and gutters.
3. Remove dead vegetation from the yard, and maintain tree branches 10 feet or more away habitable structures.
4. Prune tree branches to 10 feet from the ground or 1/3 the height of the tree, whichever is less.

Valley's Edge Homeowners Association (HOA)

1. Coordinate annual visitation and inspection with the Chico Fire Department.
2. Monitor and enforce homeowner, subdivider, builder and lot owner compliance with the VESP's firewise requirements and protocols.
3. Create and or maintain required fire breaks and fuel reduction zones along the open space perimeter of the WUI, including the Temporary WUI. Where feasible based on topography, soil type, Oak Woodlands and other natural features, a fire break shall be graded to a width not less than 20 feet'. Where mechanical grading is infeasible, a 30 foot fuel reduction zone shall be created using hand or mechanical trimming reducing annual grasses to 4 inches or less, remove dead or dying trees, thin continuous growths of shrubs, prune tree branches to a height of 10 feet from the ground or 1/3 the height of the tree, whichever is less.
4. The Valley's Edge HOA shall appoint a Trails Management Committee responsible for maintenance of the trails system, including vegetative management.
5. Open space areas outside of the WUI should prioritize natural grazing vegetation management strategies, such as controlled burns and contracted grazing services.
6. Fuel management in permanently preserved habitat conservation areas shall be consistent with the preserve's management plan.

EDUCATION

The Valley's Edge HOA shall be chiefly responsible for disseminating information to residents and other stakeholders regarding the VESP's firewise policies and practices, as well as wildfire preparedness in general. The HOA shall:

1. Post applicable firewise policies in neighborhood parks, community centers, and other gathering places, on the community website, and in newsletters sent to residents.
2. Address firewise policies at annual HOA meetings and at other events coordinated presentations with the City of Chico Fire Department, particularly immediately prior to the fire season.
3. Encourage residents to enroll in the Code Red or other community early warning system coordinated through City of Chico Fire Department.

IMPLEMENTATION

Conditions of Approval will be tied to new development to implement the VESP's firewise standards and shall be determined at time of Tentative Subdivision Map(s), or other event as may be agreeable to the City and applicant(s). As applicable, the same firewise concepts described for development of private lots apply to common areas, including roads and bridges, open spaces, and community-wide water supplies for firefighting.

A condition may exist where one or more of the firewise standards are deemed unnecessary, impractical, impermissible, or not contributing to the protection of people, property, and natural resources from wildland fire. Additionally, new and/or alternative methods of advancing the interests of Valley's Edge as a firewise community may arise. Any such instance shall be by the written request of an applicant and subject to the discretion of and approval by the City of Chico Fire Department.

4.6 Residential Land Uses

The VESP encompasses four residential land use designations: Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), and Medium High Density Residential (MHDR); further defined by five zoning categories. Where these land use types are located, sized, and shaped has been directed by natural land forms and features, notably terrain, Oak Woodlands, and proximity to parks, recreational areas, and the Village Core. Refer to Figure 4-6: Conceptual R1-SF-VE for an example of a neighborhood lotting pattern illustrating a range in lot sizes within the R1-SF-VE/R2-VE Zoning Districts.

4.6.1 Residential Zoning and Land Use Designations

RS-VE (VLDR - VERY LOW DENSITY RESIDENTIAL)

This designation includes residential lots with a minimum parcel size of 20,000 square feet. There is a small amount of VLDR designated land, encompassing approximately 26 acres. The VLDR designation implements the City's RS zoning district and allows densities ranging from 0.2 to 2.1 units per acre.

R1-VE (LDR - LOW DENSITY RESIDENTIAL)

This LDR designation is applied to areas appropriate for residential lotting on natural terrain with Ca minimum parcel size of 15,000 sf. Parcel sizing allows for home placement to be more responsive to site constraints, such as oak trees, slopes and terrain, and other natural features. This LDR land use designation encompasses approximately 131 acres of the VESP area. The lot size range serve Chico's demand for individually owned, custom built single-family detached homes. This LDR designation implements portions of the City's R1-15 zoning district and allows 1.4 to 2.5 units per acre.

R1-SF-VE (LDR - LOW DENSITY RESIDENTIAL)

The LDR designation allows for low density housing on graded lots with a minimum lot size of 4,000 square feet, unless a small lot subdivision is utilized. These lots will include detached, single-family, one-story and two-story homes. LDR acreage within the VESP area comprises roughly 334 acres. LDR implements the City's R1 zoning district and allows densities ranging from 2.1 to 7.5 units per acre. This density type serves Chico's growing demand for production homes.

Figure 4-6: Conceptual R1-SF-VE (LDR - Low Density Residential) near Homestead Park

R2-VE (MDR - MEDIUM DENSITY RESIDENTIAL)

The MDR designation allows minimum parcel sizes of 3,300 square feet. The MDR product type can accommodate traditional small lotting layout, courtyard homes, condominiums, town homes, and cottage developments such as detached and attached cottages and patio homes. This MDR designation serves Chico's demand and desire for smaller footprints, lower maintenance, and common amenities at levels more affordable than lower density homes.

This MDR designation occupies approximately 100.2 acres and implements the City's R2 zoning district, accommodating densities ranging from 6 to 14 units per acre for detached homes, and up to 20 units per acre for cottage developments.

R3-VE (MHDR - MEDIUM HIGH DENSITY RESIDENTIAL)

No minimum parcel size is required for the MDHR designated areas. The MHDR designation is applied to select areas where higher-density residential uses, such as multi-family apartments benefit from close proximity to the Village Core, elementary school, and community park. MHDR land uses comprise approximately 9 acres and the MHDR designation implements the City's R3 zoning district, accommodating densities ranging from 14.1 to 22 units per acre.

4.6.2 Multi-Generational Neighborhoods

Valley's Edge encompasses both Multi-Generational neighborhoods and Senior neighborhoods. Multi-Generational Neighborhoods typically refers to homes where two or more generations of adults share a house or property. The VESP expands this definition to include neighborhoods with a mix of demographics, including, but not limited to families, young adults, and empty nesters. Surrounded by open space, the Valley's Edge "Multi-Generational Neighborhood" component extends from the planning area's northern boundary along Stilson Canyon Ridge, south through two gently sloping valleys, including areas in and around the Village Core. An additional Multi-Generational Neighborhood is located on the southerly mesa accessible from Honey Run Road, referred to as Equestrian Ridge. Multi-Generational Neighborhoods comprise approximately 353 acres or about 24% of the total acreage at an average density of 4.02 dwelling units per acre. Multi-Generational Neighborhoods have the potential to provide up to roughly 1,420 residential dwellings across a broad range of housing types, lifestyles, and affordability.

To provide a range of single-family attached and detached housing types along with opportunities for both ownership and rental, the Multi-Generational Neighborhood component includes VLDR, LDR, MDR, and MHDR land use designations. Refer to Table 4.3.

Table 4.3 **Multi-Generational Neighborhoods Breakdown**

Residential Land Use	Acres	Dwelling Units Proposed	Approximate Density* (du/ac)
VLDR	17.8	10	.54
LDR	264	815	2.9
MDR	62.5	433	6.93
MHDR	9	162	18.0
SUBTOTAL/AVG.	**353.3**	**1,420**	**4.02**

**Some villages may be more or less than the approximate density depending on efficiency of the respective land plan.*

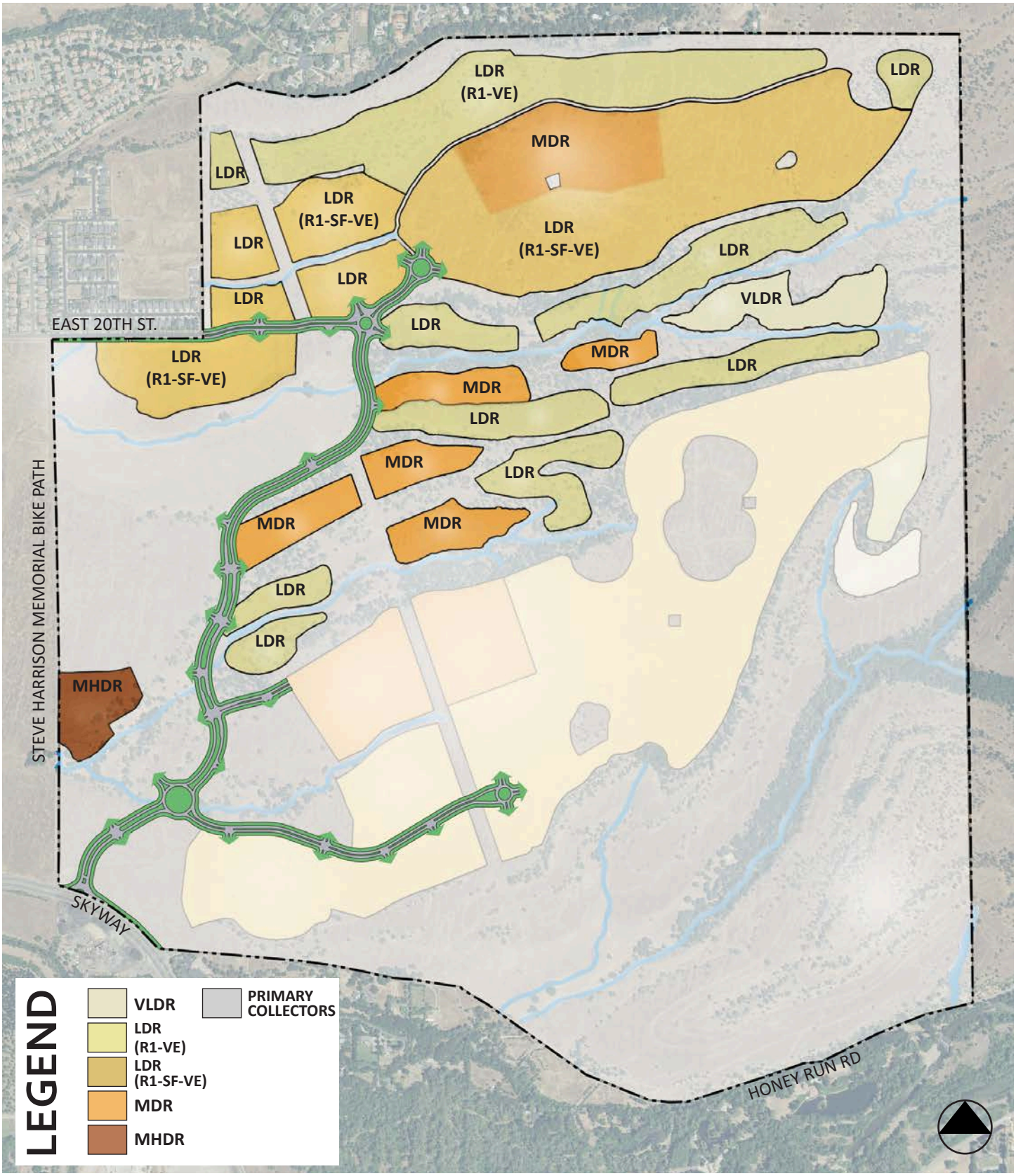


Figure 4-7: Multi-Generational Neighborhood Land Use Areas

4.6.3 Senior Neighborhoods

The Valley's Edge age-restricted 55+ "Senior Neighborhoods" component extends from Pioneer Park near the Village Core, eastward across a gently sloping grassland mesa. Similar to Multi-Generational Neighborhoods, the Senior Neighborhoods are defined by open space on its northern, eastern, and southern boundary. Senior Neighborhoods comprise roughly 246 acres, about 17% of the VESP planning area at an average density of about 5.51 dwelling units per acre.

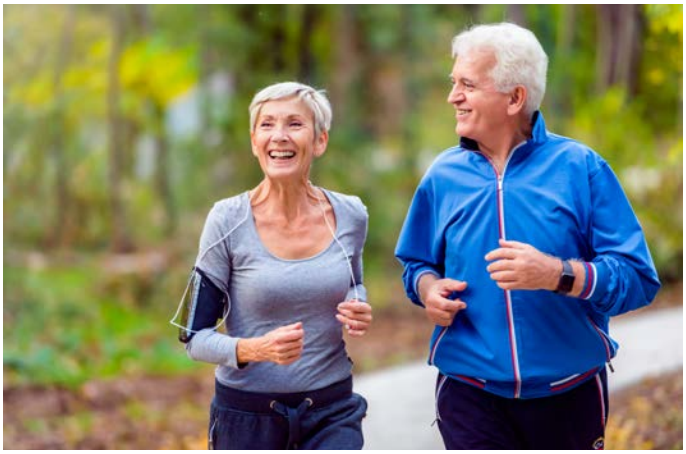
Senior Neighborhoods in the Valley's Edge planning area have the potential to provide up to approximately 1,357 residential dwellings at densities and in lifestyles that are responsive to the needs and interests of residents. Refer to Table 4.4.

The VESP Senior Neighborhoods includes LDR and MDR land use designations, accommodating a range of single-family attached and detached housing types, with opportunities for ownership and rental.

Table 4.4 **Senior Neighborhoods Residential Breakdown**

Residential Land Use	Acres	Dwelling Units Proposed	Approximate Density* (du/ac)
VLDR	7.8	4	.54
LDR	201	833	4.14
MDR	37.8	520	13.8
SUBTOTAL/AVG.	**246.9**	**1,357**	**5.51**

**Some villages may be more or less than the approximate density depending on efficiency of the respective land plan.*



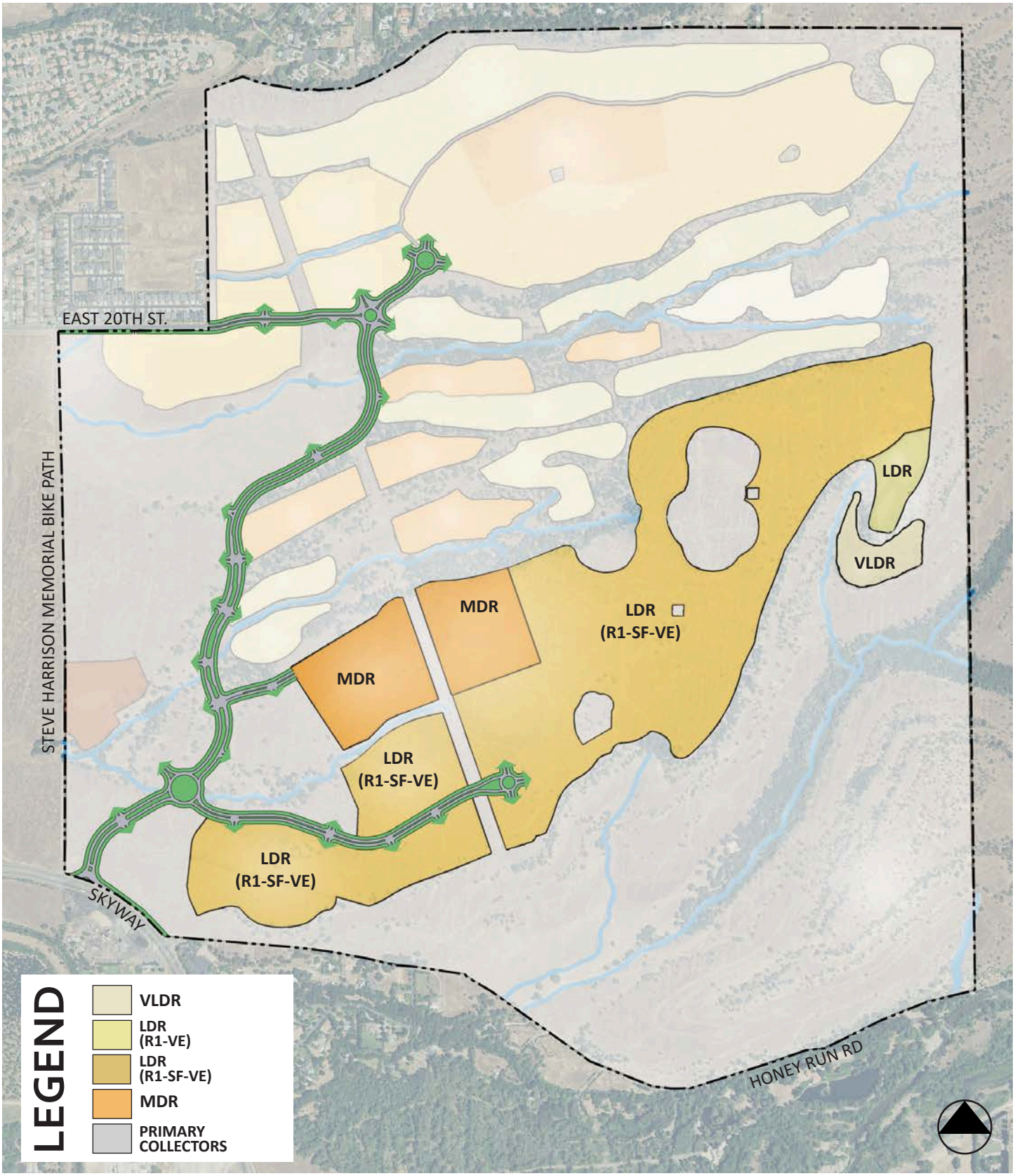


Figure 4-8: Senior Neighborhood Land Use Areas

4.6.4 Residential Development Standards

The following development standards apply to residential development within the VESP planning area.

Development Standards Terms

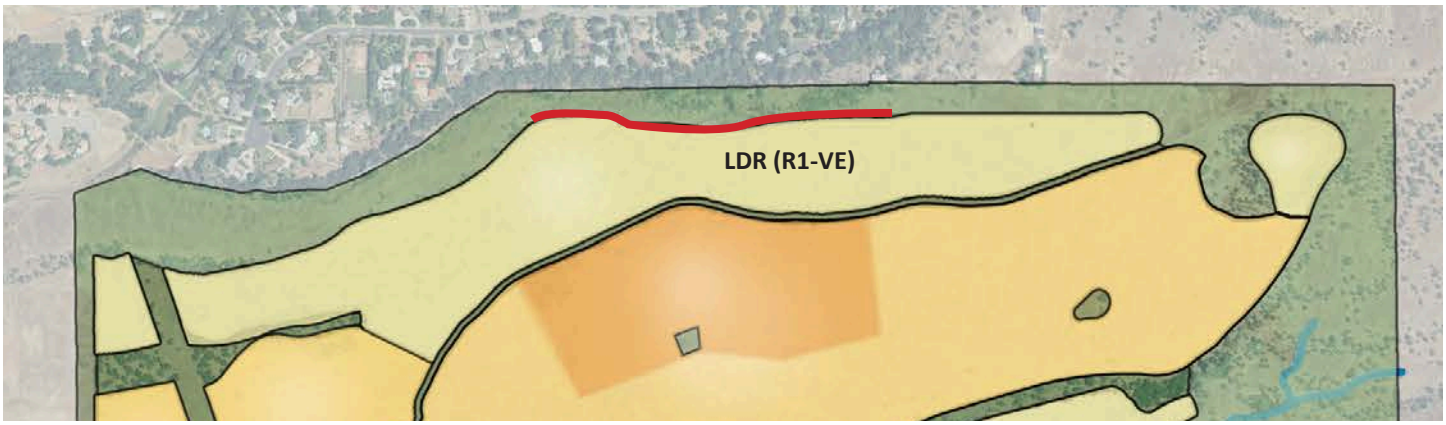
- **Buildable Area:** The area within the designated setbacks on a property that should be used to site a building.
- **Building Footprint:** The area encompassed by the exterior walls of a fully enclosed dwelling unit, garage, or other structure.
- **Building Height:** The vertical distance to an imaginary plane above the finished grade.
- **Cottage Development:** Homes clustered around common open space such as pedestrian paseos, garden courtyards, small parks, linear parkways, or parking courts. These homes may be attached or detached, and may have attached garages or separated parking areas with garages, carports or parking lots. Cottage developments can either be for sale or rental units. Cottage development in the VESP refers to small lot homes, detached and attached cottages, patio homes, nested homes, and courtyard homes. Section 4.7 describes in greater depth that cottage developments are an affordable alternative to larger single-family developments due to the smaller lot size and smaller home size.
- **Front Yard Setback:** The distance between the front wall of the main building and the back of the landscape easement or back of sidewalk, extending across the full width of the lot or parcel.
- **Garage Setback:** The distance between the garage door and back of sidewalk or back of curb if no sidewalk exists (the minimum length of the driveway).
- **Lot Frontage:** The narrowest lot dimension fronting on a street.
- **Lot Lines:** The property lines bounding the lot.
- **Lot Width:** The distance between the side lot lines measured at right angles to the lot depth at the midpoint between the front and rear line. This is where the minimum lot width is measured.
- **Rear Yard Setback:** The distance between the main building and the rear lot line that extends across the full width of the lot or parcel. (This distance may be averaged for floor plans where portion of the house footprint protrudes into the minimum setback, but is off-set with a larger building setback elsewhere).
- **Side Yard Setback:** The distance between the side lot line and the main building extending from the front yard line to the rear yard line.

Table 4.5 **RS-VE Residential Development Standards**

Standard	RS-VE (VLDR)
Minimum Lot Size	
Lot Area	20,000 sf.
Minimum width at front setback line	80-feet; See the subdivision regulations for cul-de-sac lots
Lot Width	---
Lot Depth	---
Residential Density	1 single-family unit per lot; 0.2 - 2.0 units per acre for subdivisions
Minimum Setbacks Required	
Front	20-feet
Sides (each)	10-feet
Street side	20-feet
Rear	20-feet
Off-Street Parking Standards	
Parking	Single-family Housing: 2 spaces/unit
Additional Standards	
Maximum Site Coverage	40 %
Maximum Height Limits	35-feet for housing units; 15-feet for accessory structures; 25-feet for accessory structures, with use permit approval; 15-feet for detached garages; 35-feet for garages with a second floor dwelling unit; 25-feet for garages without a second floor dwelling unit, with use permit approval
Architectural Style	Refer to Appendix A.4, Architectural Style Reference Guide for the recommended architectural styles for the VESP area.
Foothill Development Standards	Refer to Section 4.4 for Foothill Development Standards.
Fire Protection Development Standards	Refer to Section 4.5 for Fire Protection Development Standards.

Table 4.6 **R1-VE Residential Development Standards**

Standard	R1-VE (LDR)
Minimum Lot Size	
Lot Area	15,000 sf.
Minimum width at front setback line in cul-de-sac/pie-shaped lots	45-feet at front property line provided 50% of Street frontage is available for on street parking. Reduced lot width/depth may be approved for irregular lots subject to the approval of the Community Development Director.
Lot Width	Varies to accommodate irregular shaped lots and natural site features
Lot Depth	Varies to accommodate irregular shaped lots and natural site features
Residential Density	1.4 - 2.5 du/ac
Minimum Setbacks Required	
Front	20-feet; Garage: 20-feet; Front yard porch and deck setback: 15-feet
Sides (each)	15-feet
Street side	15-feet
Rear	20-feet
Perimeter lots along the approximately 1,700 foot length abutting Stilson Canyon (see graphic below)	45-feet for second story; measured from northern private lot property line



The graphic above illustrates perimeter lots abutting Stilson Canyon that are required to meet the 45-foot setback from the northern private lot property line for second stories. The red line above represents the 1,700-foot setback restricted area.

Table 4.6 **R1-VE Residential Development Standards**

Standard	R1-VE (LDR)
Off-Street Parking Standards	
Parking	Single-family Housing: 2 spaces/unit Senior Housing: 1 space / 2 dwelling units
Additional Standards	
Maximum Site Coverage	50 %
Maximum Height Limits	35-feet or two (2) stories except for properties abutting Stilson Canyon Along Stilson Canyon: 26-feet within the first 45-feet from northern private lot property line
Landscaping	Refer to CMC 19.68, Landscaping Standards.
Porches	1. Minimum dimension shall be six (6) feet in any direction. 2. Porches may extend into setback area up to 6-feet.
Architectural Style	Refer to Appendix A.4, Architectural Style Reference Guide for the recommended architectural styles for the VESP area.
Foothill Development Standards	Refer to Section 4.4 for Foothill Development Standards.
Fire Protection Development Standards	Refer to Section 4.5 for Fire Protection Development Standards.

Table 4.7 **R1-SF-VE Residential Development Standards**

Standard	R1-SF-VE (LDR)
Minimum Lot Size	
Lot Area	Interior lots: 4,000 sf.; Corner lots: 5,000 sf. Small lot subdivisions: 3,500 to 4,499 sf.
Minimum width at front setback line	Interior Lots: 40-feet; Corner Lots: 45-feet
Lot Width	40-feet; no minimum depth in a subdivision or planned development
Lot Depth	80-feet; no minimum depth in a subdivision or planned development
Residential Density	2.1 - 7.5 du/ac
Minimum Setbacks Required	
Front	Lots of 4,500 sf. or more: 15-feet for main buildings and 20 ft. for garages/carports. (15-feet for swing in or side load garages) measured from back of sidewalk or back of curb if there is no sidewalk Lots of 3,500 - 4,499 sf.: See Section 19.76.150 (Small-lot subdivision)
Sides (each)	5-feet
Street side	10-feet for main buildings; 20 feet for garages/carports; 9-feet for main buildings on lots with parkways
Rear	15-feet plus 3 feet additional for each story over the first where the setback abuts a non-open space district 2-feet for garages on alleys
Off-Street Parking Standards	
Parking	Multi-Generational Housing: 2 spaces/unit Senior Housing: 1 space / 2 dwelling units
Additional Standards	
Maximum Site Coverage	60%; 65% for Small Lot Subdivision
Maximum Height Limits	35-feet for primary housing units; 25-feet for second dwelling units; 15- feet for accessory structures; 25-feet for accessory structures, with use permit approval; 15-feet for detached garages; 35-feet for garages with a second floor dwelling unit 25-feet for detached garages without a second floor dwelling unit, with use permit approval
Architectural Style	Refer to Appendix A.4, Architectural Style Reference Guide for the recommended architectural styles for the VESP area.
Foothill Development Standards	Refer to Section 4.4 for Foothill Development Standards.
Fire Protection Development Standards	Refer to Section 4.5 for Fire Protection Development Standards.

Table 4.8 **R2-VE Residential Development Standards**

Standard	R2-VE (MDR)
Product Types	
Traditional Tract Development; Detached or Attached Cottages; Patio Homes; Small Lot Homes; Nested Homes; Courtyard Homes	
Minimum Lot Size	
Lot Area	3,300 sf. with parkways Detached or attached cottage development homes may be on smaller lots with a common area.
Minimum width at front setback line	40-feet interior lots, 48-feet corner lots; 40-feet for alley loaded lots or homes with detached garages; 45 for lots with garages facing street; no minimum width for detached or attached cottage developments
Residential Density	6 - 14 du/ac; 20 du/ac max. for cottage developments
Setbacks Required	
Front	The front facade of the building shall be placed 18 feet from the back of the sidewalk. A front porch may encroach up to 12 feet into the resulting front setback. None required for condominiums, townhomes, and similar housing types. Not applicable for cottage developments.
Sides (each)	Attached Housing Types: 0-feet Minimum distance between homes: 8-feet Detached Housing Types: 4-feet, plus 5-feet additional for each story over the first where the setback abuts a non-open space district Not applicable for cottage developments.
Street side	10-feet for main buildings; 20-feet for garages/carports.
Rear	10-feet for main building; plus 14-feet for 2 story. 2-foot garage setback along alleys or driveways. Not applicable for cottage developments.
Cottage Development	10-feet from adjacent neighborhoods and local streets; 2-foot garage setback along alleys or driveways; 8-feet between structures
Cottage Development Open Space	Common open space shall be provided in the form of a common courtyard or paseo of at least 15 percent of the total lot area and each cottage shall have a private or semi-private yard of at least 150 square feet which may be located in a side yard, the rear yard, porch or adjacent to the courtyard, or center paseo.

Table 4.8 **R2-VE Residential Development Standards**

Standard	R2-VE (MDR)
Off-Street Parking Standards	
Primary & Guest Parking	Studio: .75 spaces / unit 1 bedroom: 1 spaces / unit 2 bedroom: 1.75 spaces / unit 3 bedrooms or more: 2 spaces / unit Senior Housing: 1 space per 2 units Guest (required for all R2-VE developments): 1 space per 5 units
Additional Standards	
Maximum Height Limits	35’ or two (2) stories
Architectural Style	Refer to Appendix A.4, Architectural Style Reference Guide for the recommended architectural styles for the VESP area.

Table 4.9 **R3-VE Residential Development Standards**

Standard	R3-VE (MHDR)
Minimum Lot Size	
Minimum Lot Area	No minimum lot area required.
Residential Density	14.1 - 22 du/ac
Minimum Setbacks Required	
Front	10-feet for main buildings
Sides (each)	5-feet; plus 5-feet additional for each story over the first where setback abuts a non-open space district
Street side	10-feet for main buildings
Rear	15-feet for main buildings; plus 5-feet additional for each story over the first where setback abuts an RS or R1 district
Height Limits	45-feet or three (3) stories*
Off-Street Parking Standards	
Primary & Guest Parking	Studio: .75 spaces / unit 1 bedroom: 1 spaces / unit 2 bedroom: 1.75 spaces / unit 3 bedrooms or more: 2 spaces / unit Senior Housing: 1 space per 2 units Guest (required for all R3-VE developments): 1 space per 5 units
Additional Standards	
Site Coverage	65%
Minimum Open Space	Determined through Design Review
Maximum Height Limits	45-feet for primary housing units; Multi-family development abutting the Steve Harrison Memorial Bike Path shall be single-story for the first 25', measured from the plan area boundary 15-feet for accessory structures and detached garages; 25-feet for accessory structures and detached garages, with a minimum setback distance of 10-feet from all property lines
Architectural Style	Refer to Appendix A.4, Architectural Style Reference Guide for the recommended architectural styles for the VESP area.

4.7 Workforce/Attainable Housing

The production of Workforce/Attainable Housing is an important component of the Valley's Edge vision. Workforce housing and housing attainable for seniors across income spectrums or entry-level home buyers, is also referred to as "Missing Middle Housing" or "affordable by design housing". This type of housing revolves around design, density, and assembly methods capable of lowering the cost of new home production, as well as serves home buyers which over qualify for subsidized housing, yet under qualify for a mortgage adequate to own a typical single-family home. This housing category also is applicable to those who prefer smaller homes on smaller lots. This market segment is under-served across California, and particularly within the City of Chico following the 2018 Camp Fire.

Per the Chico General Plan and Action LU-2.5 (refer to Section 2.3.2 of the VESP), the VESP will consider, where feasible, opportunities for the provision of affordable housing units, using governmental subsidies or other incentives.

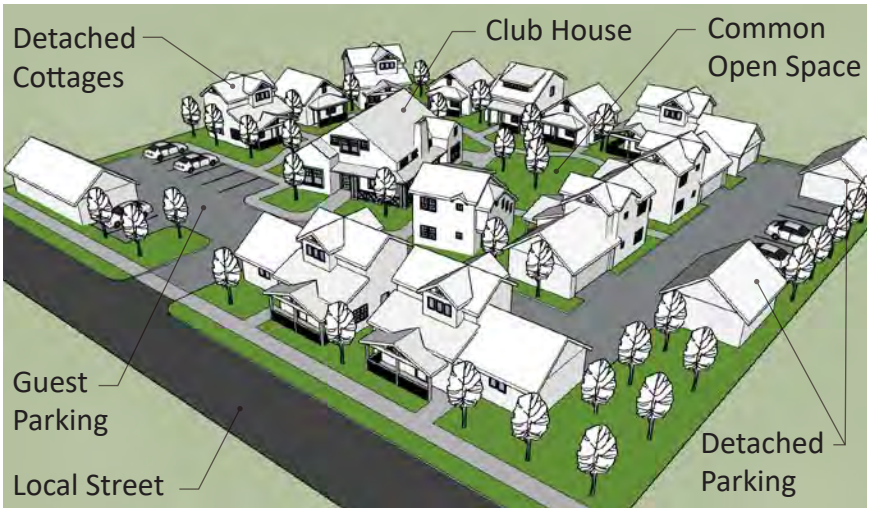
Workforce/Attainable Housing is compatible with the VESP's Medium Density Residential (MDR) land use category and corresponding R2-VE zoning designation. With an allowed density range between 6 to 14 units per acre or 20 units per acre for cottage developments, this land use is capable of accommodating a wide range of housing types, lifestyles, and affordability ranges. *The Multi-Generational Neighborhoods of Valley's Edge have the capacity to accommodate roughly 433 medium density homes. The Senior Neighborhoods have capacity to accommodate roughly 520 medium density homes.*

In total the VESP provides approximately 100 acres of land designated MDR accommodating roughly 953 homes at an average density of roughly 9.6 units per acre. Areas designated MDR are generally located near neighborhood parks, along open space corridors, in proximity to commercial/retail uses, along open space corridors, and along the VESP's backbone trail network.

As outlined in Section 4.6, the variety of housing options in the VESP planning area reflects a careful assessment of natural land forms and features, compatibility between adjacent land uses, proximity to commercial areas, and proximity to parks, trails, and open space. Table 4.8 (R2-VE Residential Development Standards) describes the parameters necessary to accommodate a range of workforce housing types. These standards contemplate reduced lot sizes, smaller homes, and denser neighborhood patterns, all aimed at lowering the cost of housing to increase affordability. When workforce housing is connected to walkable neighborhoods by trails and sidewalks, the need to drive and the demand for parking, garages, and carports is reduced. This increases affordability in two ways: lowering costs through reduced lot sizes and decreasing the family mileage and vehicle expense. It is expected that in many instances, properly located workforce housing can eliminate the need for a second vehicle.

HOUSING TYPES

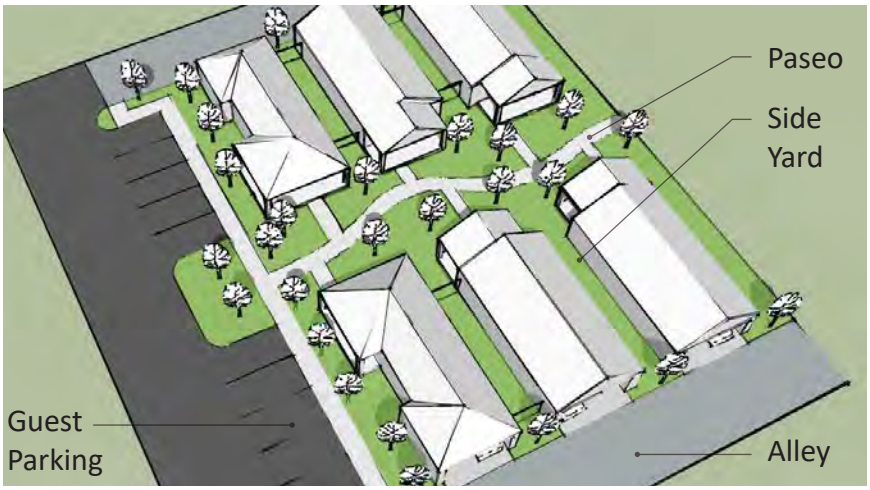
The Valley's Edge Specific Plan caters to the unmet residential needs of Chico, including housing for seniors, young adults, and empty nesters. Reinforced by the Chico General Plan, there are several goals, policies, and actions outlined in the Chico Housing Element, that prioritize the need for workforce housing. Outlined below are various workforce housing alternatives allowed within the VESP area, which can be rental or ownership homes.



Cottage development example clustered around common green.

Detached and Attached Cottages

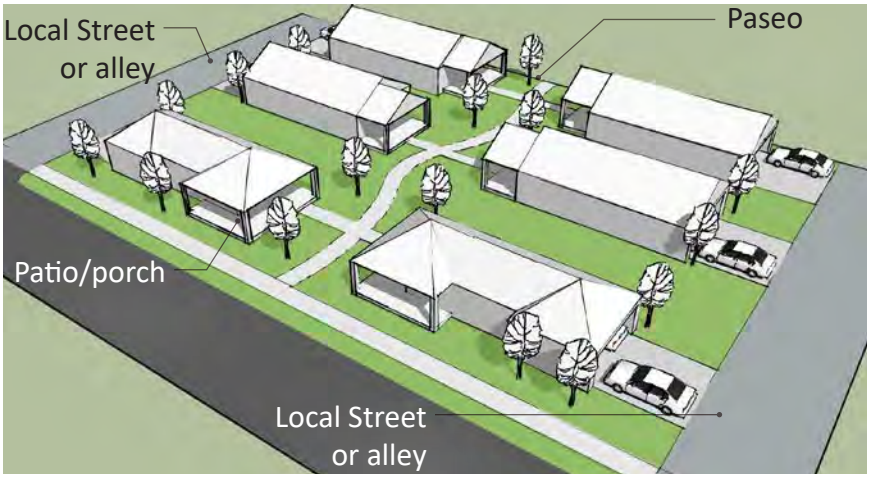
This home type consists of a series of small detached or attached cottages clustered around a common green or parkway, with parking provided as detached or attached garages/ carports, and/or in separated parking areas.



Detached cottage development with porches fronting on internal paseo.

Patio Homes

Patio homes are smaller single-family detached homes typically arranged with rear yard fronting onto common paseos, with attached garages located along an alley or street. These paseos often lead to parks, trails, and open space encouraging walking, bicycling, and increased social and neighborhood interaction. These homes may be mixed with more traditional designs featuring fenced private yards, providing space for home gardening, landscapes, hardscapes suiting individual lifestyles.



Patio Home development with patio fronting on internal paseo with attached garages fronting a local street or alley

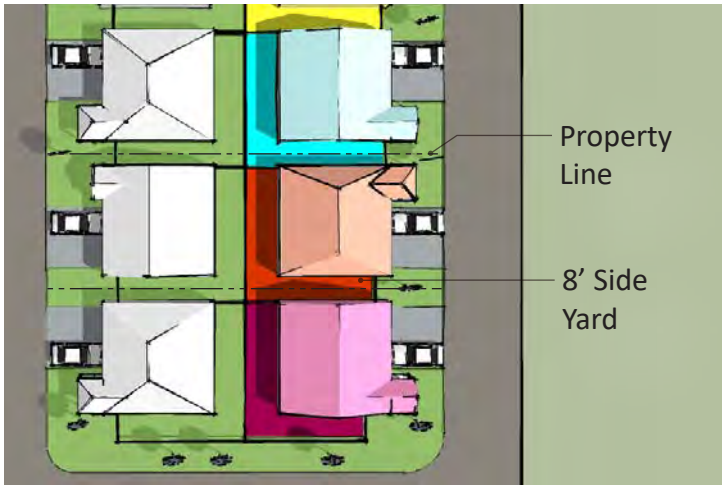
Small Lot Homes

Small lot homes with reduced building footprints and side yard setbacks provide for a small, yet functional semi-private landscaped rear yard adequate for a sitting area, mini-garden, barbecue, or swing set. They are detached homes with a conventional neighborhood pattern on smaller lots ranging from 3,500 – 4,000 square feet with densities around 10 units per acre. Small lot homes will provide home-ownership opportunities at a price-point attainable for first time buyers in both the Multi-Generational and Senior Neighborhoods of the VESP planning area.

Small lot homes are on smaller lots with a small rear and side yards.

Nested Homes

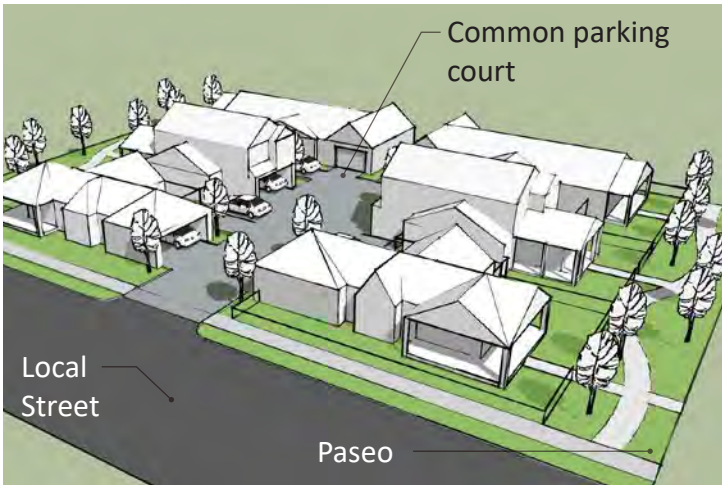
Detached homes in cottage, patio, and small lot development, can use the nestled approach to create more usable side yards. In this approach, the units can be "nested" to allow each unit one full 8-foot side yard rather than two four foot side yards. One unit would have access to the side yard with windows and doors, and the other unit would have high windows on that side of the house and have access to a side yard on the other side of their house.



Nested homes have a useable side yard that abuts up to the adjacent neighboring structure.

Courtyard Homes

Courtyard homes provide clustered single-family detached or attached residences in duplex, triplex, or fourplex configurations designated around a common courtyard. Design elements typically include front porches oriented towards parkways or paseos, with the garages arranged around the parking court.



Courtyard homes arranged around parking court

Porches oriented onto parkways

Attached cottages fronting common green

Detached cottages fronting common green

Small lot home example

Nested home expanded side yard

Porch fronting onto common pedestrian paseo

4.8 Commercial Land Uses

The Valley's Edge Land Use Plan (Figure 4-1) identifies strategically located commercial areas offer employment opportunities and services supporting the daily needs of residents, providing convenient access within the planning area.

Located on Skyway, just east of the Steve Harrison Memorial Bike Path, commercial areas can be accessed by both the Class I Path system and Neighborhood Electric Vehicles (NEVs) lanes, enabling residents to travel to and from home to work, shopping, dining, recreation and social gatherings without leaving the planning area, lessening automobile dependence.

Commercial areas in the Valley's Edge planning area, also support visitors and public facility users, such as the community park, elementary school, easily accessible via the Class I Path system.

There are two types of commercial settings in Valley's Edge, each represented by a distinct land use designation: Village Core (V-Core) and Village Commercial (V-Comm).

4.8.1 Commercial Zoning Designations

V-CORE (VILLAGE CORE)

The V-Core designation applies to the neighborhood scale Village Core, the vibrant social heart serving residents within and visitors to the Valley's Edge community. The Village Core comprises approximately 13 acres. With limited exceptions, the V-Core designation implements the City's Neighborhood Commercial (CN) zoning district. The land use exceptions are outlined in VESP Appendix C: Permitted and Conditionally Permitted Uses.

V-COMM (VILLAGE COMMERCIAL)

As a complement to the Village Core and as the primary employment district for the planning area, the V- Comm designation provides greater flexibility on building size, scale, and allowable land uses (as noted in Appendix C. Village Commercial contains approximately 44 acres of the Valley's Edge planning area. With limited exceptions, the V-Comm designation implements the City's Community Commercial (CC) zoning district. The land use exceptions are outlined in VESP Appendix C: Permitted and Conditionally Permitted Uses.

4.8.2 Village Core

The Village Core in Valley's Edge serves as its preeminent 'Third Place', where residents and visitors gather and socialize away from home and work.

> ***"The village core will provide a mix of professional offices, neighborhood retail, and other services."***
>
> *- CHICO GENERAL PLAN APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA*

The Village Core is located around majestic oak trees and framed by two seasonal creeks. It is designed to accommodate outdoor style cafes, patios and cafe style restaurants overlooking an open-air, terraced gathering space where events, such as farmers' markets, art exhibits, craft shows, and dance/music venues inspire family and community interaction and enjoyment.

Across the footbridge, rock wall corrals and stands of large oak trees serve as the frame for the community garden and adjoining picnic area. The gardens, owned and maintained by the HOA, will be made available to residents, grocers, and restaurateurs.

Among other social and recreational amenities in the Village Core (Figure 4-10), a community clubhouse and community learning center is envisioned to include a swimming pool, tennis, bocce ball, paddle ball and facilities capable of hosting small social gatherings/catered events or small kiosk.

The Village Core is also planned to accommodate a range of land uses ranging from professional offices to retail trade, including neighborhood grocery and services supporting daily resident needs.

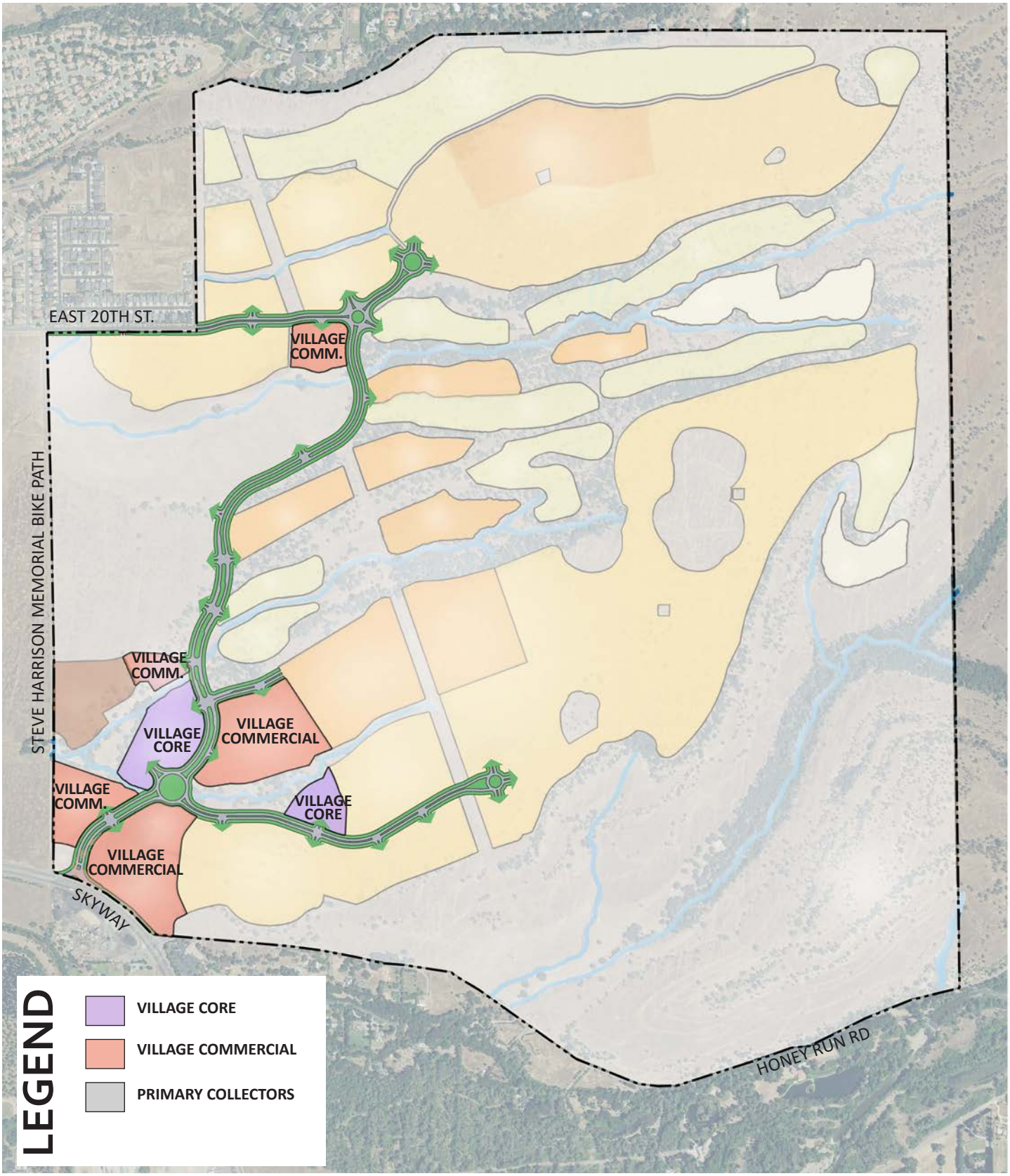
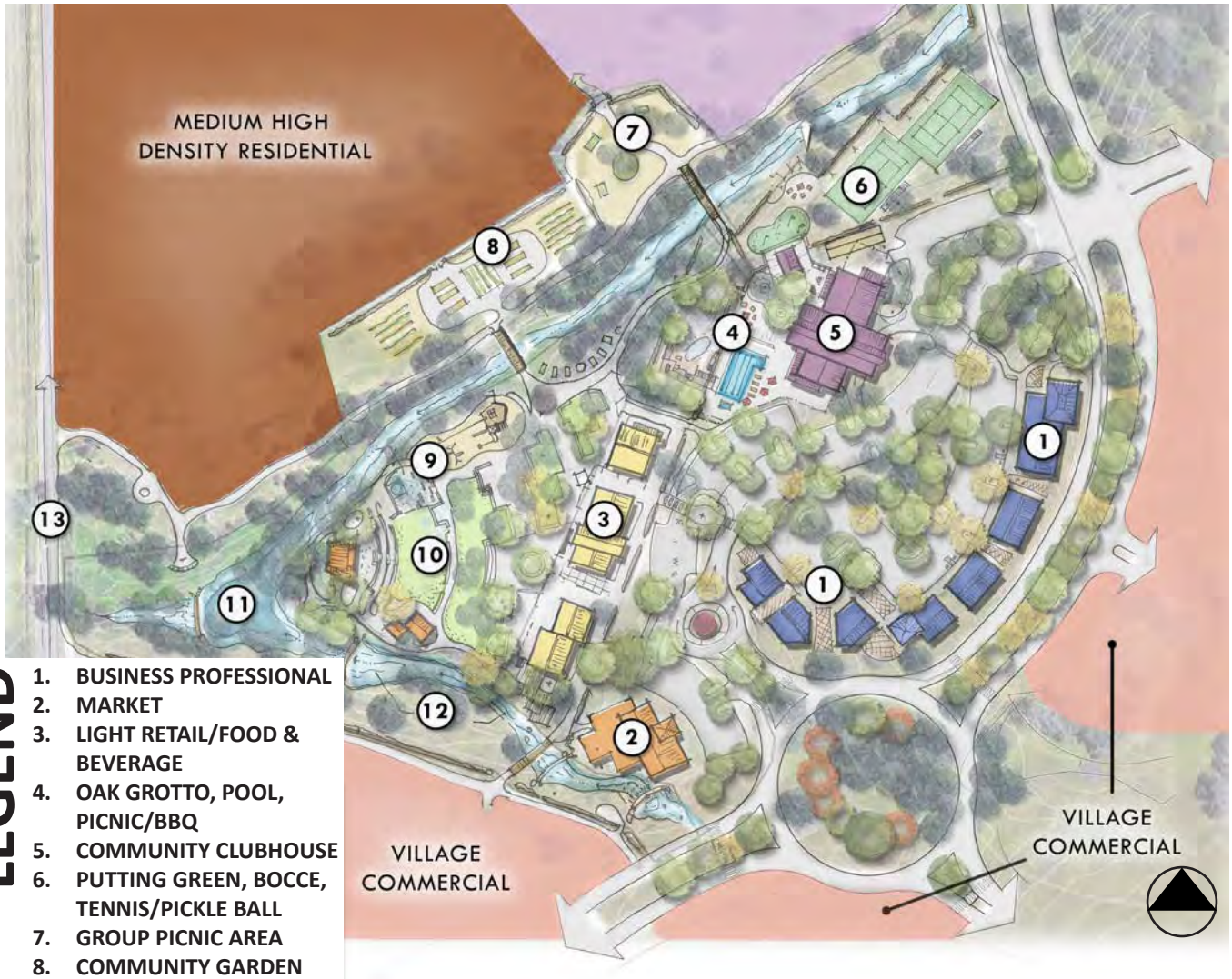


Figure 4-9: Commercial Land Use Areas



LEGEND

1. BUSINESS PROFESSIONAL
2. MARKET
3. LIGHT RETAIL/FOOD & BEVERAGE
4. OAK GROTTO, POOL, PICNIC/BBQ
5. COMMUNITY CLUBHOUSE
6. PUTTING GREEN, BOCCE, TENNIS/PICKLE BALL
7. GROUP PICNIC AREA
8. COMMUNITY GARDEN
9. PLAYGROUND & WATER PLAY
10. BANDSTAND & GATHERING SPACE
11. POND
12. WATER FEATURE
13. STEVE HARRISON MEMORIAL BIKE PATH

Figure 4-10: Village Core

4.8.3 Commercial Development Standards

The following development standards apply to commercial development within the Valley's Edge planning area.

Table 4.10 **Commercial Development Standards**

Standard	CN-VE (V-Core)	CC-VE (V-Comm)
Minimum Lot Size		
Lot Area	None required	None required
Lot Width	None required	None required
Lot Depth	None required	None required
Residential Density	0-35 du/ac	0-35 du/ac
Minimum Setbacks Required		
Front (from curb edge)	0-feet	0-feet
Sides (each)	5-feet where side of the parcel abuts an alley, 10-feet where the side of the parcel abuts an R district	
Street side	10-feet	
Rear	10-feet	20-feet
Site Coverage	95%	85%
Height Limits	35-feet for main buildings 25-feet for accessory	45-feet; 25-feet within 25-feet of an abutting R zone district boundary or within 100' of the Steve Harrison Memorial Bike Path
Off-Street Parking		
Refer to the CMC for parking requirements		
Additional Standards		
Landscaping	Refer to CMC 19.68, Landscaping Standards	
Lighting	Refer to B.6, Non-Residential Guidelines for exterior lighting standards.	

4.9 Special Purpose Land Uses

The Special Purpose land uses encompass the open space, parks, and public facilities offered within the VESP area. These areas designated in Figure 4-11 establish the backdrop for the trails and linear parks detailed in Chapter 3, along with an area set aside for a future elementary school site. Refer to Chapter 3 - Parks, Recreation, & Open Space for detailed descriptions of the elements discussed in this Section.

4.9.1 Special Purpose Land Use Summary

PQ (PUBLIC QUASI PUBLIC)

The PQ designation applies to areas planned to accommodate a future elementary school and associated recreational and administrative buildings. PQ land uses comprise approximately 19 acres of the VESP area. The elementary school site was sited in proximity to the community park for shared use opportunities with the play fields and parking. The PQ designations implements the City's PQ zoning district within Valley's Edge planning area.

OS1 (PRIMARY OPEN SPACE)

The OS1 land use designation applies to areas planned to be set aside for conservation that contain environmentally sensitive habitat. OS1 land uses encompass approximately 46 acres of the Valley's Edge planning area. The OS1 designation implements the City's OS1 zoning district within Valley's Edge.

R-OS (REGIONAL OPEN SPACE)

The R-OS land use designation applies to roughly 420 acres surrounding the northern, eastern, and southern boundaries of the built environment, referred to as the Regional Park. This expansive park serves many purposes, from conservation and passive recreation, to visual buffers and a permanent barrier to foothill encroachment. The R-OS designation implements the City's OS1 zoning district within Valley's Edge.

V-OS2 (VALLEY OPEN SPACE)

The V-OS2 land use designation applies to areas appropriate for active and/or passive recreation, including community park, play fields, linear parks, creekside greenways, neighborhood parks, and special use parks. V-OS2 land uses comprise 267 acres of the Valley's Edge planning area. The V-OS2 designation implements the City's OS2 zoning district within Valley's Edge.

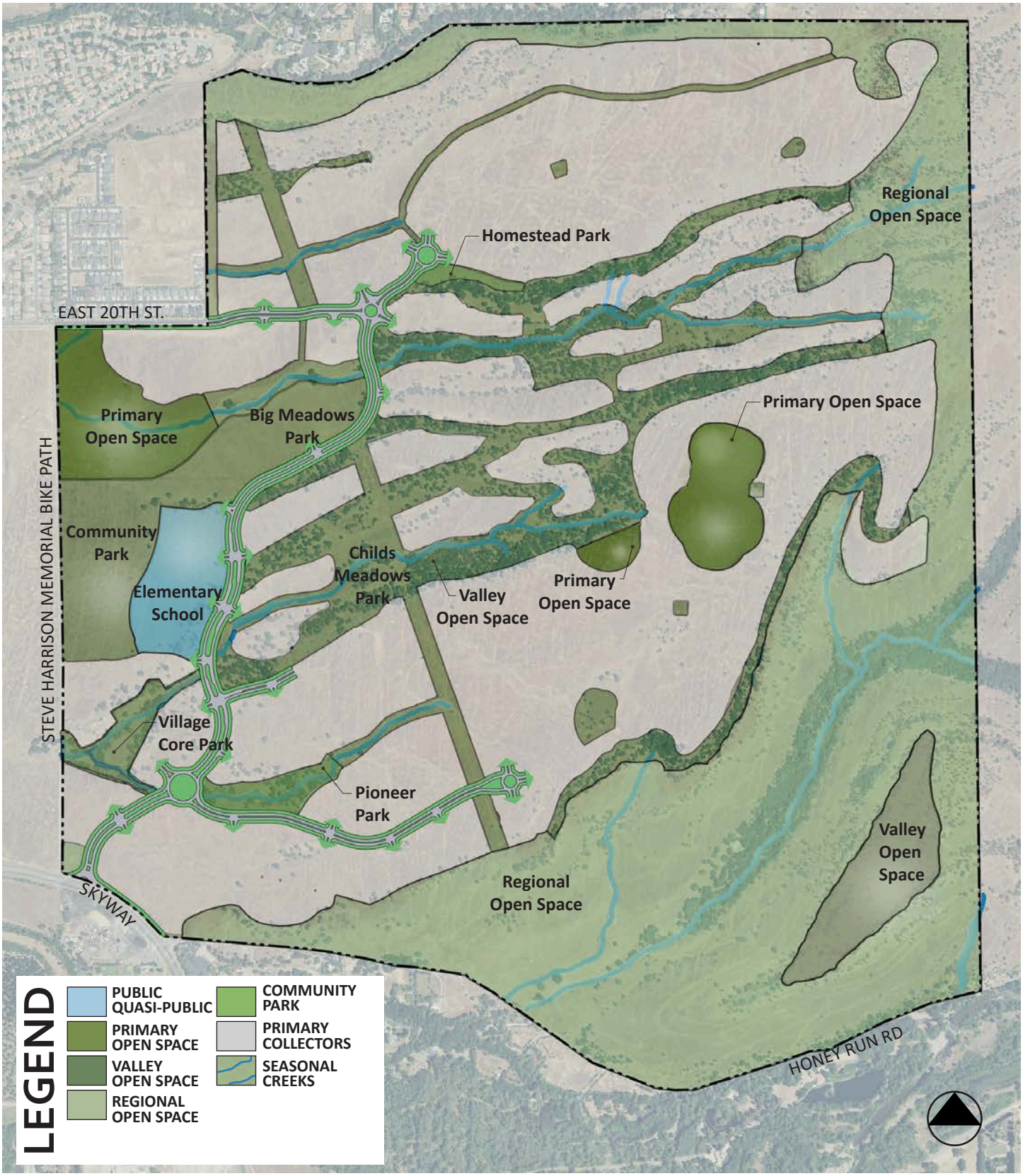


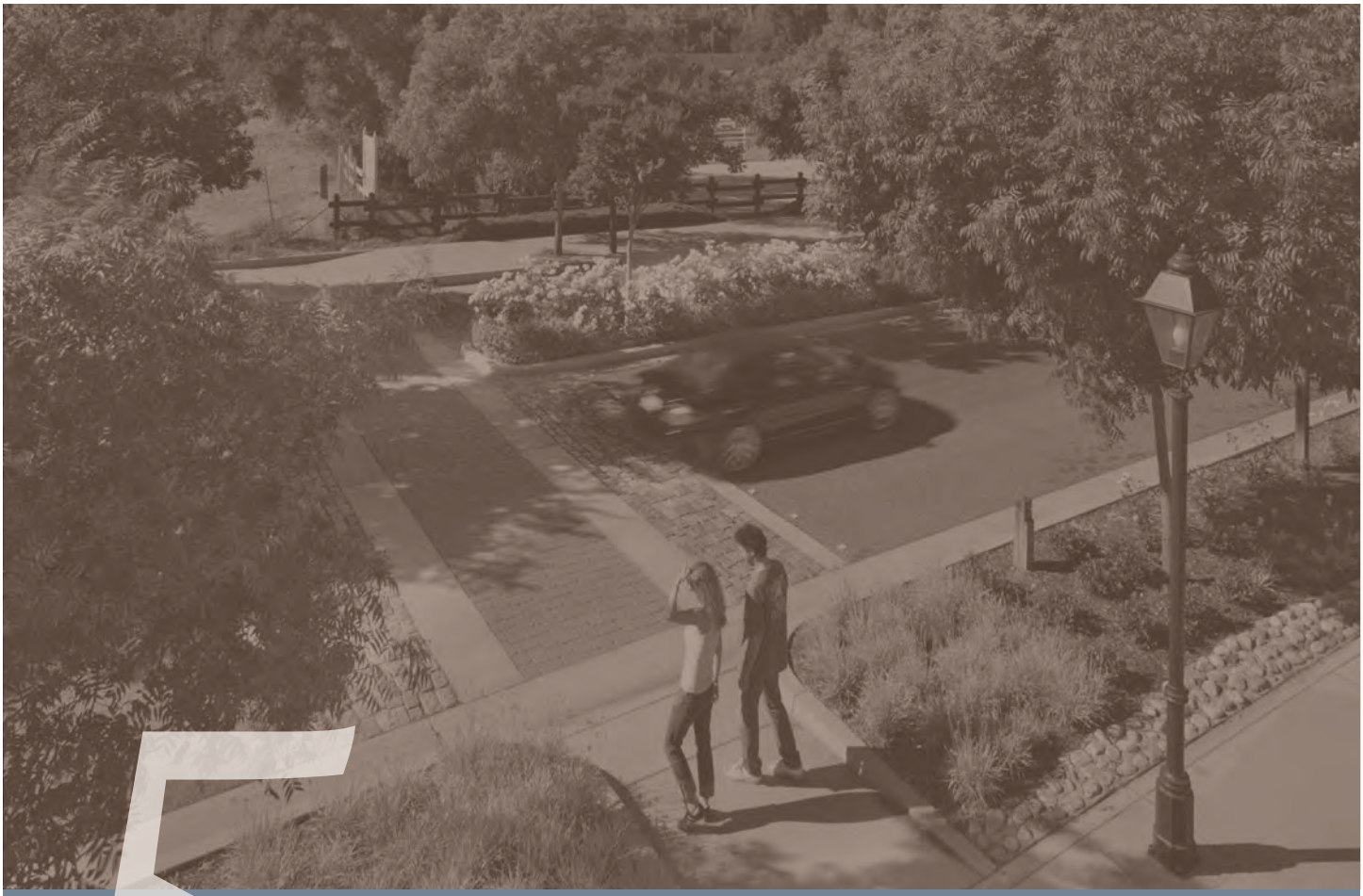
Figure 4-11: Special Purpose Land Use Areas

4.9.2 Special Purpose Development Standards

The following development standards apply to Special Purpose land use designations in the Valley's Edge planning area.

Table 4.11 **Special Purpose Development Standards**

Standard	PQ (Public-Quasi-Public)	OS1 (V-OS)	OS2 (R-OS & V-OS)
Minimum Lot Area	Determined by Specific Plan or planned development permit and by use permit approval in PQ	1-acre; smaller if approved by Planning Commission, based on the finding that a smaller site is suitable because of its unique character or purpose.	
Front		25-feet for structures adjacent to residential districts	
Sides (each)			
Street side			
Rear			
Impervious Surface Site Coverage		5%; more if approved by Planning Commission.	25%; more if approved by Planning Commission.
Height Limits		25 feet.; more if approved by Planning Commission.	
Off-Street Parking		See CMC 19.70, Table for Recreation parking standards.	



5 Circulation & Trails

VALLEY'S EDGE

Chapter 5 - Circulation & Trails

5.1 Introduction

This Chapter describes circulation and streetscape improvements proposed for the Valley's Edge planning area, including design specifications for the proposed street hierarchy intended to serve the various land uses. The proposed trail network is described to showcase the intended pedestrian- and bicycle-connectivity throughout the community, as well as connectivity to off-site trails.

5.2 Master Circulation Plan

The VESP Master Circulation Plan (Figure 5-1) provides an overview of the major collector street(s) together with more conceptual distribution of minor and local roads serving residential villages. Street classifications are defined, each suited to varying traffic volumes, site characteristics, and abutting land uses.

The final alignment and roadway design will be determined at the tentative subdivision map stage of the development process, guided by the street sections contained in this Chapter. Special consideration shall be given to the final street designs to minimize impacts on natural and landmark features, while maintaining the principles of a connected and open community.

> ***"Roadways, trails, and bikeways will be integrated into the natural landscape to connect the residential areas to parks, open space, offices, public facilities, and services."***
>
> *- CHICO GENERAL PLAN APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA*

5.3 Trail System

Trails are an integral component of the VESP's open space and recreational infrastructure. The network of trails and paths in Valley's Edge will promote alternative methods of transportation for residents and visitors, as well as support Chico's active lifestyle. This section describes the role and importance of the trail network in relation to the success of a pedestrian-oriented community.

Table 5.1 **Trail System Mileage**	
Class I Path	5 - 6 miles
Class II Lanes	2 - 3 miles
Paseo Trails	1 mile
Enhanced Trails	4 - 6 miles
Nature Trails	10 - 12 miles
Total	**20 - 25 miles**

5.3.1 Trails Master Plan

The VESP's Trails Master Plan (TMP), depicted in Figure 5-2, illustrates the general routing of many existing and/or anticipated future trails providing internal circulation and external connectivity. The TMP identifies approximately 20 to 25 miles of trails within the open space framework, excluding sidewalks, minor paseos, bike lanes, and road network. The TMP is intended to guide rather than limit the location and routing of trails based on fine-grained surveys, evaluation, programs, and recommendations from the Trails Management Committee (TMC, see Section 5.3.3).

The TMP is comprised of four basic trail types differentiated by setting, surface, character, width, and intended use; Class I Paths, Class II Lanes, Paseo Trails, Enhanced Trails, and Nature Trails. The TMP may introduce additional types of trail classifications, such as Special Use Trails designed for a particular purpose or single user group.

An example of a Class I Path within a rural setting

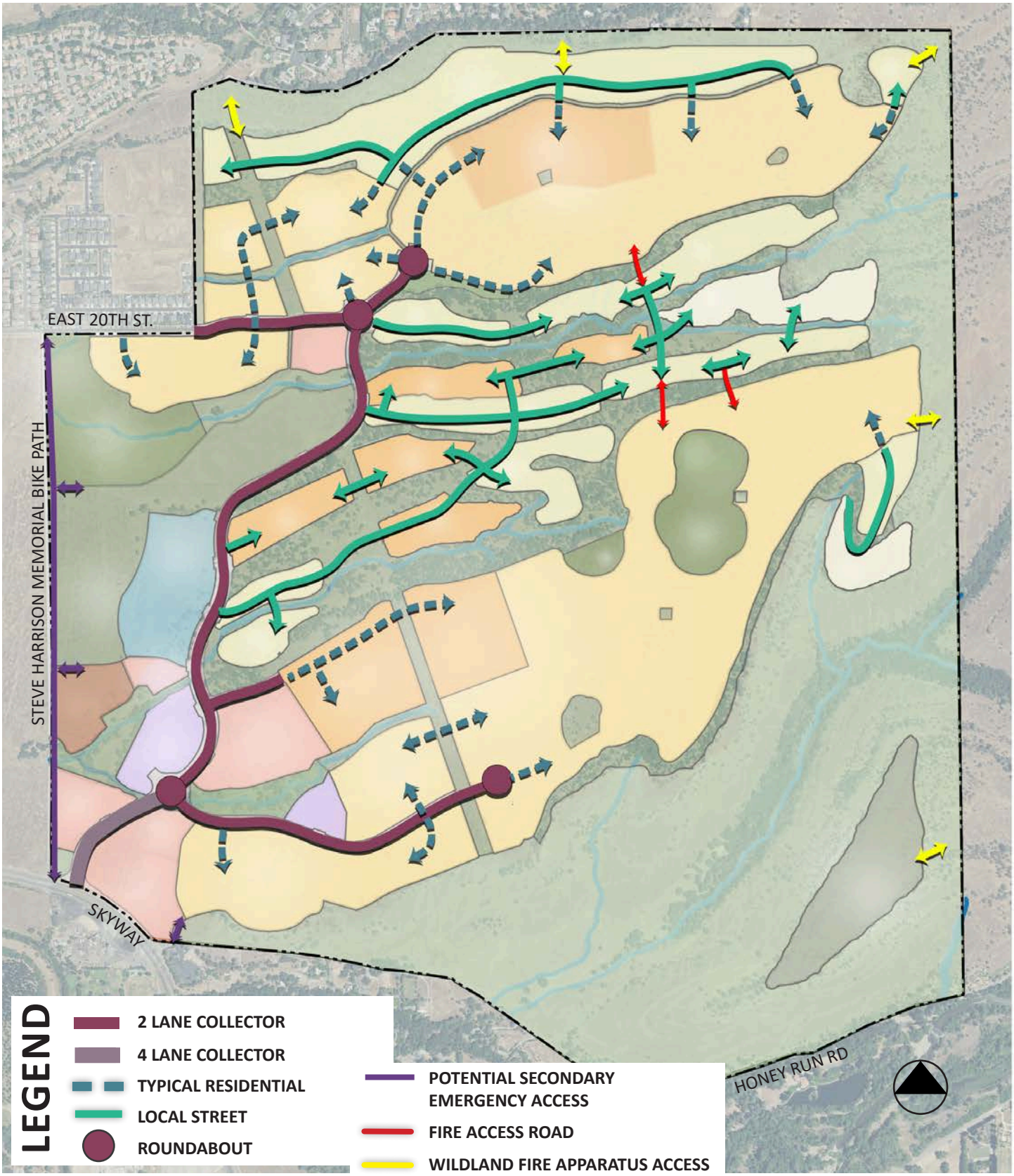


Figure 5-1: Master Circulation Plan

CLASS I PATHS

The TMP identifies approximately five and half miles of surfaced Class I looped pathways connecting open space corridors with residential areas, commercial areas, and the Village Core. Multiple trailheads along the Steve Harrison Memorial Bike Path provide direct and convenient access to and from the community park, elementary school, and other gathering places along the western planning area boundary.

Averaging 8' to 10' in width, Class I bike and pedestrian paths are intended and designed for use year-round as transportation and recreational corridors. A character-defining feature of a Class I Path is that it is entirely separated from vehicular traffic.

A paseo trail offers connectivity while articulating residential boundaries

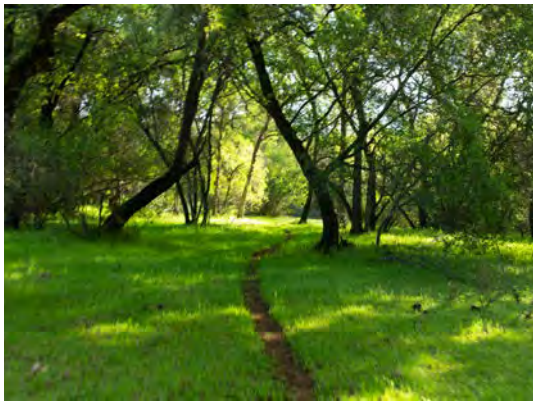
CLASS II LANES

Class II lanes are designated on collector streets and combined with the NEV designated lanes, which provide a striped, on street facility for bicyclists and appropriately NEVs. Additional buffer striping may be incorporated to provide a greater separation between bicyclists and moving vehicles. Refer to Section 5.5.1 Collector Streets. The TMP identifies approximately 2.25 miles of Class II lanes in the VESP area.

Enhanced trails require limited maintenance while providing many recreational opportunities

PASEO TRAILS

Paseos will provide pedestrian and bicycle connections between development areas and the VESP open space trail network. In addition to connectivity, paseos may also be used to articulate the boundaries of respective residential neighborhoods, or to transition between differing land uses, and/or to accommodate stormwater conveyance systems. The TMP identifies approximately one mile of paseo trails in the VESP area. When properly designed, paseos enhance a neighborhoods' appeal and make adjacent residences desirable. These transitional corridors will generally include 6' to 10' wide paved pathways, context appropriate lighting, landscaping, and other elements pursuant to the VESP's design guidelines in Appendix A. Additional paseo trails extending from residential areas abutting open space would be located and designed at the Tentative Map stage.



Trail running, mountain biking, hiking, and horseback riding are examples of activities that may utilize nature trails.

ENHANCED TRAILS

Enhanced trails are improved with hardened natural surfaces such as gravel or decomposed granite. These trails promote recreation while providing connectivity to the Class I network. Trail widths may vary depending on natural land characteristics, intended use of the trail and other variables. Trail segments abutting development areas will average 6' to 8' in width (except as noted in Section 4.5: Firewise Guidelines, Standards, and Vegetation Management Requirements), whereas enhanced trails within the regional park or other open space corridors may develop at lesser widths. The TMP identifies an enhanced trail extending across the Old Doe Mill wagon road, separating from the road to exposed sections where wagon ruts are visible. Enhanced trails also serve as fire breaks and routes for fire access (as illustrated on Figures 5-1 and 5-2). The TMP identifies approximately four miles of enhanced trails in the VESP area.

NATURE TRAILS

Nature Trails are trails surfaced with native soil, generally between 2' to 4' in width. These trails emphasize recreation, nature engagement, and are not a primary means of transportation. Nature trails, including pre-existing trails, as well as sanctioned and unsanctioned emerging trails, are more dynamic than other trail types. For example, as the planning area is built out, the TMC may determine that certain nature trails be widened and developed as enhanced trails. The TMC may also conclude a trail section be added or abandoned. A key role of the TMP is to ensure that the environmental and experiential integrity of nature trails are upheld. The TMP identifies approximately 12 miles of nature trails in the VESP area.

KIOSKS

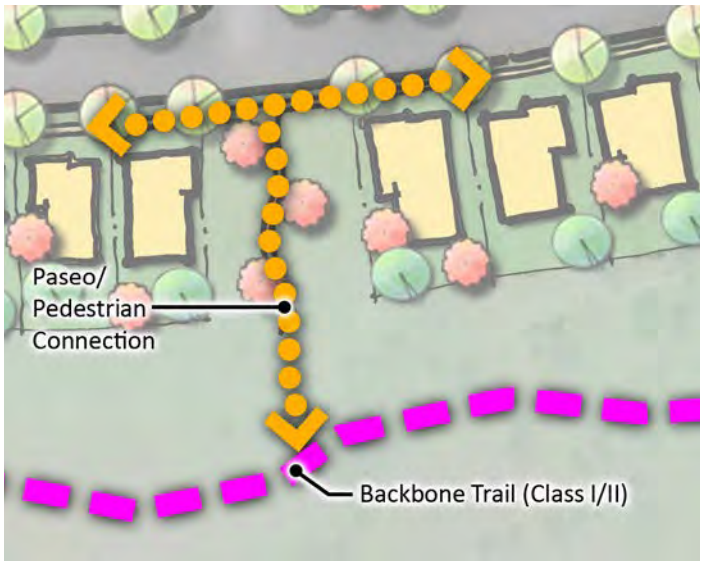
Informational kiosks are placed at key locations to provide wayfinding and educate trail users on their surroundings and key elements, including, but not limited to on-site features, such as pioneer era rock walls and Wagon Road rut heritage. Kiosks also serve as points of arrival for trail visitors, leaving the first and last impression, welcoming visitors, and providing trail information or environmental literacy, such as trail length, complexity, fire protection and vegetation management, maps, public events, species or habitats found in the area, and outlooks throughout the trail.

5.3.2 Residential Trail Connections

Depending on site characteristics, subdivision lot patterns, internal streetscapes, and connections between neighborhoods, residential trail connections are made available through short pedestrian paseo trails. In most instances these linkages also serve to enhance the visual prominence of the planning area's natural landscapes and open space elements. These pedestrian connections between residential streets and open space trails will occur at intervals no greater than 350 yards between access points.

MID-BLOCK WALK THROUGH

The mid-block connection occurs where open space directly abuts the edge of the roadway, typically a break in lotting and/or a single loaded road.



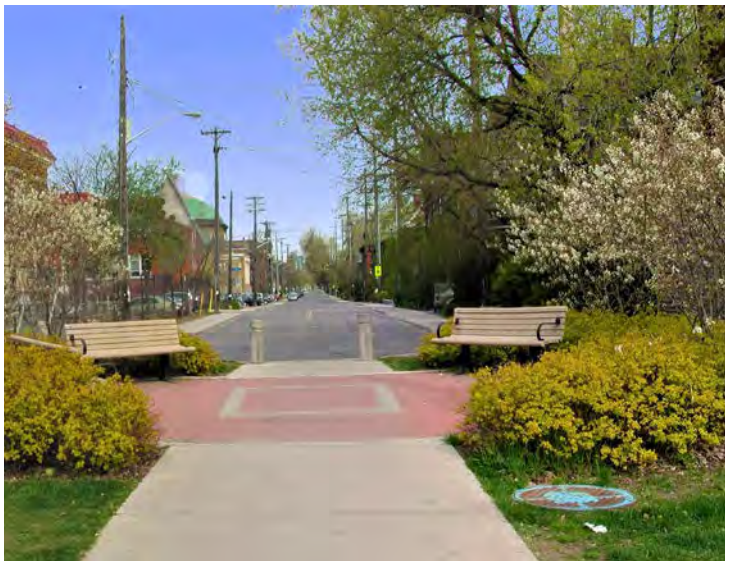
A proposed mid-block walk through

Example of trail connection area

CUL-DE-SAC TRAIL CONNECTION

The cul-de-sac condition occurs where roadway bulb-outs and/or cul-de-sac's create passable corridors into the open space, connecting the main backbone trails to internal pedestrian circulation along streets and sidewalks.

A proposed cul-de-sac connection



Example of cul-de-sac connection featuring bollards and seating

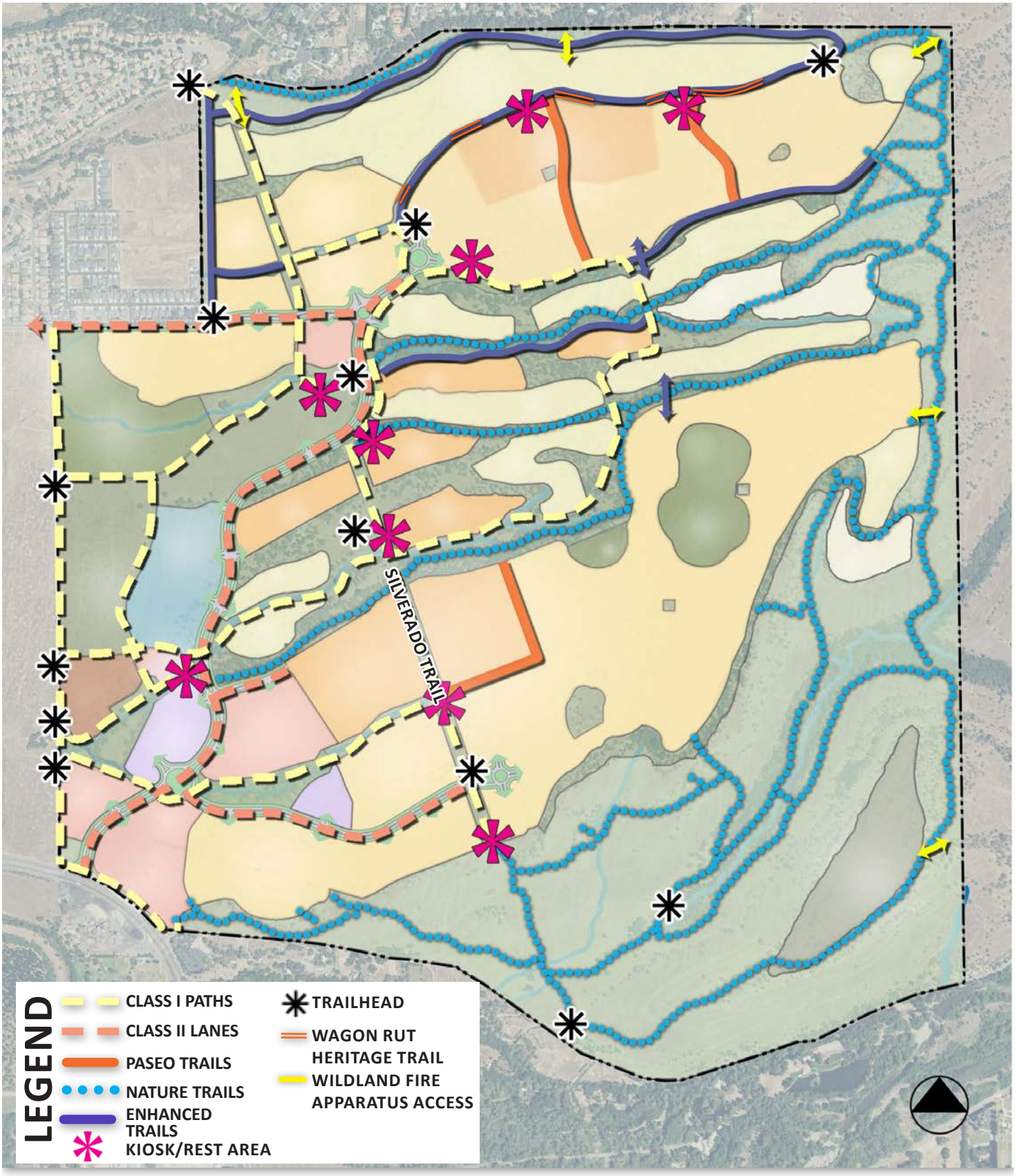


Figure 5-2: Trail Master Plan

5.3.3 The Trails Management Committee

The Trails Management Committee will be comprised of members of the HOA along with non-member partners and advisors such as trail building professionals, biking, hiking, equestrian organizations, and other interested parties.

The work of the TMC will include physical site investigations and visual landform surveys, as well as observations of existing trails and usage patterns. This information will be used to develop programs and policies for incremental planning, design, and construction, as well as related components such as wayfinding and interpretive signage recommendations. The TMC will also develop suitable best practices and standards, examples of which are described in the City of Chico's Adaptive Wet Weather Trail Management Plan.

5.4 Gateways & Entries

Entrances to Valley's Edge are located along the Skyway and East 20th Street. Refer to Figure 5-5 for proposed gateway locations and off-site connectivity. Additional information on gateway design elements is presented in VESP Appendix A: Design Guidelines.

5.4.1 Primary Gateway

SKYWAY ENTRY

As directed by Appendix C in GP 2030, the primary vehicular entrance to Valley's Edge is along Skyway. Initial improvements would include a controlled intersection, and the ultimate design may feature a two-lane roundabout and landscaped center island, with signage welcoming westbound travelers into the City of Chico, acting as a southern gateway into the City. Figure 5-3 illustrates a plan view of the conceptual roundabout.

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

- GP APPENDIX C -DOE MILL/ HONEY RUN SPECIAL PLANNING AREA

Conceptual primary gateway concept for Skyway roundabout

Figure 5-3: Primary Entry Plan View Concept

5.4.2 Secondary Gateway

EAST 20TH STREET

The northern entry into Valley's Edge at the extension of East 20th Street will be a two-lane collector with landscaped median, enhanced to maintain connectivity to the Steve Harrison Memorial Bike Path, which traverses north-south along the western edge of the plan area. Placemaking at this secondary entrance will include accent landscaping, gateway elements and new rock wall segments emulating existing rock walls found elsewhere in the plan area. Off-site and frontage improvements along East 20th will include road widening, landscaping and sidewalk along the south side of East 20th Street transitioning into and exiting the plan area.

Conceptual two-lane collector roadway leading into Valley's Edge from Skyway roundabout

Figure 5-4: Secondary Gateway Entry Concept - East 20th Street

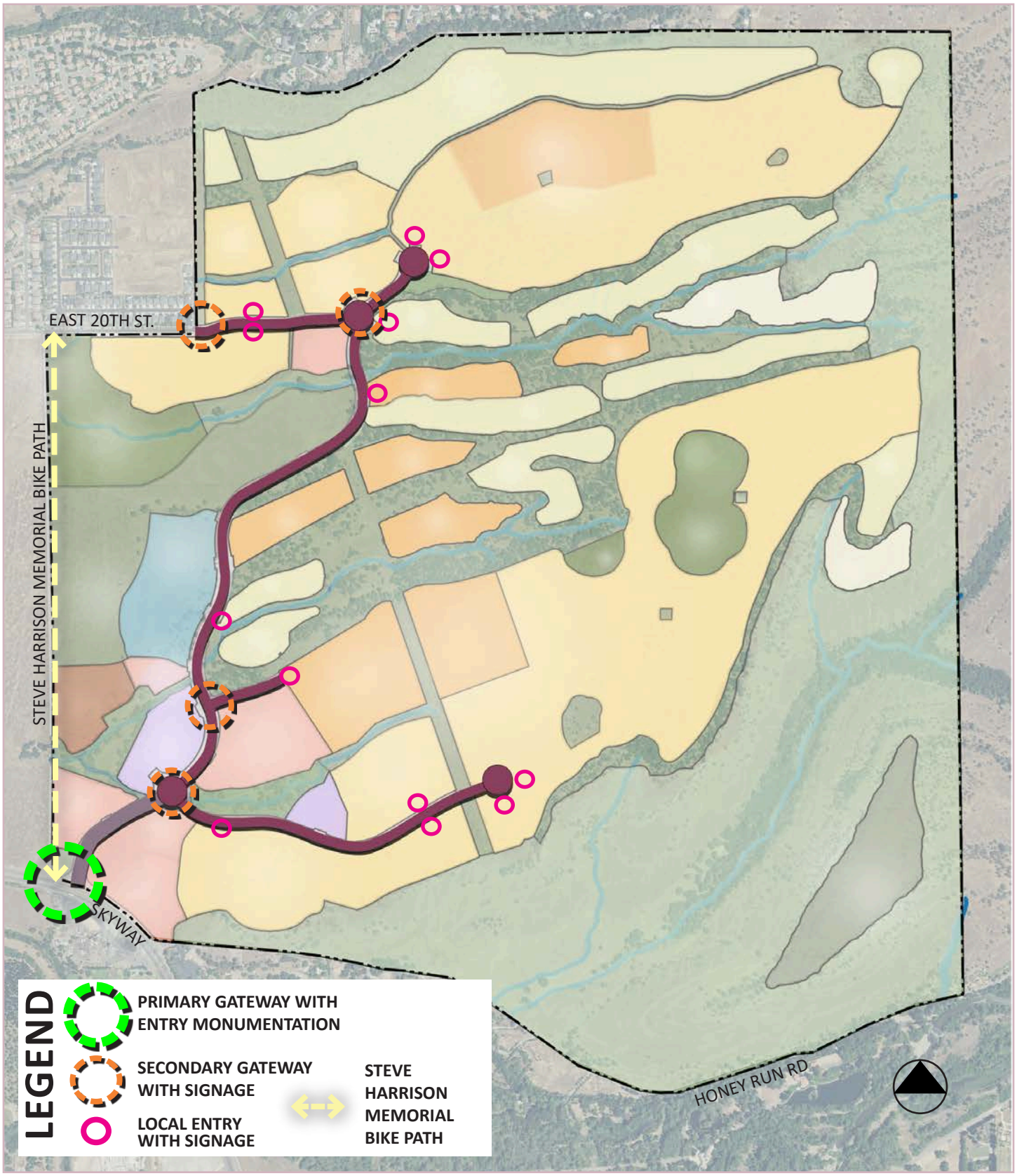


Figure 5-5: Gateways & Off-Site Connectivity

5.5 Street Classification & Sections

There are multiple street classifications throughout the VESP area as needed to accommodate varying traffic volumes, parking, bike lanes, and physical conditions. Streets in Valley's Edge will be curvilinear in design to accommodate existing topography and minimize conflicts with existing oak trees, rock walls, and other natural features. Descriptions and street sections for each street classifications are provided in the following sections, together comprising typical street standards for the plan area. Refer to the Chapter 6: Infrastructure, for Low Impact Development (LID) and sustainable practices in streetscape design. Modifications to the VESP street standards shall be administered as described in Chapter 7.5.1 (Minor Modification to Specific Plan).

5.5.1 Collector Streets

Collector streets generally provide access between arterial streets serving the broader community and neighborhood streets serving residential neighborhoods. The main north-south collector street, serves as the spine connecting the primary and secondary entrances. The curvilinear alignment and meandering median of Valley's Edge Drive reflects the intention to minimize impacts of development to the site's existing oak trees and pioneer era rock walls. This value also extends to the four roundabouts planned on collector streets, each of which have been situated with a stand of existing mature oak trees to serve as the centerpiece. The collector streets will be capable of providing transit service. The collector streets will also provide convenient access to the Community Park, Elementary School, multi-family housing, and the Village Core. Refer to Figures 5-6 through 5-9 for 4 Lane and 2 Lane Collector street sections. Three variations of the Collector Streets are illustrated to provide flexibility and to accommodate physical site constraints or on-site oak trees into a collector street median.

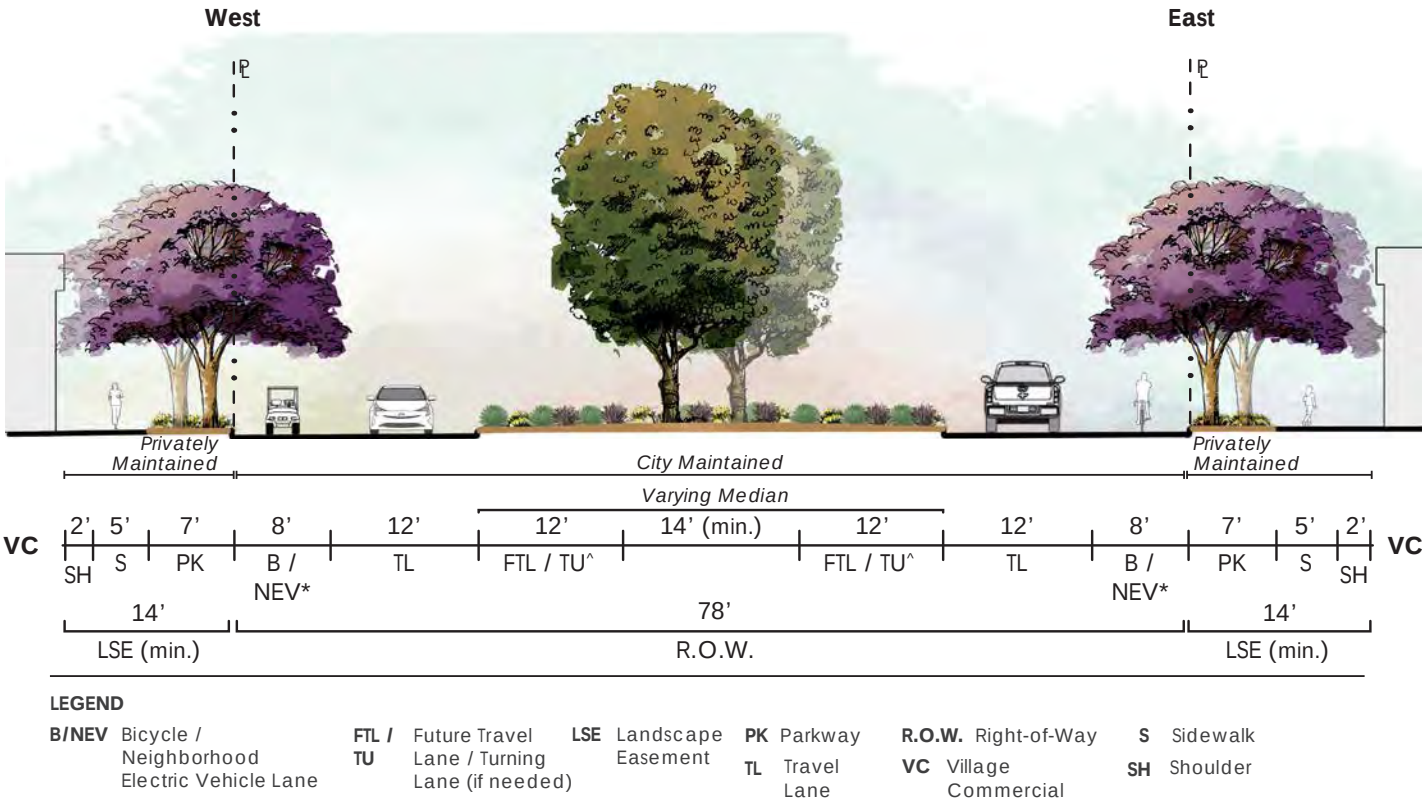


Figure 5-6: 4 Lane Collector with Median

Notes:

** NEV lane will end before Skyway*

^ if future travel lane is needed

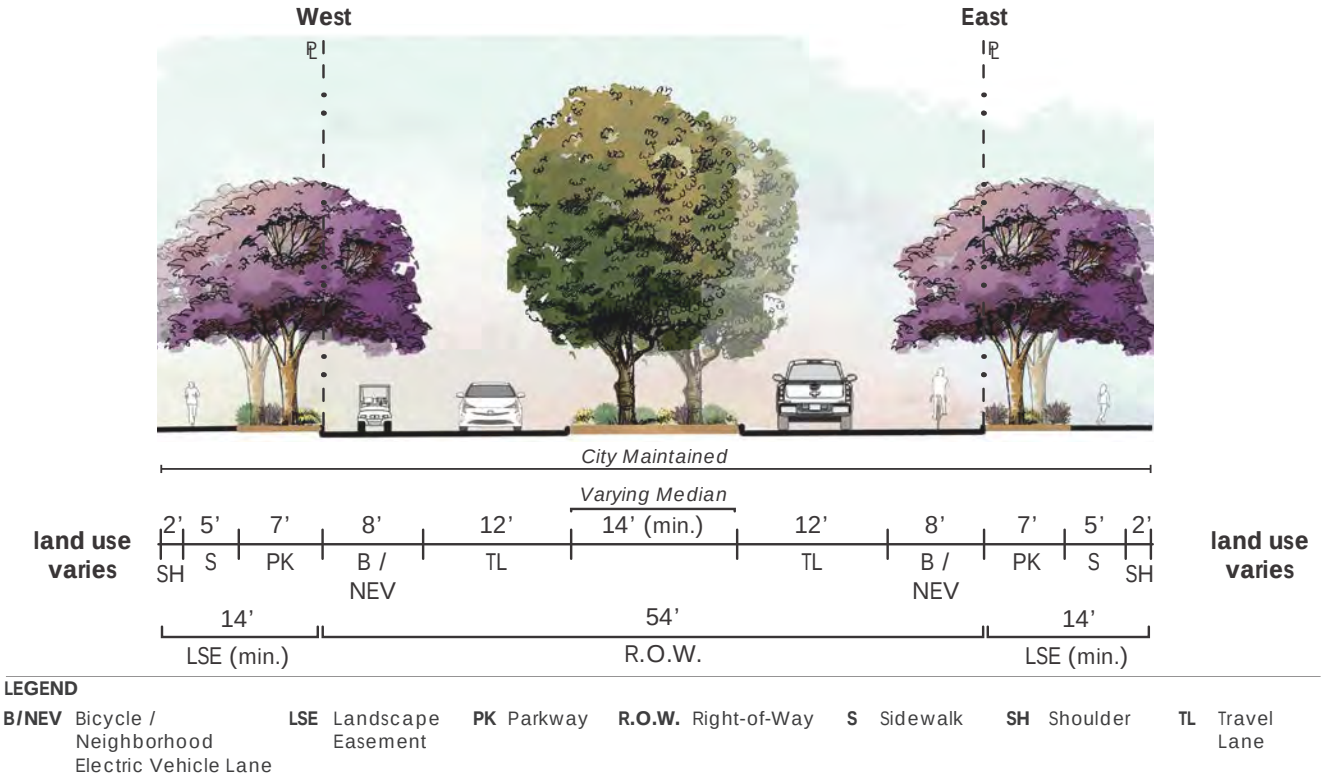


Figure 5-7: 2 Lane Collector with Median

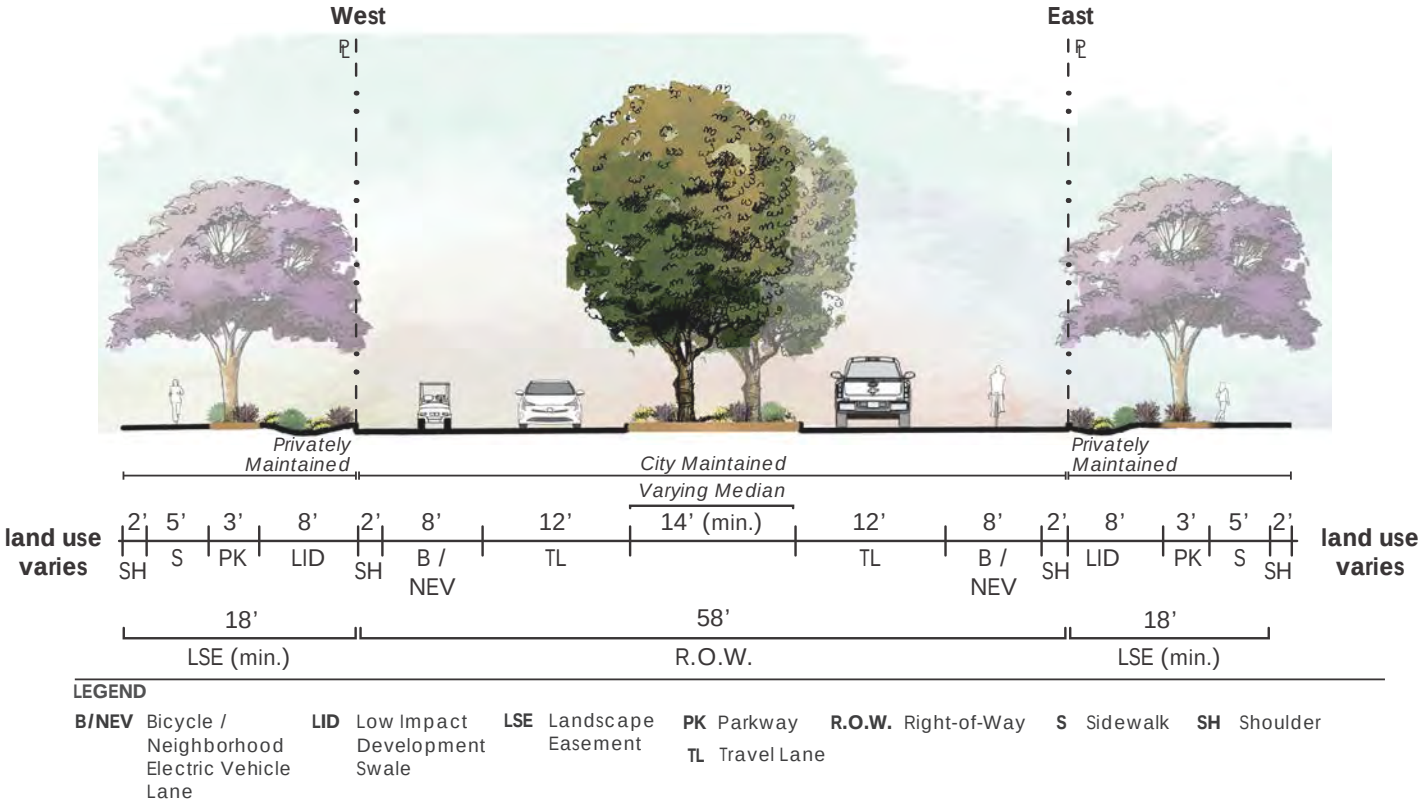


Figure 5-8: 2 Lane Collector with Median and LID Swale

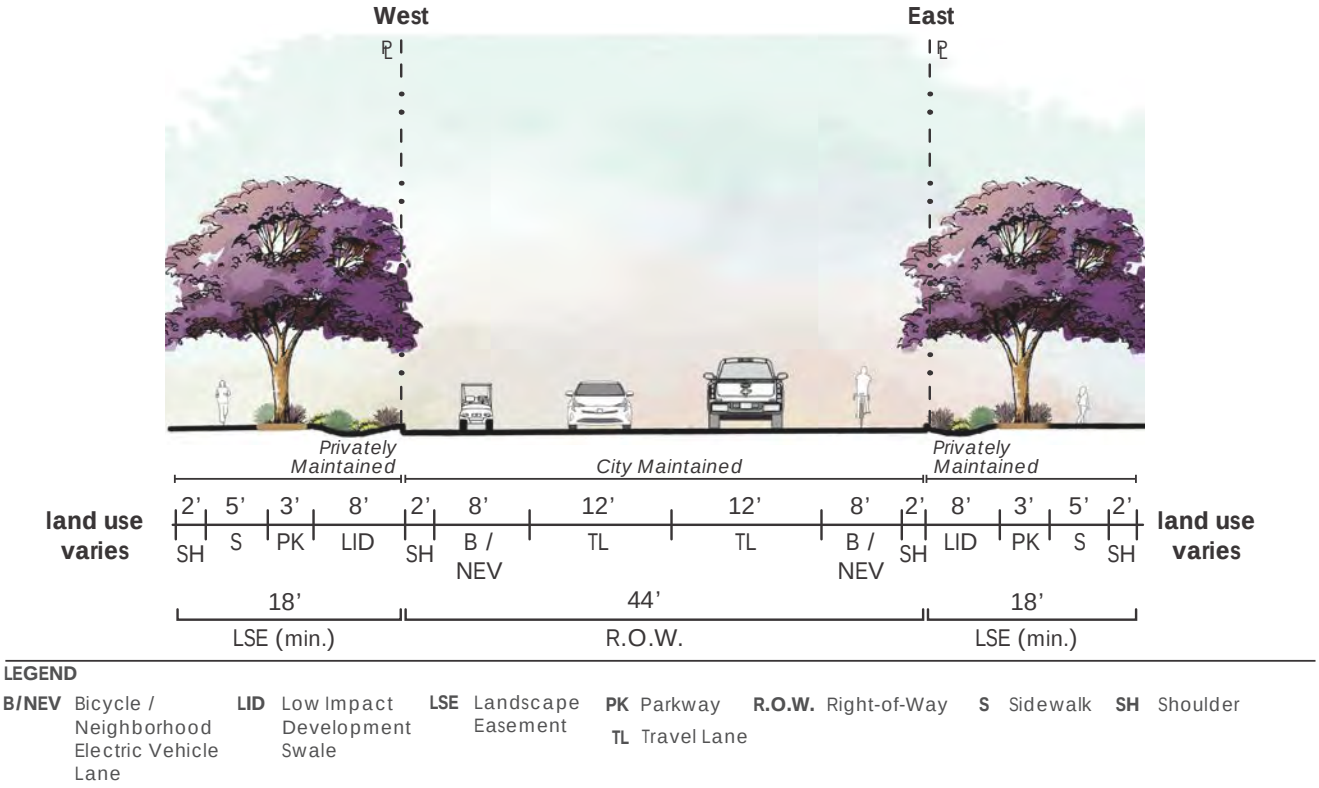


Figure 5-9: 2 Lane Collector with No Median

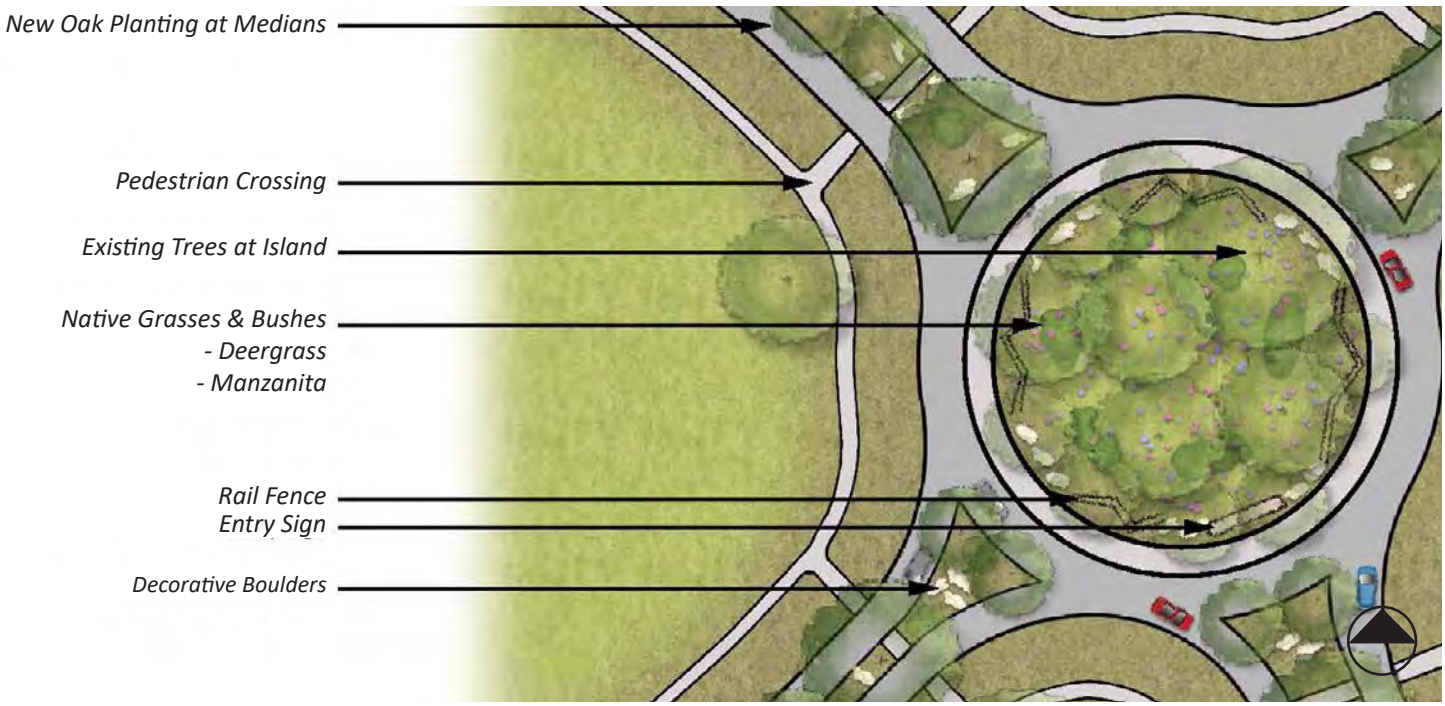


Figure 5-10: Collector Roundabout

Figure 5-11: Roundabout Concept

5.5.2 Neighborhood Electric Vehicle Routes

Neighborhood Electric Vehicles (NEV's) are small, zero emission electric powered personal vehicles that travel at low speeds and make ideal transportation methods for short local trips. NEV's require a driver's license and registration to be operated and are specifically designed to meet federal safety standards for low-speed vehicles.

Neighborhood Electric Vehicle

The Specific Plan supports this use and proposes a street system designed to accommodate safe and convenient NEV travel. See Figure 5-12: Routes with Dedicated NEV Lanes. NEV's can be used on any street that has a posted speed limit of 35 mph or lower. Class II on-street NEV routes are designed to accommodate both NEV and bicycle use.

The NEV routes will allow residents to travel to and from the Village Core without having to use their car which also reduces the traffic impact on internal streets. The Senior community will also utilize the NEV's to access the senior clubhouse and other amenities without having to drive.

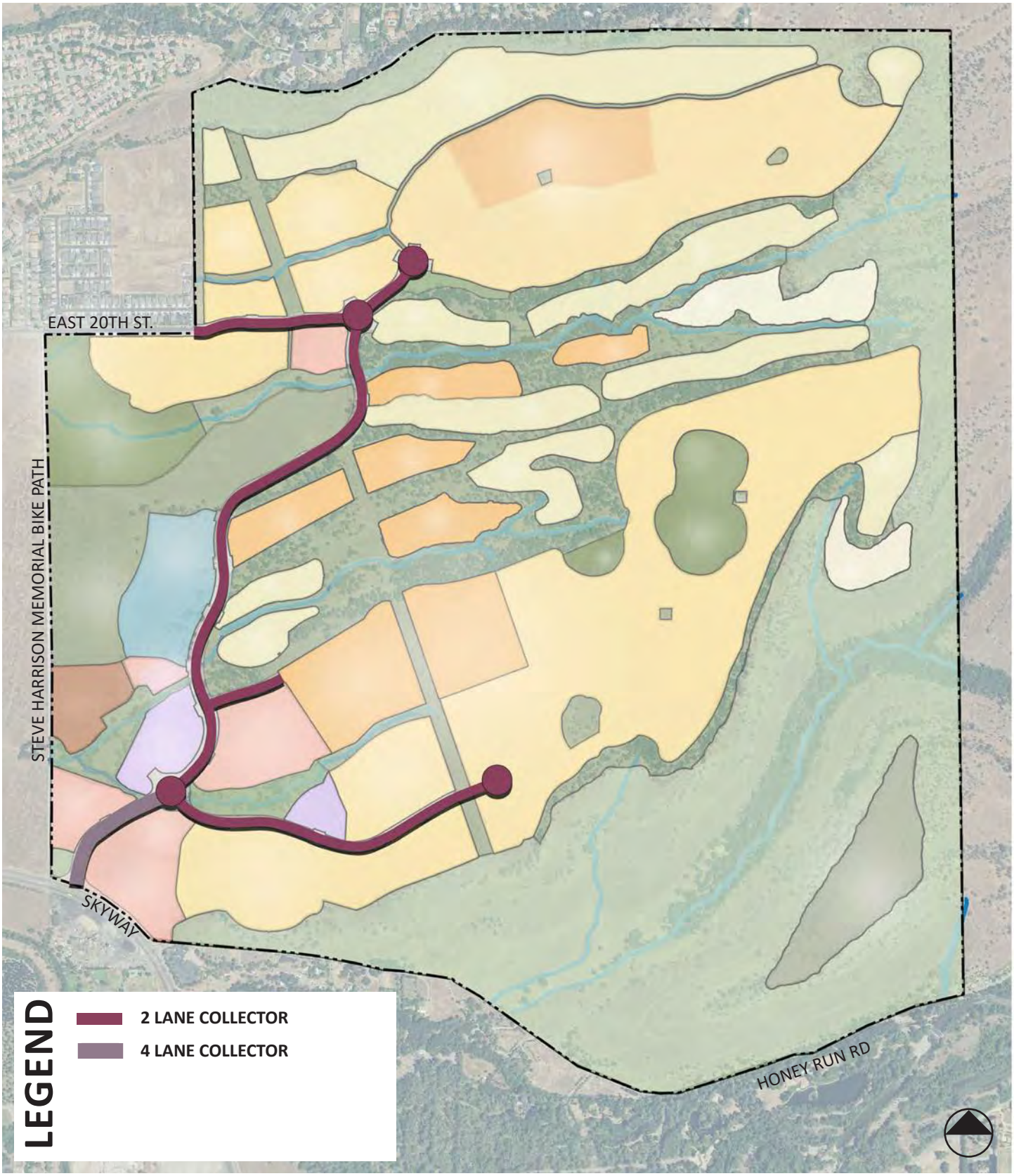


Figure 5-12: Routes with Dedicated NEV Lanes

5.5.3 Residential Streets

Residential streets provide direct access to individual properties that are typically constructed as subdivision improvements for each of the neighborhoods. Neighborhood streets are designed to discourage through-traffic and promote slower speeds than Collector Streets. Residential streets also incorporate a Class III bicycle lane into the street section, which includes streets designated for bicycle travel and shared with motor vehicles.

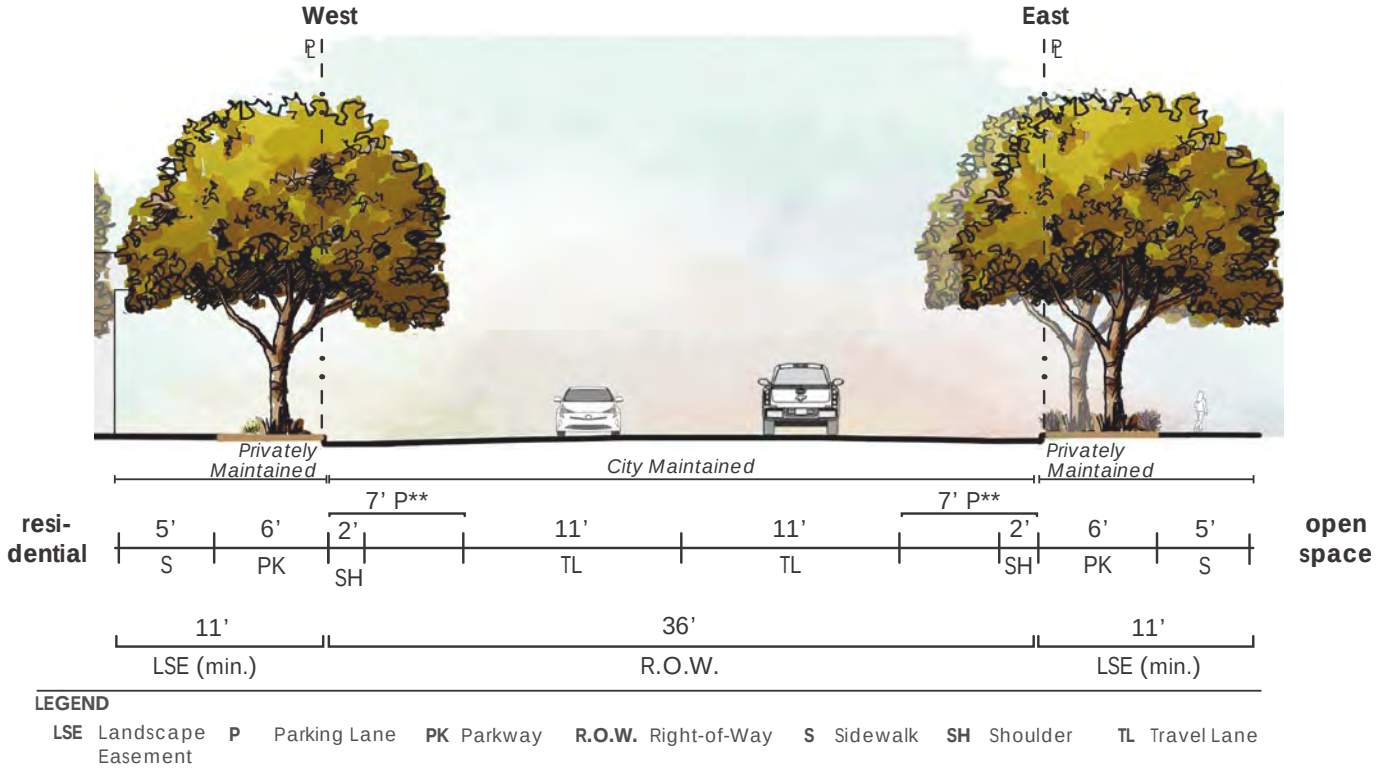


*Figure 5-13: Typical Residential Street**

* In some instances, some single-loaded residential streets with an abutting Class I Path, may not have a sidewalk on both sides of the street.

** Two-foot shoulder is encompassed within seven-foot parking.

5.5.4 Local Streets

Local streets provide direct access to VLDR and LDR neighborhood clusters throughout the Specific Plan area. A typical cross section consists of two 11-foot travel lanes with parking in designated areas (see Figure 5-14).

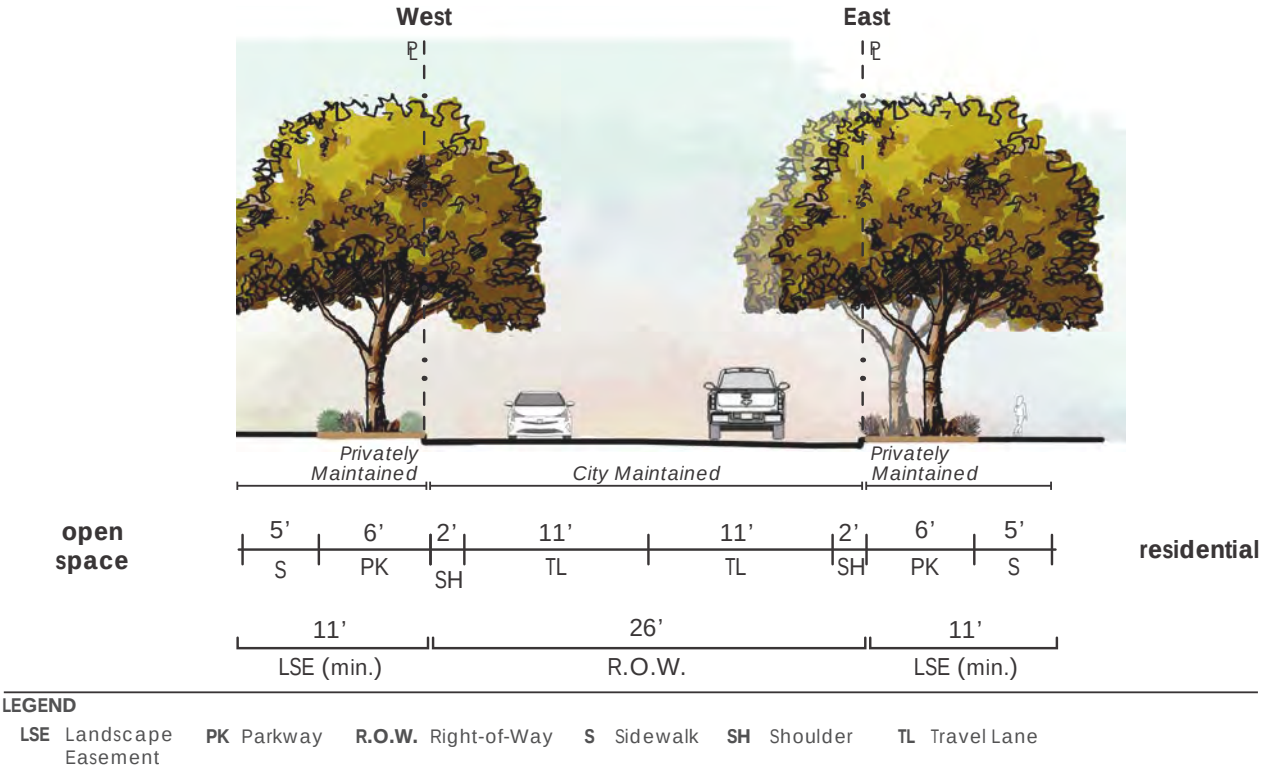


*Figure 5-14: Typical Local Street**

* In some instances, some single-loaded residential streets with an abutting Class I Path, may not have a sidewalk on both sides of the street.

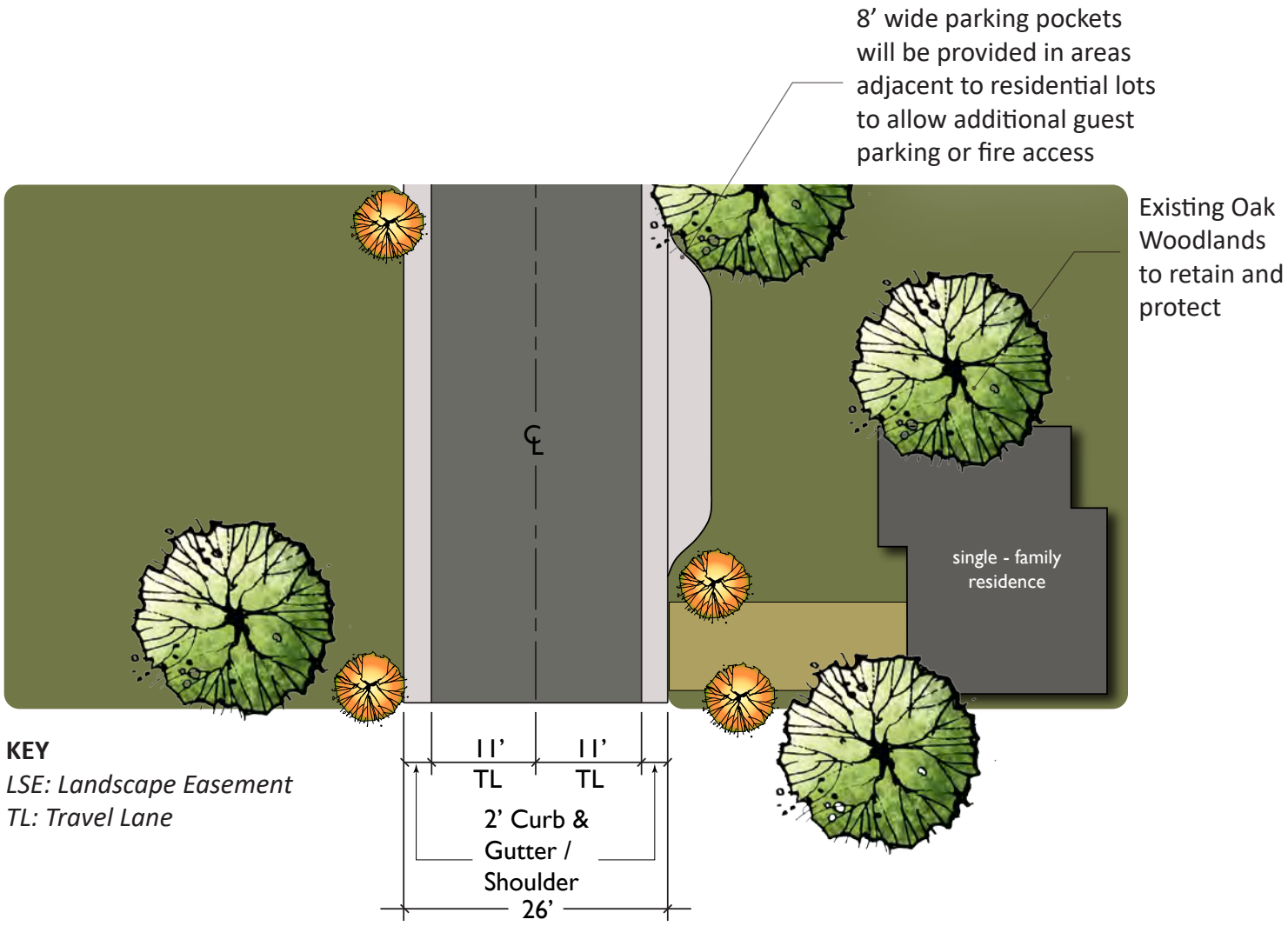


Figure 5-15: Plan View of Local Street with Parking Pocket

5.6 Public Transportation

Valley's Edge is designed to facilitate the integration of multi-modal transportation alternatives, including the provision of public transit amenities. The Butte Regional Transit, commonly known as the B-Line, provides local transit services in Chico, Oroville, and Paradise, as well as smaller communities within Butte County. B-Line runs along Bruce Road, roughly one-half mile west of Valley's Edge.

Bus shelter

Future proposed public transportation stops and routes will need to be coordinated, reviewed, and considered by the Butte County Association of Governments (BCAG). Future conditions that may warrant transit service include the development of uses identified in the Village Core: community center, business professional/mixed-use, market, bandstand, senior housing, and light retail uses. Bus stops will be included at the Village Core and elementary school, and community park with initial collector street improvements; final designs and locations to be determined in coordination with BCAG at the time of the improvement.

To help minimize traffic and vehicle trips, a park and ride will be located within Valley's Edge at the Community Park, acting as a hub for commuters and carpoolers. In addition to various future transit stops throughout Valley's Edge, a future connection to the Community Park could be provided by Chico Unified School District (CUSD) as part of an after-school program and serving as a meeting place for children.

6 Infrastructure & Public Facilities Plan

VALLEY'S EDGE

Chapter 6 - Infrastructure & Public Facilities Plan

6.1 Introduction

This Chapter describes the major infrastructure improvements and utilities that will be necessary for the build-out of the Valley's Edge Specific Plan (VESP). The descriptions and illustrations in this Chapter are provided with the understanding that exact sizing, location, and other specific design details will be determined at the subdivision design and improvement plan stage.

Utilities that will be required to serve Valley's Edge include domestic water, wastewater, storm drainage, as well as dry utilities such as gas, electric, telephone, cable, and data/communication. Public services supporting residents and businesses will include a community park, elementary school, fire protection, police, and solid waste disposal.

6.2 Water Overview

The California Water Service Company (Cal Water) is a private company and the sole domestic water provider in the City of Chico. Cal Water operates under the Urban Water Management Plan (UWMP) for the Chico-Hamilton City District, and is responsible for providing safe and reliable water for the area shown on Figure 3-2 of the UWMP's (Service Area Boundaries Map). The following information is intended to complement the Water Supply Assessment (WSA) prepared for the Valley's Edge Specific Plan EIR.

6.2.1 Planned Water Infrastructure

The infrastructure components planned for the VESP's water delivery system include conventional underground piping together with potential underground wells, booster pumps, and pressure reducers. The final design and engineering of the system will occur incrementally as the various phases of the VESP area are planned and engineered in detail prior to construction.

An on-site permanent water storage tank may be required. Depending on the sequence of development, the tank will be constructed at one of two higher-elevation locations near the eastern boundary of the planning area. Placement of the tank on either of these locations maximizes system pressure which improves system operations, including wildland fire protection and suppression. Prior to installation of the permanent storage tank, smaller interim water storage facilities may be utilized to serve portions of the Planning area.

Two connection points to Cal Water's existing facilities will be required; northerly at the present terminus of East 20th Street, and southerly via a main-line extension at Skyway. Depending on the sequence of development within the plan area, the initial connection(s) may be at either location. Water infrastructure improvements will ultimately result in a fully looped system, owned and operated by Cal Water. Refer to Figure 6-1 for proposed water facilities.

6.2.2 Raw Water

Two agricultural wells exist on the property, a north well located near the community park, and a south well located near the Village Core. These wells may be utilized for irrigation and/or water-related amenities, including recreational pond features which would also provide a source of water for wildland fire suppression.

6.2.3 Water Conservation

The recognition of water as a valuable natural resource is reflected in both the overall land use plan and VESP policies.

Valley's Edge will implement the current required water-conserving technologies and practices. Additional water conservation guidelines are detailed in Appendix A; several examples may include, but are not limited to:

Residential:

- Low flow water efficient toilets;
- Water efficient shower heads;
- Water efficient dishwasher;
- Landscaping must comply with the California Department of Water Resources (MWELO);
- Drought Tolerant Plants suitable for Valley's Edge soils type and micro-climate zone;
- Limited turf areas;
- 'Smart' programmable irrigation control system with rain sensors; and
- Drip and overhead irrigation that attain minimum 70% effectiveness.

For Community and Common Areas:

- Turf limited to parks, dog parks, yoga lawns, event spaces, and other functional use areas where turf treatment is preferred;
- 'Smart' programmable irrigation control system with rain sensors;
- Drip and overhead irrigation that attain minimum 70% effectiveness; and
- Common areas, medians and landscape buffers will utilize low-flow fixtures, drip irrigation and monitoring systems in predominantly drought-tolerant landscapes. Turf areas will be limited to active play fields, developed parks, private yards, accent features and other limited applications.

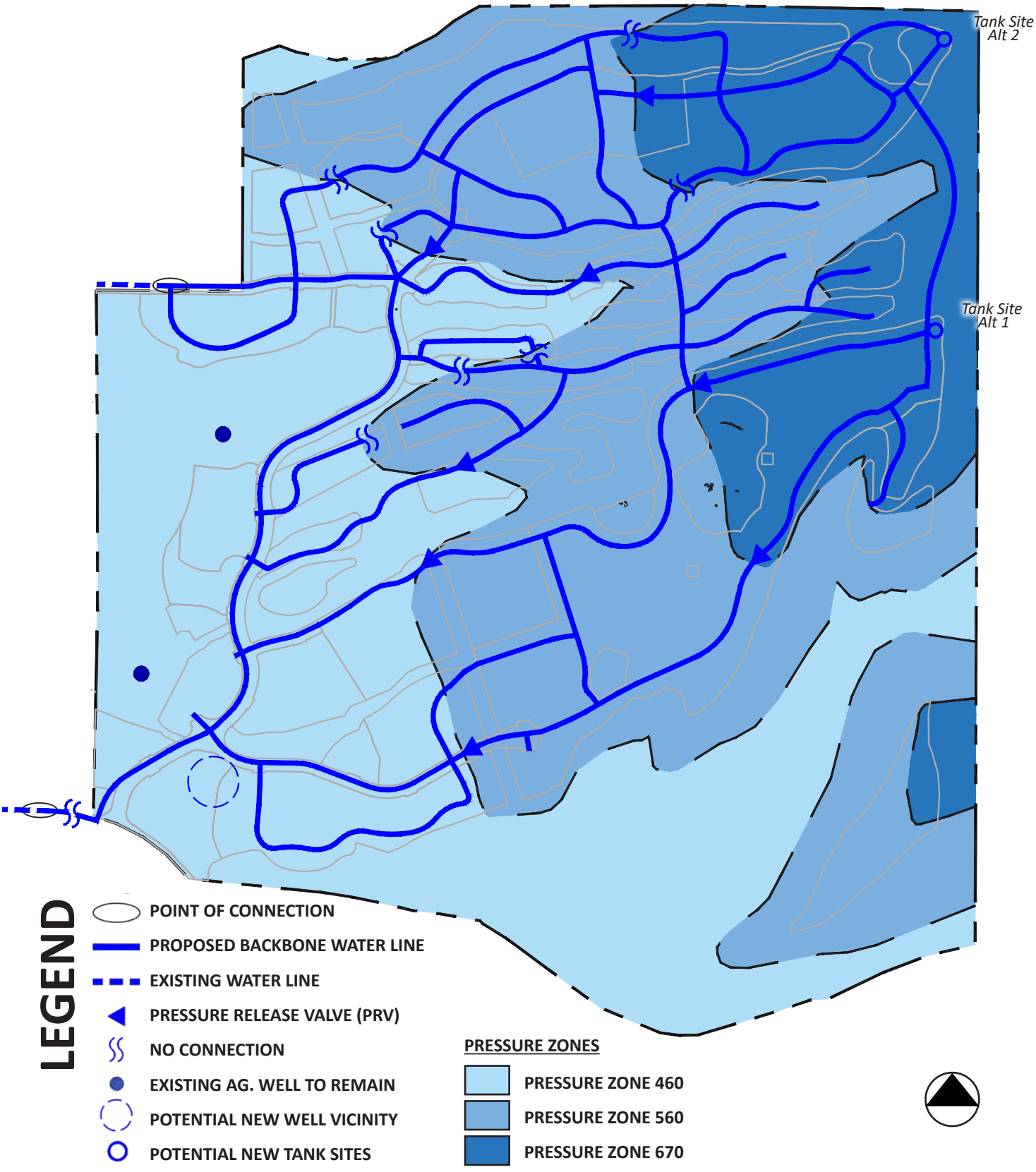


Figure 6-1: Proposed Water Facilities

6.3 Wastewater

The City of Chico will provide sanitary sewer service to the VESP area from the City's Water Pollution Control Plant (WPCP) located about four miles southwest of the City on Chico River Road. The WPCP is a secondary treatment facility and has a capacity of 12 million gallons per day (MGD) with the ability to expand to 15 MGD capacity in the future, according to the City of Chico's WPCP web page.

6.3.1 Planned Wastewater Infrastructure

As anticipated in the City of Chico's Sanitary Sewer Master Plan (SSMP), two points of connection to Chico's existing sewer system will be required; one on the north side of the Planning area at the eastern terminus of East 20th Street, and another south along Skyway. Depending on the sequence of development, the initial sewer connection may be at either location.

The north connection will tie into the existing 8-inch sewer pipe on East 20th Street. The SSMP identifies the probable need, based on available capacity, for an additional sewer line referred to in the SSMP as the "Doe Mill Trunk Sewer" from the boundary of the Planning area west to Bruce Road, a distance of roughly 0.75 miles.

The southerly sewer connection of the Planning area will ultimately tie into the City's 18-inch main sewer trunkline referred to in the SSMP as the "Honey Run Trunk Sewer" which serves the VESP area as well as other areas south of Skyway planned for commercial development. Depending on the timing of Valley's Edge development relative to the City's installation of the Honey Run Trunk Sewer, an interim connection to a 10-inch sewer pipe near Skyway and Bruce Road may be utilized. If segments of the City's Honey Run Trunk Sewer along Skyway east of Bruce Road are insufficient to enable connection at or near the Planning area's primary entry, an alternative and interim means of conveyance may be utilized, such system conditioned upon the approval of the Director of Public Works.

The VESP's sewer network will primarily be comprised of 6-inch to 12-inch sewer mains, designed in a manner responsive to the site's topography. In instances where gravity-fed sewer lines are not feasible, lift stations and associated force-mains or siphon systems may be utilized, conditioned upon the approval of the Director of Public Works or their designee. Private residential sewer pumps may also be necessary to manage topographical constraints.

Figure 6-2 illustrates the distribution of anticipated future sanitary sewer facilities at a master plan level, the final design of which will occur incrementally as various areas of the VESP area are further planned and developed.

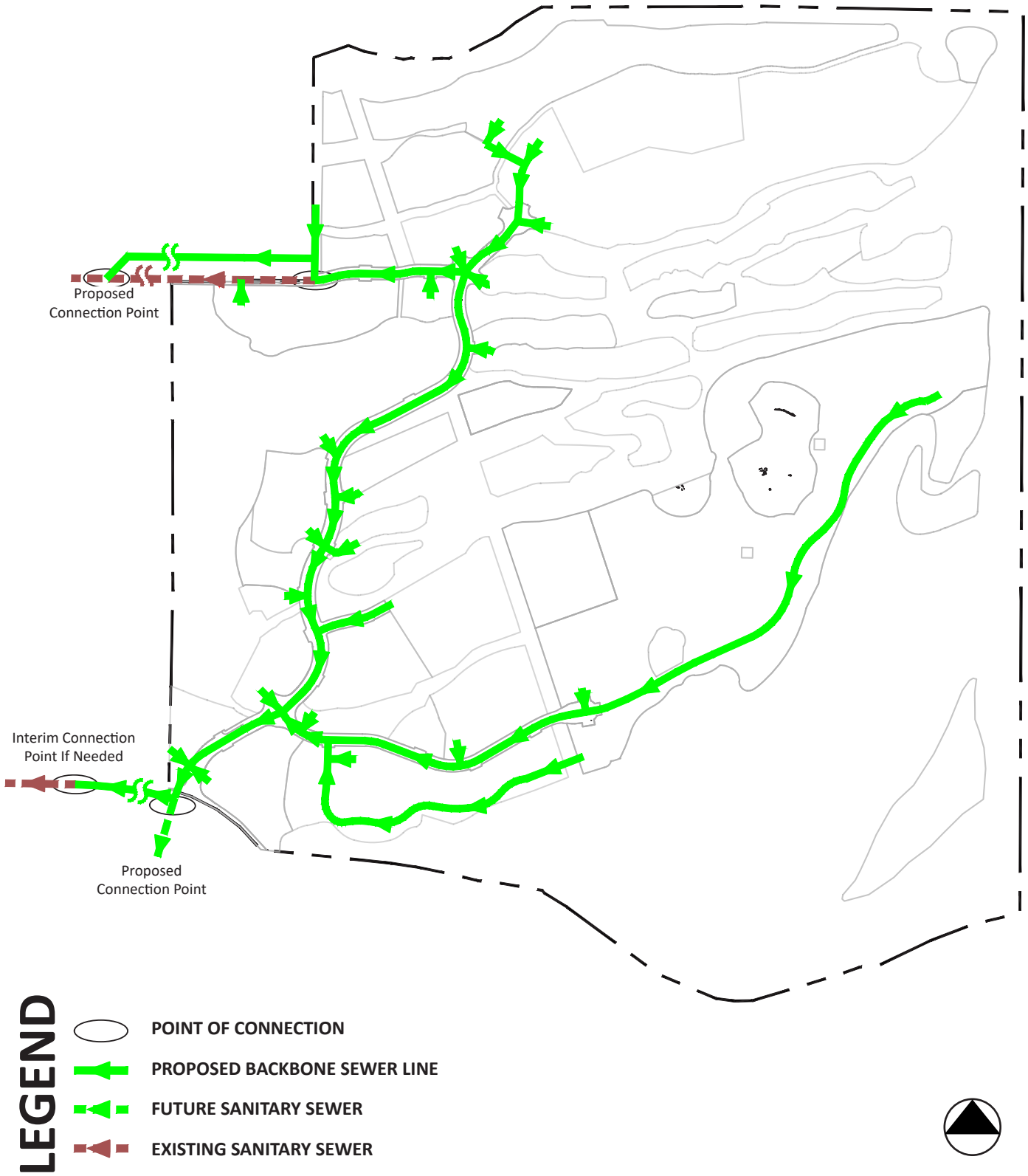


Figure 6-2: Proposed Wastewater Facilities

6.4 Storm Drainage & Flood Control

6.4.1 Drainage Overview

VESP area drainage system involves a combination of conventional surface and subsurface drainage systems, including underground pipe conveyances, drainage basins, bioswales, outfalls, existing natural swales, and existing seasonal creeks. In addition, development within the VESP area will incorporate water quality treatment methods for urban runoff, described in Section 6.4.5 (Stormwater Quality).

6.4.2 Site Hydrology

Valley's Edge is located within the Butte Creek watershed, and is transected by three westward-flowing seasonal drainage courses originating in the lower foothills east of the Planning area. The majority of surface geology consists of relatively thin soil underlaid with prehistoric mud and volcanic flows, referred to as "lahar", or "lava cap", of the Tuscan formation unit C.

"Site planning will consider and protect groundwater recharge areas."

- CHICO GENERAL PLAN APPENDIX C -DOE MILL/HONEY RUN SPECIAL PLANNING AREA

The relative impermeable nature of lahar coupled with limited fracturing represent conditions which limit infiltration and groundwater recharge. Natural streambeds are preserved as open space and may provide some potential for increased permeability.

The VESP area existing watershed is comprised of four drainage sheds; North, Middle, South and Comanche Creek, along with corresponding sub-sheds as illustrated on Figure 6-3.

6.4.3 Drainage Collection & Conveyance

The VESP's backbone storm drainage features, culverts and conveyances are depicted on Figure 6-4 at a master plan level. The final design of these drainage facilities will be determined at the subdivision improvement stage as specific areas of the VESP area are planned and developed.

Design considerations for stormwater collection and conveyance will vary depending on the intensity of land use, slope, geology, proximity to natural drainage courses and other factors. It is anticipated that some rear draining lots may utilize privately-maintained open swales for conveyance, whereas the majority of the development will rely on underground pipes within the subdivisions and developed areas in order to deliver the storm water to the open space for treatment and or discharge. Regardless of the specific conveyance system, all stormwater from developed areas will be treated for quality before being discharged into creeks, the vast majority of flows leading to the Butte Creek Diversion Channel with near negligible conveyances into the Comanche Creek drainage course. Except as otherwise noted, the drainage system improvements will be designed and constructed pursuant to City of Chico standards.

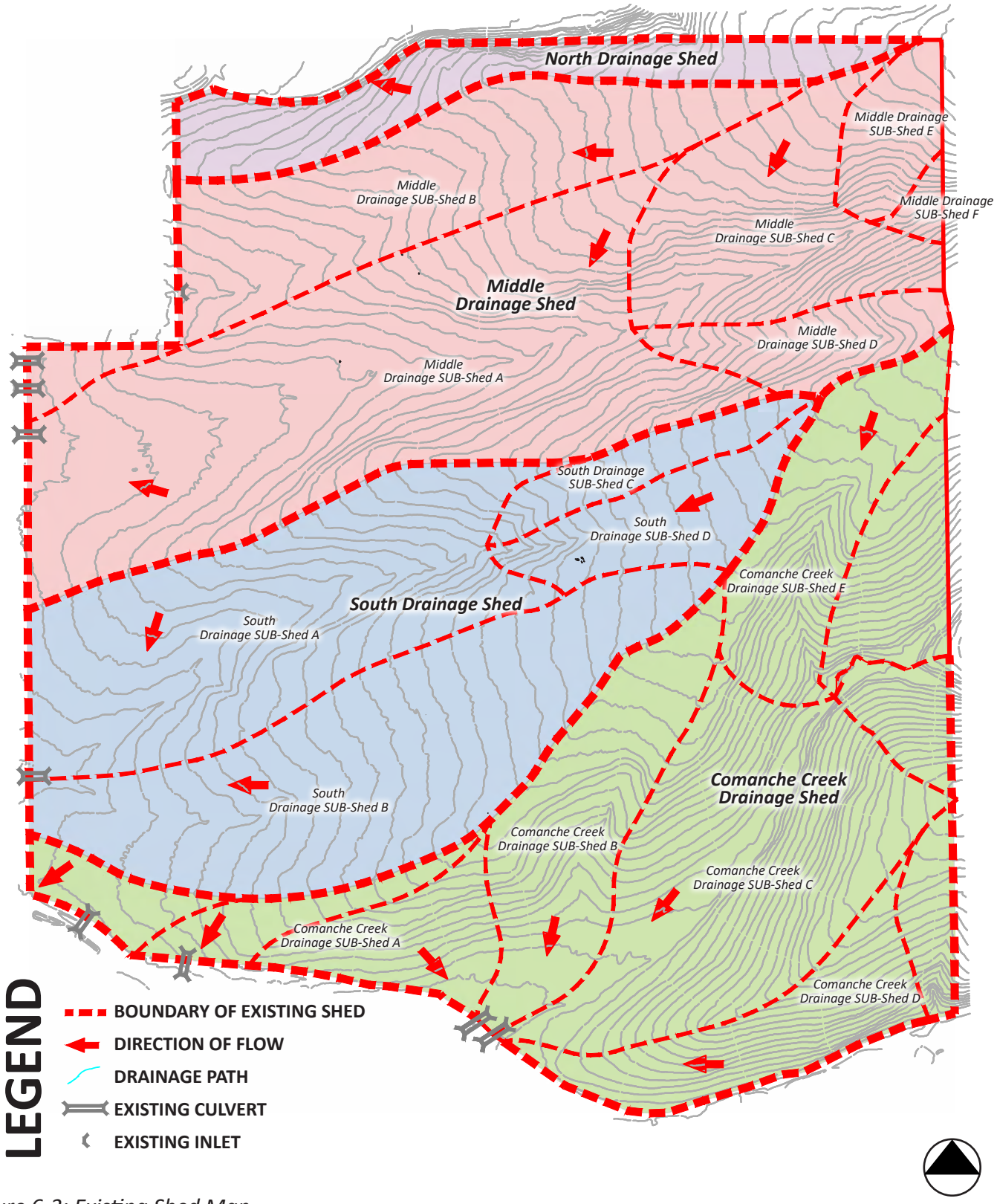


Figure 6-3: Existing Shed Map

6.4.4 Stormwater Detention and Retention

Under current regulations development projects are required to detain on-site any increase in the rate of post-project runoff. In accordance with both City and State requirements, detention may also occur in-channel by way of downsizing culverts to purposefully restrict flows to match desired downstream release rates. The VESP's drainage system may include series of appropriately-sized on-site detention basins to attenuate post-project peak flow rates for storms up to the 100-year, 24-hour event. On-site detention features will employ accepted methodologies to slow water, filter out contaminants, and encourage infiltration and evapotranspiration. The VESP area will be designed in compliance with all applicable stormwater regulatory requirements, including water quality.

6.4.5 Stormwater Quality

Low Impact Development

Low Impact Development (LID) seeks to reduce stormwater runoff, maximize infiltration (where feasible), provide for beneficial reuse, eliminate pollutant loading, and encourage symbiotic environmental planning. The VESP includes a range of green and sustainable features that are integral to maintaining a high degree of water quality, which, together with evolving LID principles, tools and techniques, will be implemented throughout the incremental development of the Planning area.

All water quality treatment methods will be in accordance with local requirements and the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) Phase II requirements.

Planning Area Design Elements

Stormwater quality solutions will vary based on site geology, notably naturally impermeable lahar surfaces. Bio-filtration of surface runoff is one effective way to treat surface runoff and could be incorporated in the open space and landscape areas. Source level LID tools for the VESP area may include the implementation of techniques such as drainage basins, reduced hardscape, amended soil, bioretention cell or rain garden, disconnected roof drain, tree planting, native vegetation preservation, and natural drainage flow. Solutions such as porous pavement and reduced hardscape aim to maximize infiltration and slow runoff, the application of which would, as with other techniques, be conditioned upon appropriate geological conditions. Amended soil, bioretention cells, and rain gardens also lessen and slow runoff, as well as reduce irrigation water use. Native vegetation reduces summer irrigation demand. Enhanced natural drainage serves to slow and meter runoff to pre-development conditions, while enhancing retention in a visually pleasing setting.

VESP may utilize Stormwater Quality Basins (SQB) and Water Quality Swales (WQS) due to the ability to process stormwater while considering and respecting the open space environment. SQBs are low-gradient, often vegetated surface detention / retention basins into which surface water runoff is directed for cleaning. WQSs are similar in purpose, but do not have detention features.

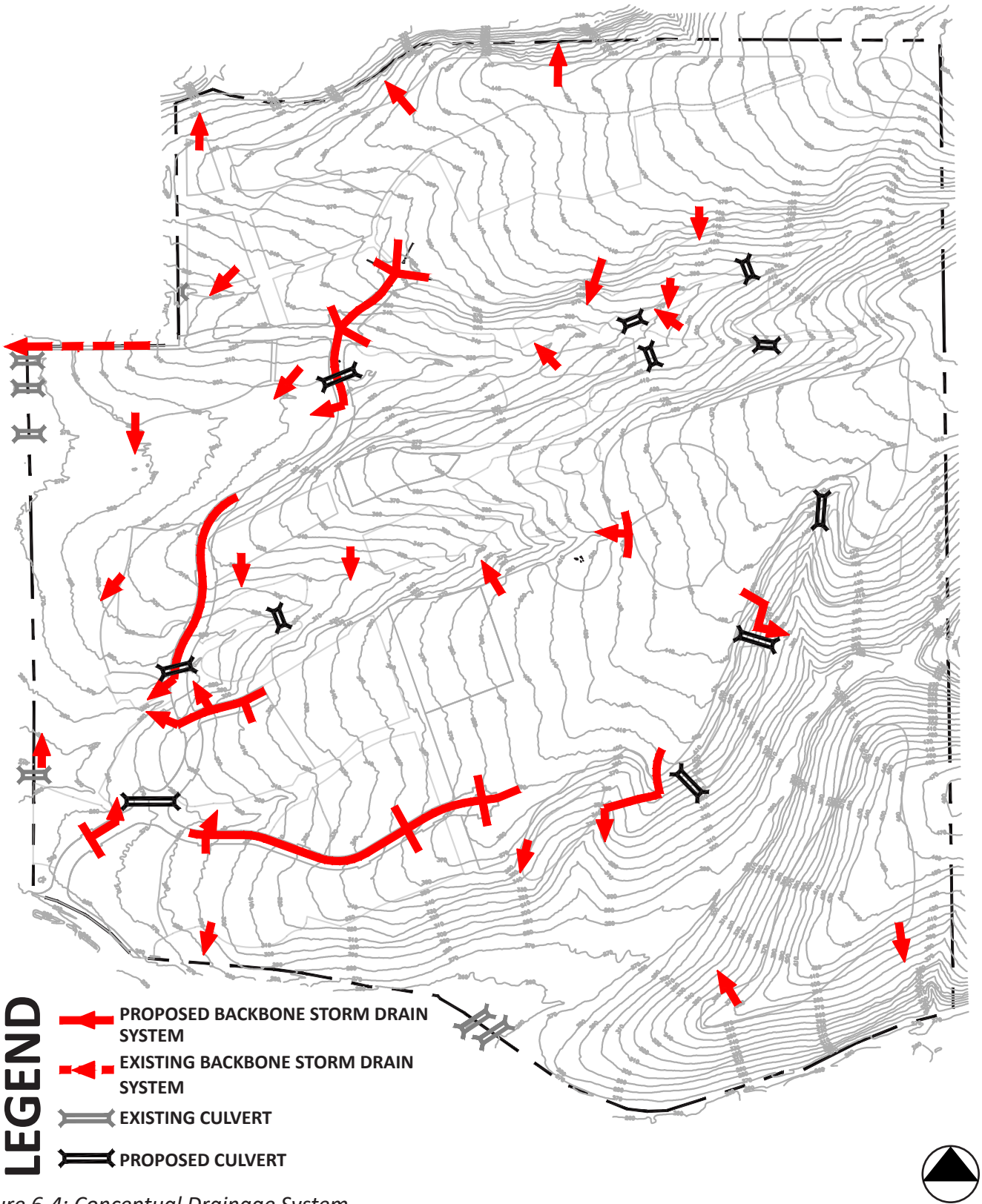


Figure 6-4: Conceptual Drainage System

Technology

The function of SQB/WQS is to treat runoff from developed areas for pollutants such as bacteria, nutrients, heavy metals, fine sediment, and residual oil and grease. Vegetation in an SQB/WQS helps to dissipate terminal water velocity and encourage deposition and filtration of fine sediment, organic debris, and heavy metals. These pollutants are then immobilized and do not affect or impact downstream water quality. When water carrying pollutants infiltrate into the soil, elements of the pollutants are decomposed by bacteria. Pollutants that can be broken down in this way are typically oils from road and parking lot runoff, along with pesticides and herbicides. Excess nutrients from fertilizers are taken up by the plants growing in the soil. The concentration of these bacteria is reduced through the breakdown by solar radiation when runoff is treated in a bioswale.

In addition to the LID tools and methods listed above, buffer zones adjacent to wetlands and/or sloughs, including bio-filtration and storm water detention/retention basins (where applicable) and various park and recreational facilities within the Planning area may involve some aspect of stormwater management. Similarly, open space areas and landscape corridors will be utilized to control storm water runoff as close to the source as possible, slowing and conveying the flow of surface water. In some cases these methods of conveyance mimic the natural hydrological process, maintaining the wildlife habitat while enhancing water quality.

Mechanical systems may also be utilized to achieve LID related objectives. The use of mechanical treatment and advancing technology may also be implemented, subject to permitting authority of the State Water Regional Control Board (SWRCB) and City of Chico. Mechanical methods may include such systems as Oil/Water Grit Separators (OWS), and Continuous Deflective Separation (CDS). OWS systems remove free and dispersed non-emulsified oil and some settled solids from waste streams. CDS units trap pollutants in underground vaults for periodic maintenance and removal of the trapped pollutants.

Bioretention may also be used in the open space or buffer areas. Bioretention areas function as soil and plant-based filtration methods that work to remove pollutants through a variety of physical, biological, and chemical treatment processes.

6.5 Dry Utilities

Dry utilities, including electricity, natural gas, communication (telephone services), and solid waste will be provided by extending and utilizing existing facilities and services by regional utility companies that are already in place within the City. A wireless telecommunications tower may also be placed within the VESP area to meet wireless service coverage, subject to a Conditional Use Permit (CUP).

6.5.1 Electricity

Pacific Gas & Electric (PG&E) will service the VESP area with an adequate supply of electrical power. New underground electrical infrastructure and facilities will be engineered and installed as incremental phases of the Planning area are developed.

6.5.2 Natural Gas

Pacific Gas & Electric (PG&E) or equivalent utility provider will serve the VESP area with an adequate supply of natural gas. New underground natural gas infrastructure and facilities will be engineered and installed as incremental phases of the Planning area are developed.

6.6 Existing Utility Easements

Overhead PG&E transmission lines traverse from north of the East 20th Street entrance and continue southeasterly through the VESP area near the middle of the southern boundary along Honey Run Road. A secondary overhead PG&E line intersects the north to south utility line, crossing the property from the Skyway intersection and travels southeast until encountering the main line and continuing to the east.

Electric power lines and poles are located within a 100-foot wide easement along the main north to south line and do not cross residential parcels, while the secondary utility line is within a 40-foot wide easement. This easement traverses through residential neighborhoods, but maintains the easement from individual parcels and will be delineated and avoided in subdivision mapping. Additional utility easements exist along the Skyway, along Honey Run Road, and within the Regional Park.

6.7 Public Facilities & Services

The VESP area is served by an extension of the City of Chico's existing public facilities and services including schools, fire protection, police and solid waste disposal. These services are described below.

6.7.1 Public Schools

Within the VESP area, public school services will be provided by the City of Chico Unified School District (CUSD). The VESP includes land along the western edge to accommodate an elementary school serving the plan area and surrounding developments, thereby relieving demand on Chapman Elementary School located three miles away. Other nearby public schools include Marsh Junior High School two miles to the north, and Sierra View Elementary School five miles away.

6.7.2 Fire Protection

The City of Chico Fire Department will provide fire protection and emergency response services for the VESP area. Primary emergency vehicle access is designated at the Planning area entries on Skyway and East 20th Street. The nearest station is Fire Station 4, approximately 1.6 miles from the Planning area entrance on East 20th Street.

6.7.3 Police

Law enforcement services will be provided by the City of Chico Police Department. The Chico Police Department is located four miles from the VESP area at 1460 Humboldt Road, Chico.

6.7.4 Solid Waste Disposal

The City of Chico solid waste disposal is transported to the Neal Road Landfill, located southeast of the City of Chico. The landfill is owned and operated by Butte County and has a permitted capacity of 25 million cubic yards.

In 2017, the City adopted a new ordinance altering the structure of its solid waste municipal services to a citywide solid waste, recycling and organics collection services franchise system and initiated franchise agreements with two private companies (North Valley Waste Management and Recology) to provide solid waste services and curbside recycling for City residents to the Neal Road Landfill. These companies and/ or future companies operating under the City franchise system will be responsible for ensuring adequate hauling capacity to serve the City, including Valley's Edge.

North Valley Waste Management and Recology also provide curbside recycling and green yard waste service for the City of Chico. Yard waste is transported either to the Neal Road Landfill or to the City's Compost Facility near the Chico Municipal Airport. The City also provides a leaves collection service for residents who place leaves in the streets between mid-October and mid-January.

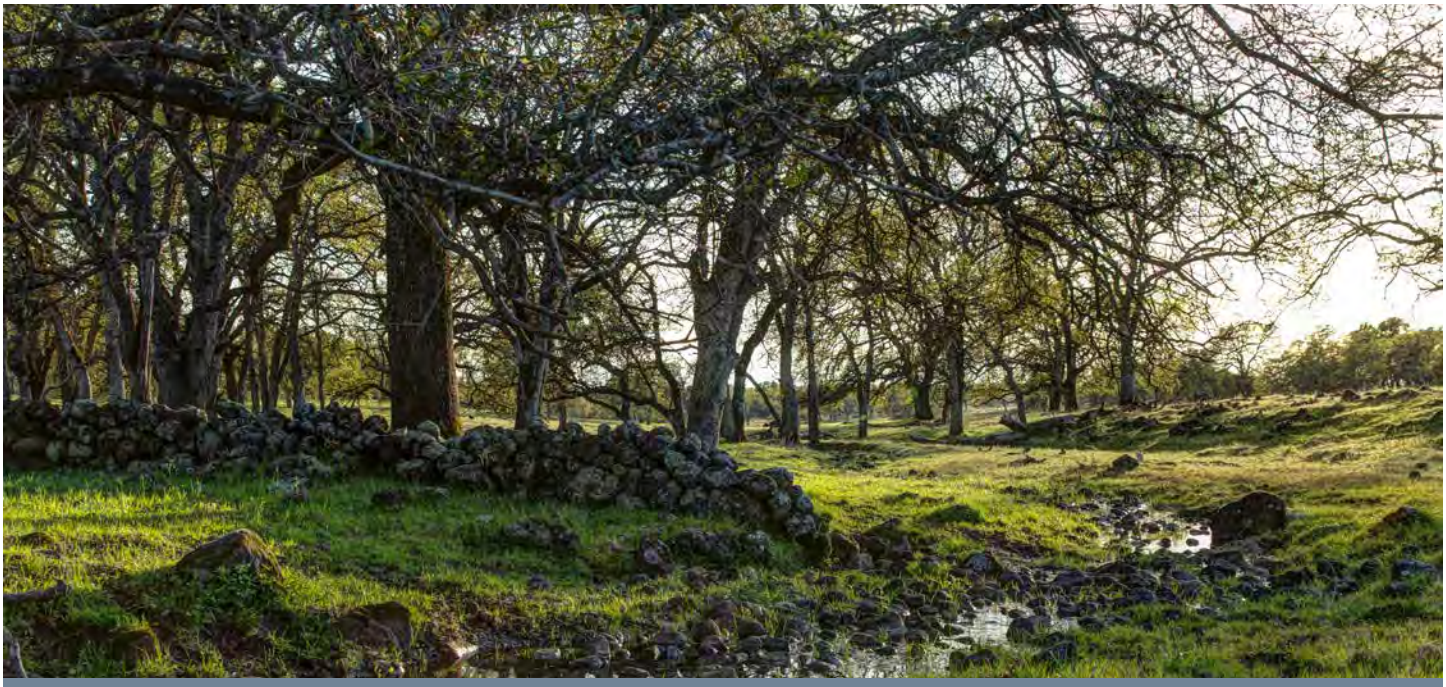
6.7.5 Communication Services

Any communication services (telephone services) for the VESP area will be provided through either a direct City provision, contract, or franchise. A cell tower and/or receiver(s) may also be placed within the VESP area. The Master Developer may, subject to applicable permitting and regulatory protocol, identify an appropriate site within the Planning area for either repeater Base Transmission Stations (BTS), or a multi-tenant tower, and arrange for its installation, operation and maintenance.

7 Administration & Implementation

VALLEY'S EDGE

Chapter 7 - Administration & Implementation



7.1 Introduction

In accordance with California Government Code Section 65451, the Administration and Implementation Chapter addresses core elements needed to implement the Valley's Edge Specific Plan (VESP), including the relationship between the Specific Plan and adopted plans and policies of the City.

The VESP Facilities Financing Plan (Section 7.3 and Table 7.1) identifies a range of traditional infrastructure financing mechanisms, including maintenance responsibilities of the Valley's Edge Homeowners Association (HOA). This Chapter also describes flexibility as needed to respond to evolving market trends, opportunities, and constraints. The process for amending the VESP is also outlined, as are distinctions between minor and major amendments.

Developments within the VESP will be required to comply with the California Environmental Quality Act (CEQA) and provide the necessary findings for project approval, unless otherwise exempt. This Chapter also provides a general overview of the proposed infrastructure and phasing. The Phasing Map (Figure 7-1) is not intended to predict the precise size or sequence of incremental development over time, but rather convey a general understanding of where development may logically begin and finish.

The land use, development standards and regulations of the VESP and Development Agreement take precedence over the City of Chico's Municipal Code, except where the VESP is silent or references the Municipal Code.

7.2 Relationship to Adopted City Plans & Policies

7.2.1 General Plan

Adopted in April 2011 and updated in 2017, the Chico 2030 General Plan (GP 2030) provides a comprehensive and long-range road map for development and conservation in Chico. To foster planned and orderly growth, GP 2030 identified five Special Planning Areas (SPAs), each to be developed into connected and complete neighborhoods with a mix of housing types, services, employment, and shopping opportunities, along with parks and open space.

The City and the community's vision and expectation for the VESP area is described in Appendix C of the Chico General Plan. The VESP establishes the planning and policy framework enabling development and conservation in the planning area to, over time, implement applicable goals and policies expressed in the GP 2030.

7.2.2 City of Chico Municipal Code

The Chico Municipal Code (CMC) represents the basic regulatory instrument for implementing the City's General Plan. The Municipal Code is used in conjunction with the VESP to regulate development of individual projects. The VESP sets forth the permitted uses, development standards, and other regulations within the planning area. Where CMC and the VESP are in conflict, the VESP shall prevail; where the VESP document is silent, the CMC shall govern.

Other standards or requirements dictated by the CMC include compliance with the City's construction noise thresholds and construction noise hours. Refer to Mitigation Measures NOI-1 through NOI-5 for additional details and specific standards for construction, operational, and commercial noise specifications.

7.3 Facilities Financing Plan

The construction of public improvements in the VESP area will, over time, be funded through a mix of traditional financing mechanisms. Various options include but are not limited to a combination of developer financing, City impact fees, school impact fees, land dedication(s), homeowner's association fees, Community Facilities Districts, Statewide Community Infrastructure Program (s), and other methods, summarized in Table 7.1.

7.3.1 Development Impact Fees and Exactions

The City of Chico Development Impact Fee (DIF) program is used to help fund area wide capital improvements and/or public facilities through the imposition of fees for streets, parks, storm drainage, sewer trunkline, sewer plant capacity, bikeways, police, fire, etc. Projects which contribute land and/or improvements do so in lieu of paying fees. Depending on the fee type, monies are collected prior to issuance of building permits, improvement plans, final map, Certificate of Completion or otherwise as may be specified by the Development Agreement.

Similarly, the Chico Unified School District (CUSD) utilizes development impact fees used to construct school facilities, including land acquisition. Projects which contribute land and/ or improvements do so in lieu of paying fees. The developer must document that these school impact fees have been paid prior to issuance of a building permit.

7.3.2 State Land Secured Financing Programs (SCIP and BOLD)

The Statewide Community Infrastructure Program (SCIP) and The Bond Opportunities for Land Development (BOLD) are widely used financing tools enabling builders and developers to finance various impact fees and public improvements. Under the SCIP program, impact fees, and/or infrastructure can be financed through an acquisition agreement that qualify under the 1913/1915 Act (excluding school fees) via tax-exempt bond proceeds. Under BOLD, land developers can finance public infrastructure projects and development fees through bonds issued by a community facilities district (CFD) formed by the California Municipal Finance Authority (CMFA) under the Mello-Roos Community Facilities Act of 1982. These and other similar land secured financing programs can be used to pay for, or be reimbursed for, any eligible impact fee. Moreover, the program may alleviate the need for a fee deferral program by providing the local agency with necessary funds and eliminating the risk of nonpayment by an applicant.

7.3.3 Community Facilities Districts

The Mello-Roos Community Facilities Act provides for the formation of CFD to finance facilities and services. Within the VESP area district proceeds may be used to fund a wide range of improvements, facilities, and services. CFD's may also be used for maintenance of parks, open space, and other amenities.

7.3.4 Special Assessment Districts

Special Assessment Districts such as the Landscape and Lighting Act of 1972, the Municipal Improvement Act of 1913, and the Improvement Bond Act of 1915, provide methods of leveraged financing typically through annual assessments to property owners within the District that benefit from the service and or facilities. One or more special assessment districts may be created for the VESP area to fund roadways and infrastructure, landscaping corridors, parks, recreational amenities, open space areas, parks, trails and other such facilities. A benefit to Special Assessment Districts is that they directly benefit specific properties at no risk to public agency general funds.

7.3.5 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and in-tract subdivision improvements. Developer financing may also be used to contribute to backbone infrastructure improvements and facilities.

7.3.6 Homeowners Association

A homeowners association (HOA) is a legal entity that administers the development and management of a master-planned community (or a subset of the community) such as the VESP. HOAs are initially incorporated by the master developer prior to the sale of any homes, and ultimately transferred to the control of property owners within a development for self-administration. Through the levy of property assessments, HOAs generate revenue to provide services, operate common facilities, regulate activities, fund ongoing maintenance, and impose fines pursuant to the terms established for the development. The Valley's Edge Homeowners Association will be responsible operation and maintenance of common area parks and open space areas, trails, pathways, community clubhouse, community garden, along with various infrastructure elements such as private roadways, storm water facilities, utilities, landscaping, street lighting, signage and other such facilities and amenities.

7.3.7 Design Review Committee

The Valley's Edge Design Review Committee (DRC) will be appointed by the Valley's Edge Homeowners Association (HOA). The DRC shall be responsible for determining a project's compliance with the VESP Design Guidelines (Appendix A) and workforce housing types (as specified in Section 4.7), utilizing City staff for administrative review and concurrence.

Table 7.1 **Potential Public Improvements Financing and Maintenance Mechanisms**

Improvements/Facilities	Financing Options*
Street Improvements	SCIP/BOLD/CFD/Fee/Developer Financing
Water Infrastructure	
Sewer Infrastructure	
Storm Water Infrastructure	
Bike & Pedestrian Trails	CFD/HOA Fee/Developer Financing
Neighborhood Parks, Special Use Parks, Regional Park, Mini Parks, Tot-Lots, Paseos, and other Open Space Amenities	CFD/HOA Fee/Developer Financing
Community Park	CARD/Park Fees/Land Dedication
School	CUSD/School Fees/Land Dedication
Open Space Amenities	HOA/CFD/Developer Financing
Private Facilities Maintenance Services	CFD/HOA Fee

BOLD: The Bond Opportunities for Land Development
CFD: Community Facilities District
SCIP: Statewide Community Infrastructure Program
CARD: Chico Area Recreation District
CUSD: Chico Unified School District

** Other financing mechanisms may be used, including creation of private districts or associations to fund maintenance of certain facilities within the VESP plan area. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations are detailed in the development agreement(s).*

7.4 Specific Plan Flexibility

The Chico General Plan encourages SPAs to retain flexibility (GP Policy LU 6.2) in order to meet evolving demands for housing and work space. Likewise, changes in the physical and regulatory environments, advances in technology, evolving market preferences and other dynamics underscore the need for latitude where appropriate.

The VESP allows for such latitude built around generally defined parameters such as the total development capacity, overall distribution and mix of allowable land uses, major circulation and infrastructure components, and policies and standards guiding subsequent planning and development.

In this manner the VESP's exhibits (i.e, circulation, trails, infrastructure, etc.) are not to be interpreted as precision dictates, but rather master plan level direction to inform incremental planning and civil design details and decisions occurring at the individual development stage. The dwelling units specified in Table 4.1 shall not be exceeded.

Similarly, as noted in Chapter 4 (Land Use), the precision of the Land Use Plan boundaries (Figure 4-1), as well as the acreages described in the Land Use Summary (Table 4.1), while representative of the overall vision and intent, are understood to be approximations.

As with GP 2030, some policies and actions in the VESP use an imperative verb tense (i.e, "shall") which means they are mandatory, and must be followed strictly unless an exception clause is met. Other policies, standards, and actions are more flexible (i.e, "should") and intentionally allow for interpretation in their application.

In the interest of reaffirming the VESP's prioritization of open space and recreation, in no event shall the combined total amount of open space and public land uses be less than 750 acres, as set by the Land Use Plan (Figure 4-1), which establishes the baseline acres and respective land use boundaries.

7.5 Minor & Major Modifications

Due to the size, scale, and long-range buildout of the VESP area, it is expected that modifications to the Specific Plan may be needed from time to time. Minor modifications represent refinements that aid, correct, slightly adjust, or otherwise assist with the implementation of the VESP, and are processed administratively by the City. Major modifications represent significant changes to VESP as originally approved, and are processed and administered in similar fashion to the VESP's original adoption, requiring review and formal recommendation by the Planning Commission and action by the City Council.

The determination of whether a particular modification is minor or major shall be made by the Community Development Director or their designee, by reviewing the examples illustrated in Sections 7.5.1 and 7.5.2.

7.5.1 Minor Modifications

Minor modifications are allowed through an administrative review process, so long as those minor modifications and adjustments are consistent with the overall purpose and intent of the VESP, and in substantial conformance with:

- The Vision, Principles and Goals of the VESP;
- The VESP Environmental Impact Report (EIR);
- The VESP Development Agreement; and
- The City of Chico General Plan.

Examples of VESP minor modifications include, but are not limited to:

- Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;
- Modification to an allowable land use that does not materially increase external traffic and other impacts considered by the VESP EIR;
- Adjustments to land use boundaries and/or land use modification providing such modification does not result in a reduction of open space at or below 750 acres total, and does not increase the total allowable dwelling units in the VESP area;
- Change in design, specification or location of an infrastructure element that does not adversely affect the level of service provided;
- Modification of up to 20% of the Development Standards (Sections 4.4, 4.6, 4.8, and 4.9), in order to protect natural features, such as rock outcroppings, trees, and creeks/drainages, provided that the resulting building design and/or site orientation serves the original intent of the VESP and is not in conflict with the VESP EIR, subject to approval under Administrative Use Permits (CMC 19.25);
- Modification to the Design Guidelines, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent to the same or better level;
- Change in roadway alignment, width, grade or improvements through the final engineering/ improvement plan process so long as minimum street standards are consistent with the intent of the standards outlined in the Specific Plan and a minimum 750 acres of open space is retained;
- Changes to landscape guidelines, materials, wall materials, entry design, and streetscape design which are generally comparable with the design criteria set forth in the Specific Plan; and
- Modification of any design standard or element that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs.

- Modification in the reduction of public maintenance responsibilities, for example, privatization of roadways.

The examples of minor modifications described above are neither prescriptive nor comprehensive. Any minor modification that is deemed by the Community Development Director to be in substantial conformance with the purpose and intent of the Specific Plan shall be permitted. The documentation of substantial conformance may include text and/or maps which describe the nature of all proposed modifications or adjustments within the Specific Plan. This application of substantial conformance with the adopted Specific Plan shall undergo any necessary technical review by City agencies as the Community Development Director or their designee deems necessary to document substantial conformance, maintain conditions of project approval, and or other administrative mechanism(s).

Minor modification to the Specific Plan may, at the sole discretion of the Community Development Director, may be approved and administered by the Community Development Director, or referred to the Planning Commission and/or City Council for action. Determinations and actions by the Community Development Director may be appealed to the Planning Commission.

7.5.2 Major Modifications

Any major modification(s) to the VESP requires an application for and processing of a Specific Plan Amendment, subject CEQA and conditioned upon approval by the Chico City Council.

Examples of VESP major modifications include:

- Expanding the boundary of the project; and
- An increase in the overall development density and or maximum dwelling unit thresholds considered by the VESP EIR.

7.6 CEQA Compliance

Development projects within California are subject to the California Environmental Quality Act (CEQA). The VESP EIR serves as the baseline environmental document for subsequent entitlements within the VESP area. Development applications will be reviewed to evaluate consistency with the VESP EIR.

In this regard, subsequent projects that are consistent with the Valley's Edge Specific Plan and project EIR may not require further environmental review per §65457(a) of the California Government Code/§15182(a), which states that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If a proposed project is determined to be inconsistent with the VESP or its EIR, the City would make a determination as to the nature of any subsequent environmental document. If any of the following conditions set forth in CEQA Guidelines §15162-64 occur that would trigger the need for a Subsequent EIR, including:

- Substantial changes are proposed in the project which require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

7.6.1 Mitigation Monitoring and Reporting Program

The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted. The City of Chico may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures adheres with the program. For instance, adherence to Mitigation Measures CUL-1: Management of Known and Unanticipated Archaeological Resources, CUL-2: Archaeological and Native American Monitoring, and GEO-1: Unanticipated Discovery will be required prior to the initiation of each project phase.

7.7 Infrastructure Phasing

The Valley's Edge planning area is designed to accommodate incremental development extending eastward from existing urbanized Chico, over an extended period of time, and in response to market demand and other economic forces. In this context, it is impracticable to predict with precision, or to presume or dictate the size, shape, and order of individual subdivisions and/or phases while at the same time retaining necessary flexibility to respond to ever evolving market conditions as directed by the Chico General Plan.

The term "infrastructure" refers to the streets, sewers, utilities, and other improvements that are necessary to serve the planning area. The term "phase" refers to areas planned for development which, by virtue of size, land use, and reliance on preceding infrastructure, informs the sequential and directional order of future development. The term "infrastructure phasing" as used in the VESP is synonymous with "development phasing", or simply "phasing".

In the VESP area, the dynamic nature of phasing is amplified by the variety of land uses and product types being represented. For example, market demand for a particular lifestyle or housing type may rationalize extension of infrastructure to serve that market, whereas lack of demand for other product(s) may delay development in other portions of the planning area. Similarly, the demand characteristics for senior or age-restricted communities are distinct from demand characteristics for the range of densities and product types within the Multi-Generational neighborhoods (refer to Figure 7-1 for Senior and Multi-Generational neighborhoods).

As a reflection of these dynamics, the VESP Phasing Map (Figure 7-1) segregates the plan area into quadrants based on market residential segment and land use. The Multi-Generational neighborhoods are further separated into "north" areas served primarily from the secondary access along the extension of East 20th Street, and "mid" areas served from the major collector roadway linking primary and secondary entrances. The commercial areas and Senior areas are generally served from the primary entrance along Skyway. The infrastructure needed to support each phase will be constructed to serve that phase and future phases dependent upon such infrastructure. For example, phase 2 may be constructed prior to phase 1; however, infrastructure within phase 2 needed to support phase 1 would be sized and constructed in phase 2.

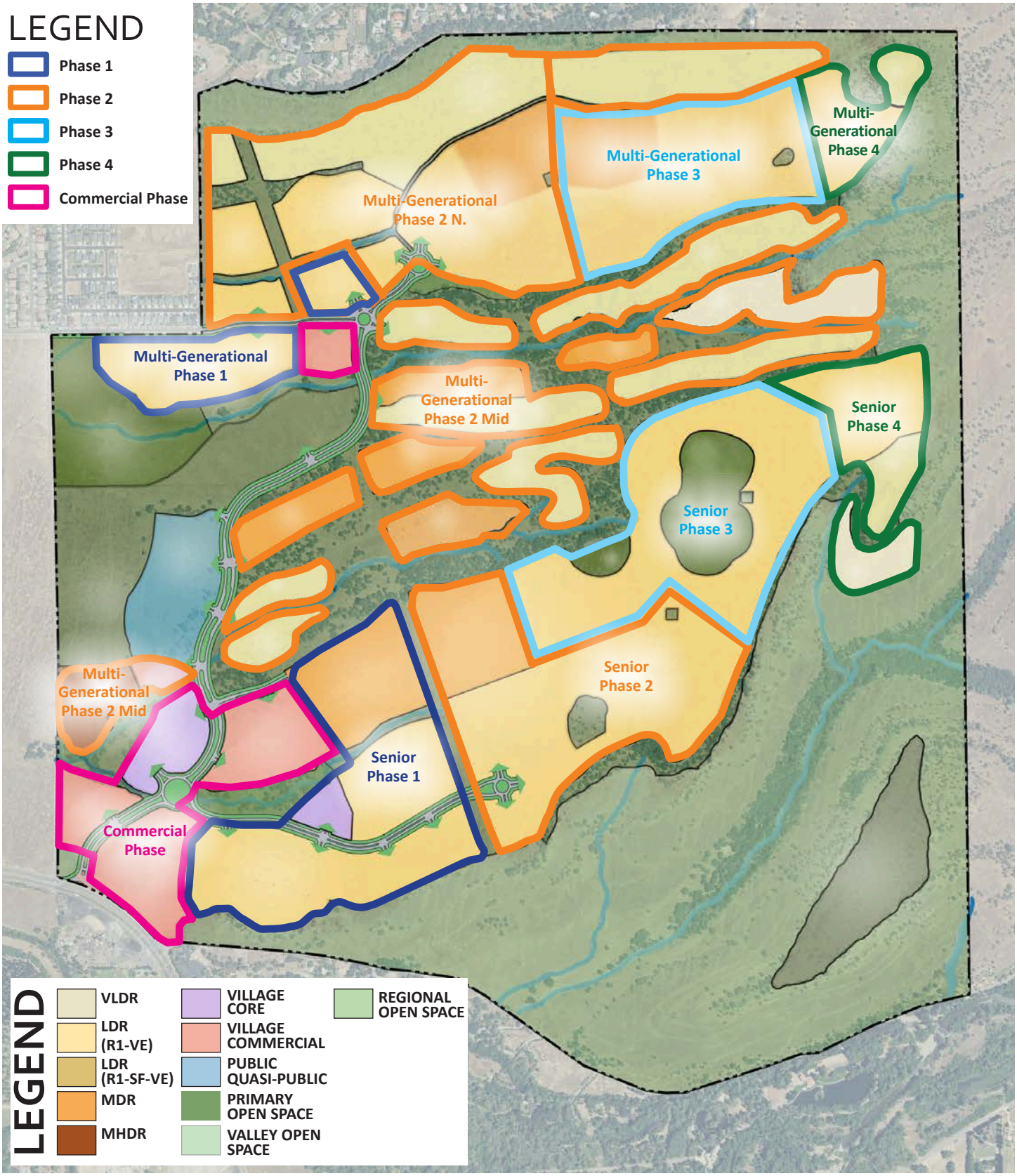


Figure 7-1: Phasing Map

The VESP's organization of land uses and the segregation, at least initially, of infrastructure extending from primary (south) and secondary (north) VESP area entrances creates the ability to incrementally serve and support Chico's demand for Multi-Generational and Senior populations, including commercial areas. Phasing of the major collector and the minor internal roads lying between north and south areas (referred to as "mid" phases) will be warranted by market demand and dictated by such things as traffic circulation, secondary emergency access, and on- and off-site infrastructure capacity. Notwithstanding, residential development in the Multi-Generational neighborhoods shall be limited to 450 dwelling units until such time as vehicular connectivity extends to the primary entry along Skyway, unless otherwise determined by the Community Development Director.

The timing and conditions for development of neighborhood parks will be described in the Development Agreement. Figure 7-1 (Phasing Map) is not intended to dictate the actual size and configuration of incremental development over time, but rather convey the origins, general order, and anticipated direction of development over time.

7.8 Implementation

The following sections below outline the process for implementation of the Valley's Edge Specific Plan.

7.8.1 Development Agreement

A development agreement allows public agencies to advance local planning policies and projects through a contract entered by a public agency and property owner. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risks of development, the Legislature of the State of California adopted Government Code Sections 65864 et seq. ("Development Agreement Statute"), which authorizes the City of Chico to enter into an agreement with any person having a legal or equitable interest in real property and the development of such property.

Development Agreements are contracts between local jurisdictions and land owners, describing various obligations of the parties and specifying applicable thresholds, standards and conditions that will govern development of the property. Development agreements provide the City with the assurance of implementation of the General Plan and Specific Plan as development of the property proceeds. They are also intended to assist Developer(s) in undertaking the development in such a manner as to achieve the public purposes and public and private benefits of investment and development for participants, future residents and for the City.

Pursuant to Government Code Section 65865, the City has adopted procedures and requirements for consideration of development agreements which are contained in Chico Municipal Code Chapter 19.32. The Valley's Edge Development Agreement shall be processed, considered and executed in accordance with such procedures and requirements.

7.8.2 Guiding Principles, Goals, and Actions

The Guiding Principles, Goals, and Actions of the Specific Plan will be enforced and implemented by the City of Chico and the Valley's Edge Homeowner's Association. The Guiding Principles, Goals, and Actions are outlined in Chapter 2. These actions are not all intended for immediate and simultaneous enactment, but to be implemented throughout the development and future of Valley's Edge.

7.8.3 Statement of Severability

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses, or applications which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of the Specific Plan are declared to be severable.

A Appendix A: Design Guidelines

VALLEY'S EDGE

Appendix A - Design Guidelines

A.1 Introduction

A.1.1 Valley's Edge Character

The Valley's Edge Specific Plan draws its character from the existing natural beauty and topography, the surrounding open space context, and by maintaining a majority of land as open space. The plan area is characterized by gentle foothill slopes and swales, rolling grasslands, clustered oak groves, dry-stacked rock walls, and shallow seasonal watercourses. The Valley's Edge community aims to develop neighborhood frameworks guided and directed by the land and its opportunities and constraints.

Prevalent land cover types include grassland, Blue Oak Woodland, and areas of mixed oak. Seasonal streams grace the landscape and contrast the sharply defined ridgelines and lava rock. Valley's Edge natural character sets a foundation for this plan by first prioritizing preservation and enhancement of the natural landscape, then carefully integrating development throughout the existing natural setting.

The Specific Plan supports residential connectivity between neighborhood-serving commercial uses, open space, recreational uses, and connections to amenities outside the Specific Plan area. The community's vision for Valley's Edge is of a vibrant, walkable neighborhood, centered on recreation and preservation of the natural setting. The principles of sustainability are interwoven into the fabric of the plan at every level, from circulation patterns to building design and construction.

The plan area's character is reflective of active lifestyles, both socially and physically. Porches fronting streets and common areas promote social engagement and safety; connections between neighborhoods and a village core encourage activity and familiarity amongst community members, and accessible trails leading to parks and open space foster dynamic, healthy lifestyles.

Development within the plan area represents sustainable, healthy communities' principles and the values surrounding preservation and access to open space. Valley's Edge Guiding Principles embrace the protection of natural features including existing trees, waterways, and other inherent features. The plan accomplishes this by clustering development to maintain contiguous open space areas and utilizing natural materials and colors to visually integrate the built environment into the landscape.

Given the plan area's attractive setting and natural resources, the area is recognized as a destination, anticipating both visitor and residents' enjoyment. Design consistency and quality is imperative to the success of continuous attraction and appreciation. Integrating the built environment and the natural landscape requires attention to material, color, and architectural style.

Design standards will be developed for site planning, building design, and landscaping to minimize visual impacts and to address wildland fire considerations for this foothill development.

- APPENDIX C -DOE MILL/ HONEY RUN SPECIAL PLANNING AREA

A.1.2 Purpose

The purpose of the Valley's Edge Design Guidelines is to provide tools to evaluate projects beyond the regulatory requirements contained in the principles, goals, actions, and standards contained in the Specific Plan. **The intent of these guidelines is to promote quality design and construction, protect the existing site character and environment, as well as ensure proposed improvements are compatible with the characteristics of the community.**

The Design Guidelines contained herein are organized so that property owners, architects, developers, and builders, can execute their respective designs in a manner that is consistent with City of Chico standards and the Valley's Edge Specific Plan development standards. It is intended to provide a framework that allows a rich diversity of design. The Design Guidelines will be a "living document", anticipating adjustments and improvements as the project moves through development phases over the years.

A.2 Applicable Regulations

A.2.1 Administration and Modification

A specific plan shall be prepared, adopted, and amended in the same manner as the General Plan, in compliance with Chapter 19.06 of the Chico Municipal Code Section 19.06 - Amendments to Plans and Zoning. Proposed variations to the Valley Edge Specific Plan that substantially conform to the standards, regulations, and guidelines of the Specific Plan, and are not in conflict with any provisions of the Chico Municipal Code that may apply to the Specific Plan, may be permitted as administrative modifications.

A dedicated Design Review Committee (DRC) will be established to review proposed plans for development within Valley's Edge. The DRC responsibilities will include the review, approval, conditionally approve or deny site plans, building design (plans, elevations, materials, colors), fencing, signage, lighting, landscaping, and parking arrangements prior to building submittal and permit. The VESP Design Guidelines are to be used in lieu of the City of Chico's Design Guideline Manual for projects within the Valley's Edge planning area. Compliance with these Design Guidelines and workforce housing types (as specified in Section 4.7) shall be the responsibility of the Valley's Edge Design Review Committee, utilizing City staff for concurrence.

Specific responsibilities and standards will be further defined in the Declaration of Protective Covenants, Conditions, and Restrictions (CC&R's) which will also serve Valley's Edge. The DRC shall have sole authority in determining compliance with the CC&R's and these Design Guidelines.

A.3 Building Language & Design

This appendix is unique in that it recognizes that the building types at Valley's Edge will utilize common design elements regardless of building use. The concepts of building placement, activity, style, massing, elements, materials and colors are common to all of the building types at Valley's Edge. The highlights that follow are narratives and provide specific "architectural language" that should be incorporated to each design.

A.3.1 Crime Prevention through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is a design concept established by the principle that appropriate design, suitable to the built environment, can quantifiably reduce the fear and occurrence of crime. A major idea of CPTED is that designers can create “defensible space” that allows residents a sense of confidence and safety to take control of their environment. By ensuring visibility of themselves and potential criminals, they can create safer environments. This concept also emphasizes a high quality of life, achieved by creating attractive, livable, walkable, and safe communities through design. CPTED strategies rely upon the ability to deter offender decisions through built environment design approaches. The four most commonly employed strategies include natural surveillance, natural access control, natural territorial reinforcement, and maintenance.

Elevated pad above walk and low landscaping at windows and doors provides a buffer from public zone.

Natural Surveillance

Natural surveillance decreases the threat of crime and undesirable behavior by taking initiative to increase the perception that people can be seen. By carefully designing the placement of physical features, activities, and people in a way to maximize visibility and foster positive social interaction among private and public space users, surveillance occurs naturally.

a. Natural sightlines should be maintained to maximize surveillance from storefronts and building windows by keeping windows clear of advertisements, art, and other signage.

b. Windows should allow maximum surveillance. Windows should provide surveillance of open spaces, footpaths, and secluded drive aisles from living areas.

c. A mix of daytime and nighttime uses and activities should be encouraged to provide natural surveillance.

d. Businesses should consider locating reception and/or security counters at building frontages to provide additional "eyes on the street".

e. Storefronts should provide pedestrian-scale signage and lighting.

f. Windows should be situated, so to overlook sidewalks and parking lots.

g. Lighting should be placed along pathways and other pedestrian-use areas near the Village Core, at proper heights to light the faces of the people in the space, as well as identify potential attackers.

h. To enhance public safety and deter criminal activity, adequate lighting should be provided in building and site design.

i. Residential lots backing onto open space, trails, or other common areas should include open view fencing.

j. Residences, businesses and schools should face parks and open space when feasible.

Home oriented onto public spaces or small park.

Entries are active to street and properly illuminated

Open view fencing allows views onto open space

Walkway leads to fenced private open space area

Natural Access Control

Natural access control limits the likeliness and opportunity for crime by taking steps to clearly differentiate private and public spaces. Selectively placing entrances and exits, fencing, lighting, and landscaping to limit access, where appropriate or control flow, natural access control occurs.

a. Sufficient lighting should be encouraged outside storefronts and businesses. Lighting should not be obscured by awnings, trees, or other features.

b. Design features that provide open public access to the roof and/or upper floors should be either eliminated or considered if necessary, for building use.

c. Gates with locking mechanisms should be installed between public and private spaces.

Split rail fence treatment will assist in flow of pedestrian traffic

Natural Territorial Reinforcement

Natural territorial reinforcement aims to better define spaces and improve private ownership concern, which promotes social control. An environment with clearly defined private spaces creates a sense of ownership, because owners have a personal stake and are more likely to report or challenge intruders. Additionally, the sense of 'owned space' fosters an environment where strangers and outsiders stand out and are more easily identified. Buildings, fences, pavement, signage, lighting, and landscape can be utilized to express ownership and delineate public, semi-public, and private space, ultimately portraying natural territorial reinforcement.

a. Fencing design should be designed to provide appropriate surveillance of trash areas and to avoid creating blind spots or hiding areas.

b. Buildings should incorporate visible, well-placed street address signage, clearly identifying the business type.

Maintenance

Maintenance is an exterior expression and presentation of property ownership. Deterioration or need for improvement(s) indicates less management and upkeep by the users of the site or area and displays a certain level of tolerance for disorder. The Broken Windows Theory* is a valuable tool in understanding the importance of maintenance and property upkeep in deterring crime. This theory supports a zero-tolerance approach to property maintenance, noting that the presence of a broken window (or related broken/damaged property characteristic) will influence additional windows to be broken in the vicinity. The intention behind this theory is to educate that the sooner broken windows are fixed, the less likely it is that vandalism will occur.

a. Vegetation should be maintained to avoid narrowing sidewalks and blocking lighting.

b. Unsecured dumpsters and water spigots should be limited.

c. Pedestrian-scale lighting should be installed in areas of high pedestrian activity and potential conflict areas between pedestrians and automobiles.

d. Various traffic calming techniques, including, but not limited to curb extensions, speed feedback signs, and high visibility crosswalks should be considered.

e. Pedestrian and vehicle-scaled wayfinding signage, roadway, and parking lot markings that help guide and direct visitors should be implemented.

* Center for Evidence-Based Crime Policy. Broken Windows Policing. 2018.

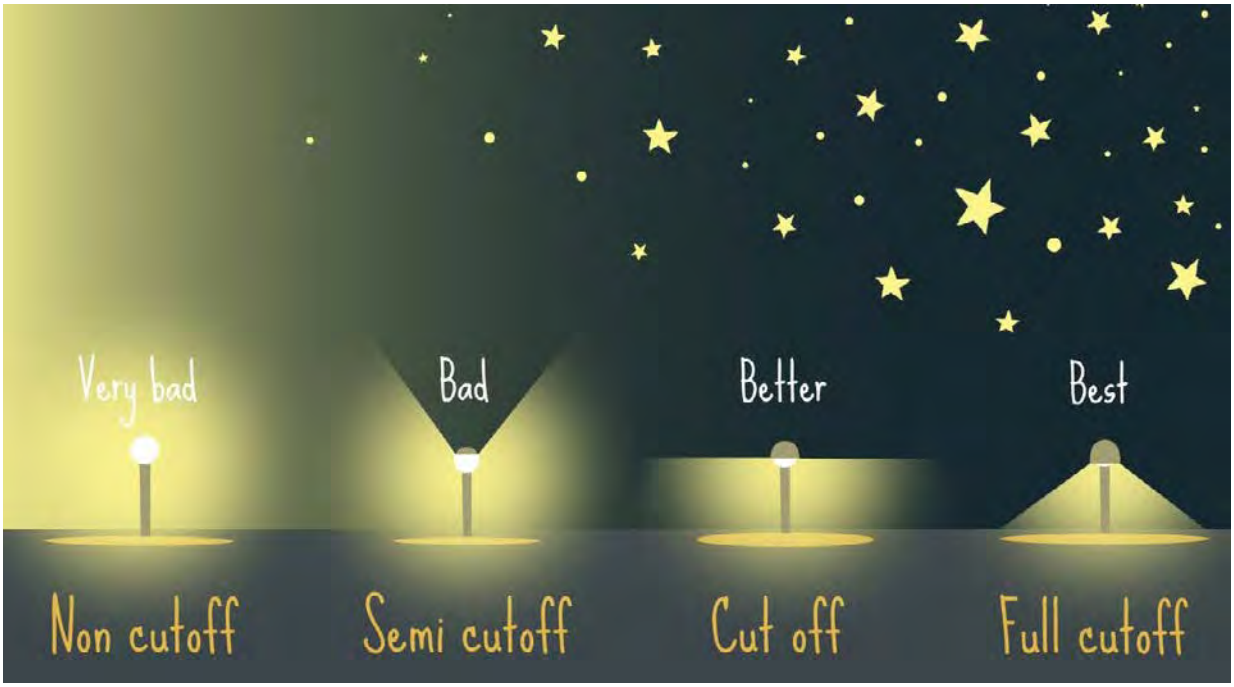
Landscapes are maintained for pedestrian circulation

Pedestrian circulation is emphasized

A.3.2 Lighting Design Guidelines

Lighting Intent

It is the primary intent of this section to establish standards that maintain "dark sky" compliance and limit the effects of "light pollution", and or "light trespass." The California Green Building Code establishes limits for the quantities of lighting that can be emitted based upon building component. These (and all California Building Code requirements) require strict compliance. Additionally, the City of Chico requires full cut off fixtures. The choice of fixtures is greatly influenced by the aforementioned factors.



Pathway accent lighting

General Lighting Design Guidelines

a. Exterior lighting includes any lighting that is mounted outside of structures, such as on roadways, in landscaping, parking areas, along walkways and paths, on walls, under eaves and patio covers, and/or under open shed covers. The level of on-site lighting and type and design of lighting fixtures should be "Dark-Sky" compliant and comply with all applicable requirements of the City of Chico.

b. All exterior lighting shall be low intensity and directed downward, below the horizon plane of the fixture, to prevent objectionable brightness or light trespass onto adjacent properties. Fixtures should be dark sky compliant and could be "Full Cut Off" designated or "Fully Shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Shielded up-lighting is strongly discouraged.

c. Streetlights and pedestrian lighting illuminate streets, sidewalks, trails, bridges, and public areas, and should be incorporated into the overall neighborhood design, as practical. Lighting fixtures and elements unify the Specific Plan area and higher light levels promote a safe environment while enhancing the overall pedestrian experience. The following recommendations comply with both the City of Chico's General Plan lighting policies and recommendations, as well as the City's Design Guidelines Manual.

d. Pedestrian lighting should incorporate a decorative light pole and luminaire that is consistent in design theme to help unify the streetscape. They should reflect the character of other street furnishings. They should be utilized in neighborhoods, parks, along local streets, and in the commercial village area to support the human scale and walking environment. Pedestrian lights should be appropriately spaced and located at key locations (e.g. plazas, trailheads, pedestrian crossing locations, etc.).

e. Streetlights should stand taller than pedestrian scale streetlights, no more than thirty (30) feet tall. Streetlights illuminate a larger area of the streetscape than pedestrian scale street lights, which provides light along the larger roadways for vehicular traffic. Streetlights should also be consistent with the character of the overall streetscape palette for the Valley's Edge Specific Plan. Exterior lighting is design based on City standards, guidelines, and recommendations.

f. Roadway intersections, trailheads, public parks, and other public use exterior spaces shall be adequately lit for security use according to function and need.

g. Lighting should be integrally designed as part of the built environment and should reflect a balance between lighting needs, contextual ambient light level, and the surrounding nighttime characteristics of Valley's Edge. In accordance with the California Building Code, energy conservation and efficiency should be a primary consideration when designing any lighting system. Lighting designers are required to utilize automatic control systems to eliminate excessive light during non-active hours of site and building operation.

What is a 'dark sky'?

The International Dark-Sky Association is an organization dedicated to protecting and preserving the nighttime environment. Their mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.

Intersection Illumination

Full cut-off street lighting

Full-cutoff lighting

Architectural lighting for specific features

Lighting along pathways

h. Luminaries and lighting fixtures shall be made of durable and high-quality material for maximum resistance to vandalism and tampering. For example, use of die cast aluminum and powder coated materials allow for uncomplicated removal of graffiti and stickers, are non-staining, and corrosion resistant.

i. Lighting fixtures should be consistent with the architectural style of the building that it serves.

j. Lighting should be integrally designed as part of the built environment and should reflect a balance between lighting needs, contextual ambient light level, and the surrounding nighttime characteristics of Valley's Edge.

k. Any exterior lighting must shield the light bulb, so it cannot, in any way, be seen from adjacent development or from public viewpoints. Full cut-off fixtures, mounting heights and shielding should be utilized to effectively control glare. Lighting fixtures should include a device or feature such as vanes, louvers, fins, etc. that directs the light downward.

l. Lighting fixtures, if visible, should include frosted lenses that are semi- opaque to eliminate the view of the lamp source.

m. Ideal lighting for the preservation of Night Sky, the elimination of Light Trespass and light pollution contains luminaries where the effect of the light is seen and not the source.

n. Parking lots should provide areas for bicycle and motorcycle parking, as well as electric vehicle charging stations.

o. Architectural lighting, if proposed, should only be utilized to highlight special features and is subject to the state requirements limiting lighting levels on specific building elements.

p. Landscape lighting should be utilized to accent landscaping and pathways and be directed downward and away from the property line.

q. Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency light bulbs.

A.3.3 Building Design

Integration of Sustainable and Natural Elements

Valley's Edge Specific Plan Area features existing mature trees, creeks, riparian corridors, and historic rock walls. Integrating natural elements allows for visual cohesion between the landscape and the built environment while ensuring natural elements are preserved and protected.

a. Natural amenities, such as views, mature trees, creeks, historic walls, riparian corridors, and similar features unique to the site should be protected.

b. Unapproved removal of mature trees and severe grading of hillside properties shows little regard for a site's natural attributes and degrades neighborhood character and should be avoided to the maximum extent practical.

c. Where practical, the existing Oak Woodlands should be preserved and integrated into the design of each neighborhood and home.

d. Attractive natural amenities, such as rock outcroppings, vegetation, and drainage swale areas should be incorporated into residential lot development to provide appropriate landscaping orientation, visual interest, and scale.

e. Open space areas should utilize existing natural features incorporated into and apart of individual building and development projects and be oriented for maximum benefit of sunlight, circulation, and views.

f. In areas specifically surrounding the Village Core, natural elements, notably seasonal creeks and oak trees, should be integrated into the built environment as enhanced amenities.

g. Where practicable, avoid removal or degradation of natural features along the interface between the built and natural environment.

h. Utilize the natural grade with existing and new trees to help screen parking lots and buildings to blend in with the natural terrain.

i. Utilize the natural terrain to create terraces for sports fields with terraced seating to provide a natural amphitheater and viewing areas.

j. Utilize existing boulders and field stones for terracing, dry-stack wall elements, and landscape features.

k. Utilize the natural grade to capture surface drainage through a

Mature tree preservation

Integration of natural elements

Building addresses street

Outdoor areas are active

Tower elements show significance

Gates detailed the same as the principal structure

planted native landscape to allow for percolation to replenish the aquifers. Provide gradual slopes not exceeding 4:1 which are preferred to minimize erosion and create drainage swales to connect to existing swale complexes.

l. Enhance the landscape by planting native tree and plant species and regenerate the Oak Woodlands.

m. Regenerate the soil profile for sports fields and natural plantings with efficient soil amendments that work to build soil over long periods of time.

n. Provide irrigation that will manage water based on plant needs.

o. Install Energy Star rated heating, cooling, lighting, and appliances.

p. Provide information to future residents through handouts to be provided upon occupancy on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs.

q. Use of Heating, Ventilation and Air Conditioning (HVAC) equipment with a Seasonal Energy Efficiency Ratio (SEER) of 12 or higher.

r. Installation of water heaters with an energy factor of 0.92 or higher.

s. Include high-efficacy artificial lighting in at least 50% of unit fixtures.

t. Install low-NOx water heaters and space heaters, solar water heaters, or tank-less water heaters.

Site Layout and Building Placement

Commitment to thoughtful site design is imperative. Lot layout and building placement should consider street layout, topography, solar orientation, adjacent lots, views, active vs. private areas, and site design. Building placement is essential to maintaining the character and compatibility of the Village Core. Important considerations in site planning and design include defining the street frontage, access to buildings, screening parking areas, and creating a welcoming environment for pedestrians.

a. Buildings should front streets and/or common areas to increase visual surveillance of public streets, park, and open spaces within neighborhoods.

b. Public activity areas, porches, windows, and entries should be oriented towards the street and architecturally articulated at a pedestrian scale to generate interest and activity.

c. Passive/active window arrangements provide adequate lighting and visual interest while protecting the privacy of neighboring properties. Higher sill heights, and horizontal windows limit views into private spaces, neighboring yards and homes.

d. Balconies and decks should avoid direct sight lines to adjacent property windows or private outdoor areas.

e. Site design should achieve a comprehensive circulation network connecting to the greatest extent practicable, surrounding properties, open space, and active uses. Pedestrian pathways and connections should be emphasized and delineated, where practical. Building design should incorporate and/or address pedestrian walkways, outdoor seating, and landscape areas, as well as recognize outdoor community spaces, such as adjacent open spaces, water features, amphitheater, and community center.

f. Significant buildings with prominent architectural features should be encouraged near corners and intersection. Features could include tower elements, varying roof lines, fountain(s), and/or public art.

g. Parking lots and garages should be sited away from the street edge, behind buildings or on the side of buildings and/or screened to the greatest extent practicable.

h. Solar-oriented design should be considered in the placement and design of buildings.

i. Auxiliary structures, such as trash enclosures, utility enclosures, storage areas, utility gas and electrical panels should be placed within enclosures or screened appropriately. These areas should be architecturally integrated into the building design and not located on the street-facing façade, adjacent to building entries or adjacent to outdoor gathering areas. Utility companies should be able to access meters and utility equipment even when screened.

j. In specific mixed-use, medical, and professional office areas, site design should include the following characteristics:
   - Controlled site access
   - Convenient access, visitor parking and on-site circulation
   - Landscaped open space.
   - Incorporate open space amenities for residential units when applicable.

Architecturally appropriate screening

Material treatment continues around building

Wraparound porch at corner lot

Each elevation receives appropriate detailing

Articulation breaks up facades

Non-glaring roof material

k. Porches, porticoes and trellises should incorporate connective linkages and establish a relationship between indoor and outdoor spaces.

l. Except within the Village Core, buildings should be oriented to the street. Building design should address pedestrian walkways, outdoor seating, and landscaped areas, where practical.

m. Auxiliary structures, such as trash enclosures, utility enclosures, and storage areas should be integrated into the overall building design.

n. On-site pedestrian circulation should be directly connected to off-site public sidewalks and trail networks.

o. Buildings should be sited close to and oriented toward external and interior streets. Building design should incorporate and/or address pedestrian walkways, outdoor seating, and landscape areas, as well as recognize outdoor community spaces, such as adjacent open spaces, parks, plazas, water features, and community center.

p. Buildings should be oriented to the street where appropriate. Landscaping should be installed between the street and the sidewalk buffering the sidewalk from traffic and providing a pedestrian scale to walkways.

q. Buildings in highly visible locations should incorporate architectural elements that establish and ground corners, such as a clock tower, varying roof lines, fountain(s), and/or public art.

r. Outdoor spaces, where provided, should have a clear purpose that reflects careful planning and are not simply "left-over" areas between structures. Such spaces should offer pedestrian amenities, including benches, fountains, landscaping, public art, etc.

s. Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial solar reflective index (SRI) of 0.33.

Corner Lots

Corners have high visibility and should incorporate guidelines and design consistency on each façade that fronts the street.

a. Street facing façades visible from the street (i.e. above the fence or wall line) on a corner lot should maintain and enhance a strong street presence by continuing detailing and articulation found on the primary façade.

b. Wherever practical, corner lot homes should have a wraparound porch on the street sides of the home.

c. Incorporate enhanced detailing on second floors facing streets or trails and parks should be considered, where practical.

Building Form, Scale, and Massing

Building design should minimize large block elements and encourage entry elements such as porches, canopies or other articulation and architectural details. For Village Commercial and Village Center, back-of-building elements such as services areas and garages should be recessed from the building face or placed on non-frontage sides of the structure to decrease the visual dominance along the street.

a. All detailing should be compatible with the style.

b. Architectural styles need not be identical to the neighbors. Rather it should be complementary with surrounding areas, to create a rich diverse feel that appears to have developed over time.

c. No two (2) buildings should have the same exterior, materials and colors, and geometrical design side by side or face to face (mirror effect). In residential areas, a master plan design (plan and elevation) should not be repeated more frequently than every fourth (4th) house and re-iterated elevations should utilize different colors and materials.

d. Design should incorporate porches, trellises, canopies, landscaping, and/or other features to extend the active areas toward the street and soften the transition between the street and the structure. Said elements also assist with entry wayfinding, and when placed appropriately, these elements can also provide shading. Porch, building columns, and other architectural features should be proportioned appropriately for the scale and architectural style of the structure. These design elements should be designed to reflect the appropriate scale and detail of the architectural style.

e. One or more of the following design strategies should be utilized to reduce a building's perceived height, bulk, and massing:
   - Variation in the wall plane (projection and recess);
   - Variation in wall height; and/or
   - Variation in roof height.

f. Architectural styles should be consistent with surrounding residential areas, as well as provide a variety of architectural styles complementary to each other to provide a diverse neighborhood atmosphere.

Use of porches and canopies to enhance facade

Earth toned color palettes

Natural stone as base/retaining wall

Roof Forms and Materials

A variety of roof planes and pitches are encouraged to reduce the scale and massing. Roof forms should be consistent with the architectural styles identified in the Architectural Style Reference Guide (Section A.4).

a. Ensure roof forms, materials, and detailing are consistent with the chosen architectural style.

b. Deep roof overhangs, rafter tails, and other roof elements are encouraged to create shadow and add depth to building forms. Closed soffits and fire-safe vent screens are required.

c. Roofing colors should be gray or soft earth tones to minimize reflective glare and visual impacts.

d. Roofs over one (1) story elements, such as those over porches or bays, provide additional articulation of the massing of larger two (2) story structures and are strongly encouraged.

e. The design of roof forms and roof planes should consider the area required for solar panels. Solar panels should be integrated into the roof design and architecture to maximize solar array. Emphasize unbroken roof lines in south and west facing roof areas.

f. Non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year SRI of 64 for a low-sloped roof and 32 for a high-sloped roof.

g. Residential homes shall include a modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance.

Details, Materials, Colors and Exterior Finishes

Establishing a clearly identifiable architectural style is important to accurately represent the desired character within the Specific Plan and Design Guidelines. Materials, colors, and exterior finishes are unique to each architectural style. Accordingly, they should help to achieve the desired style while complementing the surrounding natural landscape. For elements that are particular to a specific style, see the styles pallet in Section A.4. Colors and materials help convey and create a coordinated and unified appearance within the Specific Plan area. Utilizing building materials that are historically appropriate to the site or region to strengthen overall sense of place, as well as maintain and establish a compatible context to the adjacent built environment.

a. Architectural materials and finishes appropriate to the desired architectural style should be used. Additional design elements such as functional (or appropriately sized for the adjoining window) shutters, trim details, exposed beams, awnings and other appropriate elements to the style are encouraged.

b. Exterior wall materials, trim, and architectural details should be applied to all sides visible from the public right-of-way, where practical.

c. Natural materials such as brick, stone, copper, etc. should be left in their natural state or color.

d. All detailing needs to be compatible with the style.

e. All addresses should be clearly visible from the street and properly maintained in accordance with Chico Fire Department requirements.

f. Building materials should consist of authentic materials commonly associated with the buildings' architectural style. Highly reflective or tinted glass, corrugated fiberglass, plastic roof tiles, and undecorated concrete block should be avoided.

g. Colors accentuating different aspects and building details are encouraged.

h. Materials, such as brick and stone, have distinct coloring in their natural state and should not be painted.

i. Colors should be muted to respect the natural environment of the project and desired historic character. Bright colors are discouraged because of their contrast to the natural landscape.

j. Maximize the use of natural lighting and include daylighting (e.g., skylights, windows) in rooms with exterior walls that would normally be occupied.

k. Windows help to define a building's architectural style, in addition to providing daylight to interior spaces and visual interest to building façades. Windows should adhere to the following guidelines:
   - When used, shutters should be proportional to the window and complement the architectural style of the building.
   - Window and door types, as well as materials, shapes, and proportions should complement the proposed style.
   - Window articulation, such as sills, trim, kickers, shutters, balconies, trellises, and/or similar treatments should be applied to articulate building façades.

Exterior colors complement architectural style

Utilize natural building materials

Awnings with well-coordinated color palettes are encouraged

l. Bright colors should be avoided, except when integrating accent colors. Colors should be muted to respect historic character and to be applied to a variety of building types.

m. Use appropriately sized and proportioned shade structures and trees on southwest-facing slopes to provide shade and respite from the sun.

n. Exterior colors should be consistent with the buildings' architectural style.

o. Residential homes shall be equipped with outdoor electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.

Architectural Theming and Character

Buildings should be designed to be compatible with surrounding development in the Village Core and Specific Plan area.

a. The Village Core architecture should have a high-quality and timeless character. The architecture should embrace the streets and sidewalks creating inviting places for people to walk, dine, shop, and live.

b. The design and identity of the Village Core should be communicated effectively through architectural style and streetscape design.

A.4 Architectural Style Reference Guide

Use

This Architectural Style Reference Guide is intended as a style resource to assist developers and designers during the initial project phase when developing the architectural character and style of residential and non-residential projects. The character of each neighborhood should incorporate a variety of distinct architectural styles. Buildings should be designed to be compatible with surrounding development. Architects and builders are encouraged to select an architectural style that reflects the Specific Plan area character. Regardless of the style, the chosen architecture should be easily identifiable. The blending of architectural styles on a single in-line tenant space should be avoided; however, multiple styles may be provided among individual in-line tenant spaces or within the development.

These styles can be achieved through incorporation of a high level of detail and quality that gives special consideration to massing, composition, materials, and colors. These features form facades and elements that define the streetscape character. It is essential that the architecture provides visual interest and properly establishes neighborhood character.

The following architectural 'styles' or 'themes' are encouraged:

- Ranch/Farmhouse;
- Agrarian/Barn;
- Craftsman;
- Spanish Revival or Spanish Modern;
- Modern/Contemporary/Mid-Century Modern; and
- California Mission.

Modern interpretations of Ranch/Farmhouse, Agrarian/Barn, Craftsman, Spanish Revival and California Mission are permitted if the design incorporates and maintains the elements found in the traditional style. Modern interpretations of these designs that improve energy efficiency and blend into the natural topography are also encouraged. Particular attention should be given to exterior elements that improve fire resistant design.

Commercial use with clerestories and entry to public space extension

Modern interpretation of shutters and material

Classic barn shape with arbor and skylights

The following pages include essential architectural elements associated with each of the encouraged architectural styles:

"Ranch/Farmhouse" Architectural Elements

- Wide horizontal forms (referring to roof forms and wall planes – roof forms and wall planes should continue to be articulated and varied);
- Gabled roofs;
- Multiple roof planes (no flat roofs);
- Exposed roof beams;
- Shed and gable dormers;
- Large covered front porches with wood railing and wood simple posts and columns;
- Revealed tower (square tower (1 max.));
- Modern interpretations, reduced overhangs, fire safe exteriors;
- Board and batten siding; cementitious board;
- Triangular need brace; standing seam/metal roofs;
- Shutters;
- Exposed rafter rails;
- Repetition of similar window types;
- Oversized fenestration, rectangular shapes;
- Straight lines; and
- Repetition and rhythm.

Reduced overhangs (modern)

Shed dormers

Windows treated with shutters

Prominent gable roofs

Deeper colors with stone accent base

Steeper roof pitch and appropriate lighting

Integration of doors and arbor

"Agrarian/Barn" Architectural Elements

- One or two story forms;
- Gabled or shed roofs; simple roof lines;
- Multiple roof planes (no flat roofs);
- Metal or shingle roof;
- Steeper roof pitch;
- Clear story, skylights;
- Large front porches with wood railing and wood posts and columns;
- Agrarian/ barn-like detailing on porch columns and garage doors;
- Trellis structures above garages and/or for additional detailing;
- Deeper colors;
- Board and batten, wood panel siding (cementitious);
- Metal siding accents;
- Brick and/or stone chimneys;
- Stone accents;
- Exposed rafter tails;
- Vertically oriented rectangular windows; and
- Weather vane(s).

"Craftsman" Architectural Elements

- Wide, horizontal forms (referring to roof forms and wall planes; should be articulated and varied);
- Pitched roof (3:12 minimum);
- Hip roofs, dormers;
- Allowances to be made for solar panel placement and installation;
- Deep porch, supported by squared columns;
- Decorative/open beams or braces;
- Roof rafters usually exposed;
- Projecting eaves;
- Piled cobblestone or river rock at base;
- Shingle siding used as an accent treatment;
- Lap siding facades;
- Fireproof split wood shingles (on wall surfaces only);
- Brick and quarry stone;
- Grouped casements (ribbon windows) – no circular windows;
- Two or more windows grouped together;
- Squared bay window(s);
- Layered wood trim at doors and windows;
- Darker color earth tones with contrasting trim and accents;
- Wrapped horizontal siding elements on sides and rear elevations; and
- Heavy use and integration of timber.

Deep porch and dormers

Deep prominent porch with cobblestone base

Varied roof heights and forms

Flat roof form characteristic of a modern architectural style

Exposed wood structure

Geometric design, patterns, and shapes integrated into massing

"Modern/Contemporary/Mid-Century Modern" Architectural Elements

- Most commonly one-story forms, although split level and two-story floor plans are allowed;
- Roof types: flat, gable, or shed;
- Roof slope: flat and low pitch roofs; shed-moderate to pitch roofs;
- Roof overhangs: simple wide or shallow overhangs, non-decorative fascia; flat roofs usually with small ledge coping at roof line, closed soffits with firesafe venting;
- Metal roof, composition shingle, or rolled bituminous;
- Exposed supporting beams and other support members are common (i.e. heavy pier supports at gable and shed roofs, overhangs with exposed roof beam supports);
- Minimalist exterior detailing but not unwelcoming;
- Composition and massing emphasize;
- Geometric shapes and typically multiple asymmetrical massing compositions;
- Natural building material integration (i.e. wood, stone, brick, concrete, glass, or steel);
- Exterior wall finish: smooth plaster finish or various wall cladding combinations of wood, brick, or stone with the absence of traditional detailing;
- Horizontal and vertical elevation plane accentuation;
- Broad low, front facing gable facades with absence of traditional detailing;
- Widely overhanging eaves;
- Roof beams exposed;
- Entry door usually recessed or obscured, windows generally asymmetrical; and
- Neutral color palette and earth tones are encouraged.

"California Mission Revival" Architectural Elements

- Roof types: gable, hipped, and/or combine hipped and gable;
- Roof slope: low-pitched;
- Roof overhangs: typically moderate overhang and decorative eave soffit ranging from 18 inches to 30 inches;
- Mission shaped dormer or roof parapet;
- Spanish tile roof, commonly red tile roof, "s" curved shape;
- Allowances to be made for solar panel placement and installation;
- Open porch roofs with large square piers, commonly arched above;
- Boosted tile roofs;
- Decorated chimney tops; often with small tile roofs;
- Round or square towers;
- Architectural features may include quatrefoil treatment surrounds, narrow tile roof segment projections from smooth wall surface;
- Exterior wall finish: smooth plaster finish (no knock down, lace finish, or skip trowel);
- Patterned tiles and carved stonework or other wall surface ornament;
- Cantilevered balconies;
- Typically have one large, recessed feature window, usually sloped or tapered;
- Exposed timbers and rafter tails, recessed windows with wood lintel;
- Decorative window grills or muntins;
- Wrought iron decorative accents;
- Brick, tile, or stucco decorated vents;
- Fountain features;
- Early California – arch wing walls, wood, or iron railings; and
- Light colored stucco wall surfaces and earth tones.

Low-pitched tile roofing with overhang

Tower feature incorporated into building design

Recessed entryways

A.5 Parks & Open Space Design Guidelines

A.5.1 Introduction

Valley's Edge represents a unique area of Chico where parks, trails, and open space infuses with the built environment to promote outdoor experiences and nature play. Open space in Valley's Edge serves many interests, and many purposes, from conservation to recreation. The open space framework protects Oak Woodlands, preserves sensitive habitat, safeguards natural drainages, maintains biological resources, provides for wildlife movement, and establishes a permanent buffer to foothill encroachment. From a cultural perspective, open space areas protect resources such as Pioneer Era rock walls, the old Doe Mill wagon road, and other areas of cultural sensitivity. The extensive network of open space corridors, trails, and naturalized and improved parks offer a wealth of benefits from outdoor recreation and exercise, to socialization and enhanced quality of life for people of all ages and abilities. In a very purposeful way, parks in Valley's Edge are where families gather, and where friends and memories are made.

Park concept

A.5.2 Parks

Valley's Edge accommodates recreational needs through a complete system of parks ranging from active and organized facilities in the Community Park and school, to more passive naturalized elements in the Neighborhood parks, mini parks, tot lots, and Village Core. In addition outdoor recreation emulating experiences in upper Bidwell Park, the approximately 420 acre Regional Park surrounding the VESP plan area serves broader public interests such as preservation, of oak woodlands and forests, conservation of upper Comanche Creek, retaining the rural and visual characteristics of the Butte Creek Canyon, and aiding wildland fire suppression. The hierarchy of parks within the VESP plan area represent a "third place", away from home and work, where people gather, play and socialize.

The Valley's Edge Specific Plan Guiding Principle 3 (Dirt is Good and Play is Transformative) complements and embraces the Playcore National Demonstrative Site Programs, which promote physical fitness, nature engagement, playability for people of diverse abilities, and environmental literacy.

Playcore National Demonstration Site Programs

The VESP is being considered by Playcore's Center for Outreach, Research, and Education (CORE) programs and design principles as a 'National Demonstration Site' (NDS), and the following programs are integrated throughout the Valley's Edge Specific Plan. Refer to Chapter 3: Parks, Recreation, & Open Space and Chapter 5: Circulation & Trails for design considerations in the Valley's Edge park spaces and trail network. Both parks and trails in the planning area are intended to promote fitness and physical activity for all ages, create unique play environments, and utilize the existing landscape for play, as well as responding to different abilities.

a. "Play On" - Implement Design Considerations and Programming that Promotes Physical Activity
   - Create play environments that implement evidence-based design considerations for increasing physical activity such as offering variety, continuum of skills, naturalization, loose parts, and/or configuration for active play.
   - Address the six key elements of play (balancing, brachiating/ bilateral upper body activities, climbing, swinging, sliding, and spinning activities) into the play space.
   - Consider usage of programming to help promote physical fitness and fun through creative playground learning activities.

Facades fronting parks with consistent levels of articulation, detail, and high-quality material.

Locate outdoor fitness equipment along trails or in park spaces

Offer play features that appeal to all abilities and ages

b. "Fitness" - Design Alignment to Health Benefits and Total Body Fitness
   - Through design and product selection, ensure outdoor adult fitness parks meet the criteria of a well-rounded fitness routine for benefits to (1) aerobic, (2) core, (3) strength, and (4) flexibility/balance.
   - Consider characteristics such as user groups, location and context in the selection of fitness and recreational equipment.

c. "Pathways for Play" - Implement Design Best Practices that Infuse Play into Pathway Networks
   - Ensure playful pathways aligns with research best practices to extend play value, health promotion, inclusion, nature engagement, and environmental literacy. Ensure product choices encourage family fun for all ages while providing educational signage to promote nature engagement and learning.
   - Where practicable ensure that pathways connect to meaningful destinations, designed and located to increase participation and promote exploration and usage by children and families.

d. "Nature Grounds" - Implement Design Best Practices that Integrate Nature and the Living Landscape
   - Define play settings that maximize active, social, and sensory play along a developmental continuum while locating the play area in relation to natural site features and functional surroundings.
   - Use tools designed to apply planting pocket criteria and plant location rules in relation to equipment.
   - Evaluate naturalization to preserve existing landscape features, select natural plant materials, and integrate a phased planting plan.
   - Identify programs and processes that inform design and maximize usage.

e. "Inclusivity" - Implement Design Best Practices that Promote Inclusive Play throughout the Play Environment
   - Create universally designed play environments that increase playability for people of diverse abilities.
   - Utilize tools to help create a space that encourages growth across all developmental domains, including social/emotional, physical, sensory, cognitive, and communicative.
   - Consider usage of programing to help create awareness, foster friendships, break down barriers, and promote character development.

A.5.3 Open Spaces

a. Development should include courtyards and/or gathering areas that contain functional seating and community facilities such as barbecues, children's play equipment, and exercise equipment. Such facilities should be accessible from landscaped pedestrian walkways.

b. Courtyards should maintain a human scale with hardscaping such as pavers, decomposed granite or stone material and/or a combination of landscaping in lieu of asphalt or concrete as well as be constructed to create social interaction between people.

c. Paths, trees, and/or shade structures should be provided in areas where seating, gathering, and/or similar passive areas are planned.

d. Recreation areas should, where practicable, serve as group picnic areas, age-targeted fitness stations, play areas, etc.

e. Natural areas should be considered in public spaces.

f. Key views and areas of interest should all be preserved, highlighted and interpreted on site.

Pedestrian Connections, Paseos, and Plazas

Pedestrian connections, outdoor use areas, and natural oak woodland should be designed and integrated into the Specific Plan area. Paseos provide improved pedestrian circulation opportunities, enhance community character and create distinct urban spaces and trail elements. The Park Master Plan (Figure 3-1) and Trail Master Plan (Figure 5-15) provide for a variety of private and public plazas capturing key points of access, located to promote walking and biking. All trails lead to the Village Core, where public gathering spaces, for outdoor dining spaces, food courts, family picnic areas and events such as farmers markets create a sense of place unique to Valley's Edge. In general, pedestrian connections and plazas within the VESP plan area should adhere to the following guidelines:

a. Pedestrian paths or paseos should be provided between and/or through developments to offer better connectivity to adjacent streets, sidewalks, commercial amenities, parks, trails, and schools.

b. Paseos, sidewalks, and paths should promote walking or bicycling to daily activities and between site elements.

c. Ground paintings, unique pavers, or other artistic treatments at paseo entrances should be incorporated into the design to slow down vehicles and increase pedestrian safety.

d. Enlarged access points, public art, seating areas, water features, artistic wayfinding opportunities, and other welcoming features at paseo entrances should be encouraged.

Shaded paths connecting land use areas within the plan and units within a development

Plaza integrating existing rock structures and pedestrian scale structures

Seat walls help to define a plaza and create a comfortable space

Place making with low maintenance, shaded areas that attract people

e. Well-designed public spaces should provide ongoing opportunities for activities that create an interactive environment, build a sense of community, and create opportunities for events, entertainment, and social gatherings.

f. Public spaces should be designed with flexibility for physical use and should be located to accommodate a range of desired activities, such as outdoor seating and entertainment.

g. A plaza should have a well-defined edge (street, buildings, benches, landscaping, etc.) to define the plaza and create a comfortable space. They should also be related to other uses and preferably focused around natural elements.

h. Plazas should provide pedestrian amenities appropriate to the location and use such as seating, lighting, planters, fountains, drinking fountains, distinctive accent paving, public art, landscaping, and bicycle racks. Plazas should also be designed to emphasize focal points such as sculptures, clock(s), interactive water features, and community fountains.

i. Enhanced paving materials should be provided at key focal points such as points of entry, pedestrian crossings, plazas, and other locations that warrant special visual emphasis for safety or orientation.

j. The use of shade trees and shade structures may be used to mitigate heat by providing shade in summer and allowing solar gain in winter to reduce dust, provide visual screening, and provide a wind break.

k. Landscapes should be designed to be low maintenance and compatible with the purpose of the facility.

l. Accent planting should be used around entries and key focal points.

m. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as accentuating entryways, courtyards, and sidewalks.

n. Outdoor use areas should be sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses.

o. Outdoor pavement, such as walkways and patios, shall include paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.

Open Space Trailways

Accessibility to open space areas will be provided via designated pathways and trails allowing these areas to be enjoyed by residents and visitors. The Specific Plan enables an increase in the number of residents bicycling or walking to work, schools, commercial centers and recreation facilities, as well as connection to the City of Chico at large. Trails will include Class I/II, existing bike and hiking trails, and paseo trails.

a. Integrate bike routes, pedestrian paths, trails, and/or multi-use recreational trails into the design of parks, open space, and buffers where appropriate.

b. Design trails and pathways within parks and buffers to ensure a high level of functionality, aesthetic quality, and comfort for pedestrians and bicyclists.

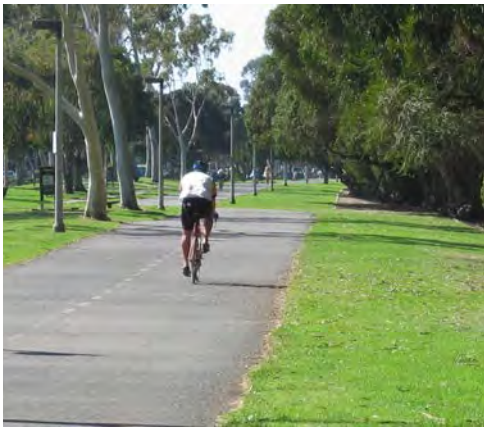
c. Connect the trail network (illustrated on Figure 5-2: Trail Master Plan) with existing on-site trails and the proposed trail networks to provide pedestrian access and encourage alternative modes of transportation throughout the Specific Plan area.

d. Trailheads should be considered at key locations along the Regional Park, and along the Steve Harrison Memorial Bike Trail connecting to the City of Chico at large.

e. Where applicable, Neighborhood Parks, mini-parks, tot-lots and other 3rd places along open space trailways should provide pedestrian amenities including drinking fountains, lighting, signage, seating, bicycle racks, bicycle storage facilities, trash receptacles, public art, interactive exhibits and educational panels.

f. Where landscaping is proposed, drought tolerant landscaping is encouraged. Plant selection should be based on Chico's climate, the natural landscape influences, as well as site characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection based on site characteristics should enhance the plants' likelihood of becoming established in the site and reduce potential incidences of low vigor, excessive maintenance, disease, or death.
Native species are preferred for natural landscapes. Irrigation should be provided until plants are established.

g. Fencing along open space boundaries and through open space areas, such as along unpaved trail corridors, should be an open view-type to maintain the visual open character of these areas.



Multi-use path integrated into open space

Architectural elements create a strong sense of place

Paths sited near residential areas allow for connections between homes and open space

For areas crossing wetlands or flood areas, boardwalks can be used with the stated identity materials

Trail amongst the trees

Bridges shall follow the similar material guidelines as gateways and signage

Bridges, Culverts, and Creek Crossings

Primarily used as safe connectors to various areas of open spaces, bridges can also provide visual interest along pedestrian and multi-use paths to and across various areas. Pedestrian creek crossings that provide areas for respite or pond/creek overlooks are highly encouraged.

a. Creek or natural drainage crossings should be provided as either culverts or bridges. Crossing type should be determined based on the biological assessment and related agency permitting requirements.

b. To limit the use of culverts that may clog with debris, bridging short distances across small swales should be encouraged for pedestrian crossings.

c. Crossings should be consistent with the design and character of the surrounding area.

d. Railings and guardrails should be a sufficient height to maximize safety for all user types.

e. Crossings should be kept visible. Crossings in and around the Village Core should be well-lit during evening hours.

f. Automobile, multi-use, and pedestrian bridges should be clearly identified with appropriate signage.

g. Bridges and culverts should be sized appropriately and in proportion to the user's method of transportation, to ensure sufficient integration for the intended use, i.e., automobile, bicycle, or pedestrian.

h. Except crossings designated for storm water attainment, crossings should allow for infiltration and provide appropriate drainage into water feature below to ensure safety of pedestrians and prevent unwanted water collection.

i. In biologically sensitive areas, boardwalks should be considered as extension of bridges.

A.6 Landscape Architecture Design Guidelines

A.6.1 Overview

The landscape design in the Valley's Edge is intended to provide a visually attractive environment that assists in defining the character of the plan area. The existing landscape is characterized by gently rolling hills, clusters of Valley and Blue Oak Woodlands, shallow soils with scattered sedimentary and volcanic rock. Seasonal creeks also enhance the plan area and are an integral to the watershed network. Man-made features are limited to dry stacked stone walls, power lines, and rutted wagon roads.

The preservation of existing trees provides shade and habitat to open space areas

The landscape serves to buffer and complement the built environment and accentuates the streetscape with a living backdrop that adds visual and functional interest. Trees shade and shelter the public realm to make pedestrian travel more comfortable and safe. The Chico urban forest creates a significant sense of pride and community identity and is intended to branch out into Valley's Edge to the degree possible considering the existing environmental features of Valley's Edge. The landscape character is instrumental in tying the community together and unifying the public realm, enhancing the experience of the cyclist, pedestrian, and motorist. Neighborhood and/or community spaces are made up of both private and public spaces. Private spaces include yards, parking areas, and private recreational areas, and yard space. Public spaces encompass the streetscapes, parks, plazas, open spaces, and trail networks. The public spaces make up what is referred to as the 'public realm', which ultimately sets the framework for a cohesive community character.

Street trees, enhanced paving, site furnishings and signage contribute to a well-developed public realm

A.6.2 Application

The Landscape Design Guidelines apply to landscape improvements for all private and public development within Valley's Edge. Landscape improvements shall comply with the applicable federal, state, and local building, public health, safety and accessibility codes, and the California Model Water Efficient Landscape Ordinance (MWELO-AB 1881). All projects, including additions and facade remodels, except single-family residential, shall provide and maintain landscaping in compliance with the provisions of Chapter 19.68 Landscaping Standards of the Chico Municipal Code. Standards for the provision of landscaping within

Retain existing site features, where possible

the public right-of-way in conjunction with a development project are in Title 18 (Subdivisions). Landscape improvements shall also comply with the City of Chico Landscape Design Manual for public rights-of-way, parks, and other public facilities where the City will assume operations and maintenance activities.

A.6.3 Soils

Valley's Edge soil can generally be described as a shallow gravelly loam, with moderately high depletion of organic matter. This soil profile contains up to 14" depth of gravelly loam soil, but is underlaid by hard bedrock of volcanic mud-flow. The recommended treatment for this type of soil site condition is to rip and over-excavate these areas to a preferred depth of 24" to 36", and overlaid with clean import soil in areas to be landscaped. Understanding that the recommended 36" depth is not always economically feasible, an absolute minimum depth would be 18"-24", recognizing that a minimum 15-gallon tree root ball is 16" to 18" in depth. The use of import fill soil for berms and/or the installation of raised planter walls are additional considerations when landscaping on this site. Tree selection will need to respect shallow soils to avoid "blow down" during typical storm winds. Designers should also anticipate rain and landscape irrigation water running laterally into constructed base and utility trench systems. This can lead to asphalt surfaces "alligatoring" and utility vaults filling with water. Standard drainage applications should consider perforated French drains to capture and "organize" this water effectively. A soils fertility test will help determine the correct soil amendments, conditioners, and fertilizer to use to maintain health and sustainability of the landscape.

A.6.4 Gateways, Signage, and Wayfinding

Gateways and signage are important branding elements that contribute to the Valley's Edge community identity and character. These features convey a sense of arrival to a neighborhood, village center, and wayfinding network. Ease of navigation is essential and made possible through a unified sign and branding program to orient visitors through the community, including gateways, monument signs, directional signs, and informational and interpretative signs. Easy-to-read and visually attractive directional or wayfinding signage contributes to efficient pedestrian and vehicular movement.

Additionally, the materials, colors, and shape play a role in identifying the signage and directions. At Valley's Edge the materials area:

- Local field stone boulders, large and small
- Strong steel panels, brackets and logo's
- Large wooden, sand blasted beams and posts
- Raw concrete
- Native plant material

To emphasize an entry, incorporate plants with color, texture, and seasonal characteristics

Gateways and Monuments

Gateways and entry monuments are instrumental in providing identity and sense of arrival. In addition, they serve important places for directional and informational signs to guide motorists to their destinations. For the Valley's Edge Specific Plan area, a hierarchy of gateway opportunities include 1) Primary entry into the Specific Plan area at the Skyway and 2) Secondary entry at East 20th Street/Doe Mill Road. Gateways should be coordinated in design with the streetscape, wayfinding signage, and the overall character of the plan area. Refer to Chapter 5 for more information on gateways. Gateway character includes:

A well-lit gateway sign consistent with specific plan area character

a. Gateway and monuments should use consistent design elements and materials.

b. Gateways and monuments should convey the Specific Plan area character.

c. Signage should be well-lit; lighting should be designed to prevent glare and excess illumination of the night sky.

d. Building and landscape materials used in gateway design should be appropriate to this region of Butte County, using natural features to reflect the desired identity and unique character of the Specific Plan area.
   i. Re-purposing or recreating the pioneer-era rock wall character found currently on-site

Logo and design theme help "brand" this community entry

Logo placed on neighborhood signage to develop identity

Example of a "natural" responsive branding design

Directional signage coordinated in design with streetscape

ii. Large rough saw timbers with natural stain
iii. Rusted Steel or black steel for background and support brackets
iv. Stainless Letters, Logos and Arrows

e. The visual design of gateways shall be attractive as well as functional, conveying a ceremonial sense of entry.

f. Physical elements of the entry, including medians, signs, archways, paving materials, and landscape planting materials should function together to physically define the entry and establish a positive first impression.

g. Plants with color, texture, and seasonal characteristics should be used to help emphasize the gateway and entry.

Wayfinding and Directional Signage

a. Wayfinding and directional signage will be located at key locations to provide direction to important services and destinations such as public trails, parks, commercial village, and neighborhoods.

b. The sign program should integrate a unified, consistent directional sign design with directional arrows and labeling to denote key areas, public parks, and residential neighborhoods.

c. Directional signs should be oriented towards pedestrian and vehicular traffic. Designated signs should receive appropriate lighting, have proper landscaping, and be placed adjacent to roadsides, trailheads, and other key identified Specific Plan area locations.

d. Neighborhood wayfinding, gateway signage, and directional signs should be similar to and complement primary entry gateway(s), utilizing the same or similar construction

Neighborhood Logos, Signage, and Branding

The creation and repeated use of a logo is an effective way to create an impactful "brand" to a neighborhood or community area. A logo and sign program should be established to distinguish the Valley Edge Specific Plan area. The logo may be placed on gateway, directional, and neighborhood signage to develop a sense of place and an identity.

a. Individual neighborhood logos, signage, and branding enhances each neighborhood and creates a sense of arrival.

b. Neighborhood logos and branding should be secondary to the Valley Edge Specific Plan area logo and branding. For example, a neighborhood named "The Boulders" should be referred to as "The Boulders at Valley's Edge".

c. Residential entry monuments and/or signage should include neighborhood logos and names that are consistent in style and aesthetic with one another.

Street Signs

Street signs are one of the best opportunities to provide a unifying element in the Specific Plan area. Street signs should be as specified by the Manual on Uniform Traffic Control Devices (MUTCD) or by special request, subject to the review and approval of the City Engineer. It is the intent of the Plan to identify every street in the same way to provide a recognizable sense of repetition and rhythm that clearly enables a motorist, bicyclist, and/or pedestrian to identify their location.

a. Street signs should have consistent design elements.

b. Unique sign color and consistency should be utilized within the overall neighborhood framework design concepts.

c. A font selection consistent with the desired neighborhood design of the Specific Plan area character should be incorporated in Valley's Edge street signage with Valley's Edge logo if accepted.

d. Street names should reference the natural elements, features, and regional landmarks, or characteristics.

Font selection and design elements should unify the area

Recognizable materials on kiosks will guide pedestrians throughout the site

Directional arrows and labeling denoting key areas

Interpretive signs will provide vast information to user

Walls used in rocky condition to create planting areas

Interpretive and Education Signage

Creating interesting and attractive interpretive and educational panels at points of interest add a new dimension to walking and biking. These signs will be consistent with the design theme of the project and will capture the key unique elements of our project and include single panels on post to large maps in kiosks. These site features are:

a. Oak and Native Plant Woodland Forest

b. Foothill landscape, view shed and intermittent drainages

c. Old Doe Mill wagon road and ruts

d. Dry-stack stone walls

e. Environmental preserves

f. Land history and heritage

The interpretive signage will match the gateway materials, along with the logo, text and colors.

A.6.5 Streetscape Landscaping

Streetscapes refer to roads, entryways, public trails adjacent to streets, and landscaped areas near streets. It is the street character that sets and guides the framework for a cohesive neighborhood character. Protecting the rural nature of the Valley's Edge Specific Plan area, extending Chico's urban forest into the plan area with large canopy shade trees, and creating walkable streets and neighborhoods are principal elements in creating the desired streetscape character in the Specific Plan area.

Street Tree planting can be designed to increase visual interest, provide shade and sense of safety, guide circulation, drought tolerance and enhance the site. Tree placement considerations, such as tree pit area and protection of tree above ground should be made. The City of Chico embraces a "Right Tree, Right Place" philosophy for tree planting. Appropriate spacing should be maintained between trees.

A healthy community forest begins with careful planning/siting and proper planting techniques. Known as a City of Trees, Chico encompasses beautiful native trees, and encourages the planting of California Native Trees in appropriate locations. The City also promotes non-native tree removal, for species that pose a threat to invading natural areas, such as Bidwell Park and along creeks.

The existing oak trees on-site have been identified as key landmarks and are critical to maintaining the foothill character and establishing the link to the theme of Valley's Edge. It is for that reason the following guidelines have been established for the different streetscapes throughout the land uses of the project.

a. Plant material selection should be consistent with the plants recommended by the City of Chico Park Department Drought Tolerant Plant List for Right-of Way, Parks and Other Facilities. Appendix B identifies a refined palette of street trees recommended for Valley's Edge.

b. The species and maximum on-center spacing of street trees shall be determined by the Urban Forester Park Department. Tree selection and location should comply with the street tree program defined in these Design Guidelines. The goal of tree selection is to maintain the foothill aesthetic while balancing the canopy species and maximizing the drought tolerances and hardiness of the tree.

c. Post Construction stormwater runoff from streets within the project shall be consistent with the Municipal Separate Storm Sewer Standards (MS4) as prescribed by The California Regional Water Quality Control Board. The techniques from the California BMP Storm Water Handbook for New Development include detention basins, vegetative swales and infiltration. These and other treatments such as pervious pavement and pervious pavers contribute to an overall reduction of stormwater runoff and an opportunity for groundwater recharge, where suitable.

d. Site surface runoff should be directed to where feasible vegetated open areas, planting areas, etc. to improve the quality of stormwater runoff through bio-filtration.

e. Drought-tolerant plants should be used in the landscape to conserve water unless needed for recycled water disposal.

f. Planting design should be suitable to the local climate, and plants should be grouped with similar water requirements to allow for more efficient sub-surface irrigation.

g. Landscape products are encouraged to include recycled content and/or renewable material. Examples include recycled steel header boards, locally produced wood chip mulch, recycled glass, and rubber in asphalt pavement.

h. A three- (3-) to four- (4-) inch thick mulch layer should be provided in shrub beds to reduce weeds and conserve moisture. Red or colored mulch is prohibited.

Combinations of materials are natural in the landscape

Adjust roadway to accommodate the existing trees

Extra wide median sloped between offset road heights

Roundabout with an aesthetic quality as a wayfinding element

Roundabouts provide safe and efficient flow of traffic while allowing identity branding and enhancement of corridor

Trees at roundabouts enhance streetscape character

i. Plant large canopy trees along streets, parks, trails, and open space to create a continuous tree canopy and contribute to the City of Chico's urban forest.

j. Key intersections, gateways, and project entries should incorporate intensified planting themes and specimen trees to create a sense of identity, highlight focal points, and enhance the area's character.

Collector Streets

The collector roads identified in the VESP have been designed and located to preserve the existing oak trees. These trees are critical to maintain the project character, whether they are in the median or parkway strip. The collector travels through primarily commercial, open space, park lands, and on the edge of residential; however, it is the primary road which connects the overall circulation system, with the goal to maintain a natural environment as it meanders through the project.

a. Design separated roadway to accommodate existing trees with a minimum of 8' setback from back of curb to outside of tree trunk.

b. Use the new plant palette to establish new young Oak species in the median to restore the Oak Woodlands and create a shaded and aesthetic street corridor.

c. Plant median and parkway with grasses and shrubs that are recommended for the project to keep the collectors native looking and low maintenance.

Roundabouts

Roundabouts are traffic-calming features used at intersections providing traffic flowing one-way, counter-clockwise around a central island. The design of a roundabout allows vehicles to enter at different approaches simultaneously yielding to circulating traffic and does not require the use of traffic signals or stop signs. Traffic speeds are typically reduced to 15 mph to 20 mph or less which increase efficiency without compromising safety.

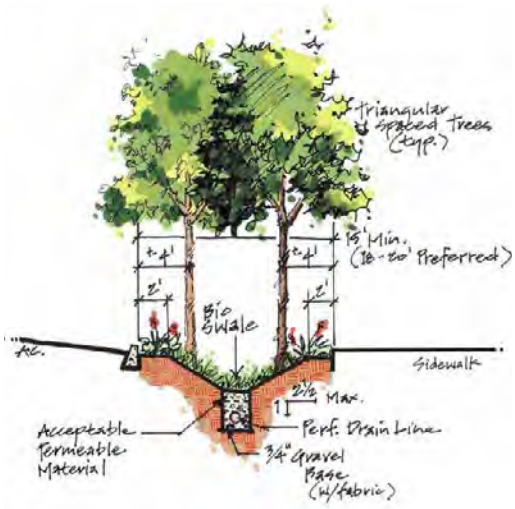
a. Landscaping in the central island should provide an aesthetically pleasing and attractive focal point which may include specialty paving, public art, specimen trees, landscape feature, boulders, or other features.

b. Trees and accent species should be used at roundabouts to enhance the character of the streetscape and provide visual interest. Coordinate roundabout design with the existing trees.

c. Utilize sight distance triangles to guide planting design. Species under 30 inches may be planted within the sight distance triangle. Specialty paving (e.g., pavers, bricks, textured and earth colored concrete) should be used to enhance pedestrian refuge islands and truck aprons on the central island.

d. Landscaping on the outside of the circulating lane should provide a safety buffer between motorists and pedestrians and utilize low plantings to maintain visibility.

e. The roundabouts are placed to preserve the existing Oaks on-site. New plantings will be placed in the Roundabouts and parkways to blend with the existing Oaks, natural stone walls, and rail fencing need to follow the Valley's Edge theme. Additional plantings will follow the plant list of the primary collector.



Bioswale in street median

Median Landscaping

Medians and pedestrian refuge islands function as safety traffic calming measures. While also providing opportunities to aesthetically enhance the streetscape, landscaped medians provide a visual separation between oncoming traffic and create a narrowed lane perception that slows traffic. Medians can also be utilized to treat stormwater. The size of the median may vary to accommodate existing trees and create aesthetic boulevard.

a. Neighborhood signs related to traffic control and wayfinding should be placed in the median to the extent practical.

b. Medians should be landscaped with trees, plants, and hardy ground cover. A variety of plant heights and species should be incorporated to avoid a continuous shrub wall.

c. Medians should be planted with shrubs or ground covers that have a natural growing height of twenty-four (24) inches or less to maintain sight distance and visibility.

d. Where trees are located within 48" of hardscape edges, root barriers should be used lineally along the edges.

e. Hardscape materials such as cobble, stamped concrete, pavers, or decomposed granite should be utilized in areas where maintenance access is required.

Shade and reduction of heat island affect are key to benefit to street trees and separated sidewalks

Rock, cobble, trees and rose define a frontage street in the foothills

Nurtured landscape along a paseo trail

Using vegetation among the materials in creative ways

Tree plantings provide shade during summer months

f. Clusters of trees, in addition to standardized spacing, should be provided to blend with the natural environment of the foothills and Oak Woodlands.

g. Consistent median treatments help create an identity that unites the community through the use of paving, directional signs, architectural features, and plant materials.

h. Medians with turning lanes or tapered ends should be enhanced with special paving.

Parkways

Parkways are the strips of landscaping between the sidewalk and street edge. They create a buffer and a separation from the street. They act as a traffic calming measure and provide more comfort for pedestrians.

a. Parkways should be planted with shrubs or ground covers that have a natural growing height of thirty (30) inches or less to maintain sight distance and visibility. Surface material such as decomposed granite or basalt with filter fabric should be used to minimize weed growth but allow for permeability. Mulch may be used at each tree ring.

b. Planting in the parkway should include canopy street trees for shade and low ground covers or shrubs to define a green divider strip that separates the pedestrian corridor from the street edge.

c. The street trees should be uniform in size and matching in spacing across the street section to the extent possible. Tree type changes should occur at block breaks or as accent plantings at driveways or street corners.

d. Street tree spacing should be coordinated with street lighting fixtures to minimize canopy interference with the optimum illumination from the fixture.

e. In the MDR and HDR areas, new trees should be located to minimize impacts to utilities.

f. Tree sizes should be a minimum per City code.

g. Soil preparation for parkways will need to follow the City of Chico planting detail referencing soil replacement and excavation to break into the tough soils. Soils shall be prepared for planting to meet soil fertility report recommendations, as a minimum while anticipating the obligations for irrigation and long-term maintenance requirements.

Local Streets

The secondary collectors travel through all of the residential zones. Each will be treated uniquely based on the soils, ROW's, size of lots and housing type. The following will describe the guidelines for each:

a. **Very Low Density Residential (RS-VE):** This treatment has only a street without sidewalk or parkway strip. The majority of the lots have existing oak trees in singles or groupings along the roadways. The planting will mimic these treatments with both single and clusters of trees. The plantings will be treated with proper soil preparation and irrigation to ensure success.

Tree Planting for RS-VE:

- Cedrus deodara - Deodar Cedar
- Cornus florida - Dogwood
- Pinus nigra - Black Pine
- Quercus douglasii - Blue Oak
- Quercus lobata - Valley Oak
- Quercus wislizneii - Interior Live Oak
- Robinia x psuedoacacia-Purple Robe Locust

b. **Low Density Residential (R1-VE/R1-SF-VE)/Medium Density Residential (R2-VE/R3-VE):** These typical subdivision streets will be treated with the City Standard planting details, including excavation and scarifying the planting ROW and with soil replacement and proper amendments. These trees will be planted at a minimum of one tree per lot.

Tree Planting for R1-VE/R1-SF-VE R2-VE/R3-VE:

- Acer x freemanii - Autumn Blaze Maple
- Arbutus unedo - Strawberry Tree
- Gingko biloba - Maidenhair Tree
- Nyssa sylvatica - Tupelo
- Olea europaea - Olive
- Pistachia chinensis-Pistache
- Quercus wislezeneii-Live Oak

Existing oak preserved in roadway median

Groupings of Oaks keep the design natural crossing

Small entry into Low Density Residential

Medians provide a safe refuge as pedestrians cross streets and intersections

Crosswalk accent paving and median landscaping enhances pedestrian crossing

Tree plantings separate pedestrian corridor from street edge

Street Trees

The street tree list found in VESP Appendix B was developed from the City of Chico Approved Street and Parking Lot Tree list to guide tree selection for the Valley Edge Specific Plan area. Tree placement considerations such as tree pit areas and protection of trees above ground should be made.

a. Plant material selection should be consistent with the plants recommended by the City of Chico Park Department Drought Tolerant Plant List for Public Right-of Way, Parks and Other Public Facilities. Appendix B identifies a refined palette of recommended street trees.

b. The species and maximum on-center spacing of street trees shall be determined by the Urban Forester Park Department. Tree location should comply with the Selection and Location of Street Trees section of the City of Chico Landscape Design Manual.

c. The list was determined by selecting the most drought tolerant trees that also meet our needs and the needs of the project.

Shrubs and Groundcover

Existing on-site soils may not sufficiently support plant growth. The purpose of testing the soil is to determine soil structure and composition, the soil's pH value, and identify nutrient deficiencies that could potentially be avoided, given the appropriate soil improvements. Testing will also help determine a foundation for choosing appropriate plant species for the area.

a. Trees, plants, shrubs, and groundcover should be selected that are well-adapted to the regional climate (sunset climate zone 9a) and soils and are drought tolerant for water conservation.

A.6.6 Site Furnishings & Materials

Accent Paving

Accent paving enhances the public and private realm and can accentuate and identify special crossings and pedestrian areas.

a. Pervious, interlocking pavers, or stamped or painted asphalt, should be considered as a unifying accent paving material. It should be considered at the following locations:
   - Key project or neighborhood entrances;
   - Crosswalks/crossings;
   - Spaces such as plazas, courtyards, and public gathering spaces; and
   - Doe Mill Wagon Road.

b. Textured and colored pavement should be used on crosswalks at collector road intersections to accentuate pedestrian crossings. Pavers in the street are helpful to raise awareness through increased visibility, noise, and vibration.

c. Surfaces should be smooth, stable, and slip-resistant.

d. Where accent paving is not used at crosswalks, zebra, or ladder style crosswalks should be considered to increase visibility.

e. Accompanying vertical elements at crossings.

Accent paving integrated into parking lot design

Accent paving, combined with landscaping enhances parking area

Street Furnishings

Street furnishings serve an aesthetic as well as utilitarian function and can enliven commercial and common areas. Street furniture includes all items placed within the public right-of-way, such as benches, bus shelters, trash receptacles, plant containers, tree grates and guards, bicycle racks, bollards, kiosks, and fountains. Proper design and placement of such amenities will reinforce a unified design theme and create a lively and festive atmosphere. These features are intended for the Village Core area.

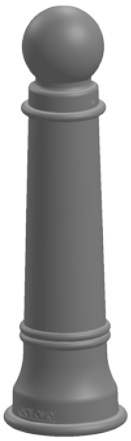
a. Any furnishings along the sidewalk should provide a "through pedestrian zone" clear of any obstacles to allow two people to walk comfortably side by side in accordance with the American Disabilities Act (ADA) requirements.

b. To create a more organized and efficient use of sidewalk space, furnishings should be grouped together rather than scattered.

c. A higher frequency of furnishings should be located in higher-use pedestrian areas to accommodate the higher demand.

Street furnishings providing a "through pedestrian zone"

Furnishings grouped together create an efficient use of sidewalk space



Removeable bollard design

Combination of stone wall and metal fence

d. Furnishings should be cohesive in style or select a "family" of furnishings to establish a unified character within the Specific Plan area, such as re-purposed oak benches.

e. Recycling containers should be provided at the park, CN-VE Village Core, and trailheads to encourage waste reduction and reuse.

Bollards

Bollards should be integrated into public plazas and along walkways to delineate pedestrian zones from vehicle traffic. Bollard design shall be consistent with other street furnishings.

Walls and Fencing

Walls and fencing secure and define property boundaries, line streetscapes, and gateways, as well as enhance the neighborhood character. Walls and fencing should complement the overall building design, site, and neighborhood context.

a. The following wall and fence types are appropriate for front, side, and backyard applications in the Specific Plan area:
   1. Field stone walls
   2. Masonry walls
   3. Open rail fencing
   4. Horizontal or vertical metal fencing
   5. Fencing with cable wire to grow vines on
   6. Solid wood fencing with cap
   7. Post and cable fencing
   8. Split rail fencing
   9. Post and rail fencing
   10. Round post and rail fencing
   11. Wood fences with metal mesh (hog wire), except where noted in Section 4.5 (Firewise Guidelines, Standards, & Vegetation Management Requirements)
   12. Combination of the above fence types

b. Field stones found on site or locally sourced stones should be utilized for stone walls when possible.

c. A change in material, columns, pop-outs, and recessed areas should be used to create shadow patterns and depth on the wall surface.

d. Where masonry walls are visible from the public right-of-way, pilasters should be spaced at regular intervals to break up wall mass. Pilasters and walls should also include a decorative cap.

e. Existing on-site rock walls should be preserved and maintained, to the greatest extent practical. Refer to Chapter 3 and Appendix D for direction on rock wall protection.

f. Exposed galvanized chain link fencing is not permitted. If chain link fencing is utilized it must be either dark green, dark brown or black in color.

g. Re-purpose existing rock walls and trees on-site to use for walls, landscaping, and/or benches (i.e. re-purposed oak log benches).

h. Solid masonry walls along collector and local streets should be allowed only when retaining or noise attenuation is required per environmental sound study.

i. Split rail fencing reflects an agrarian theme. Wood fences with metal mesh (hog wire) and split rail fences are encouraged.

j. Fences, walls, and railings should be earth tone colors that blend with the surrounding natural hues of the hillsides and minimize visual effects. Avoid colors that contrast with the surrounding natural terrain such as bright white.

k. Perimeter fencing on hillside properties should be visually open (e.g., split rail, post and rail, post and cable, etc.) in order to maximize views.

l. Wood fencing should include an infill board design and a solid base and architectural bottom, waistline, and cap rail.

m. Open fencing should be used between residential lots and open space, along trails, or as accent fencing in landscaped areas.

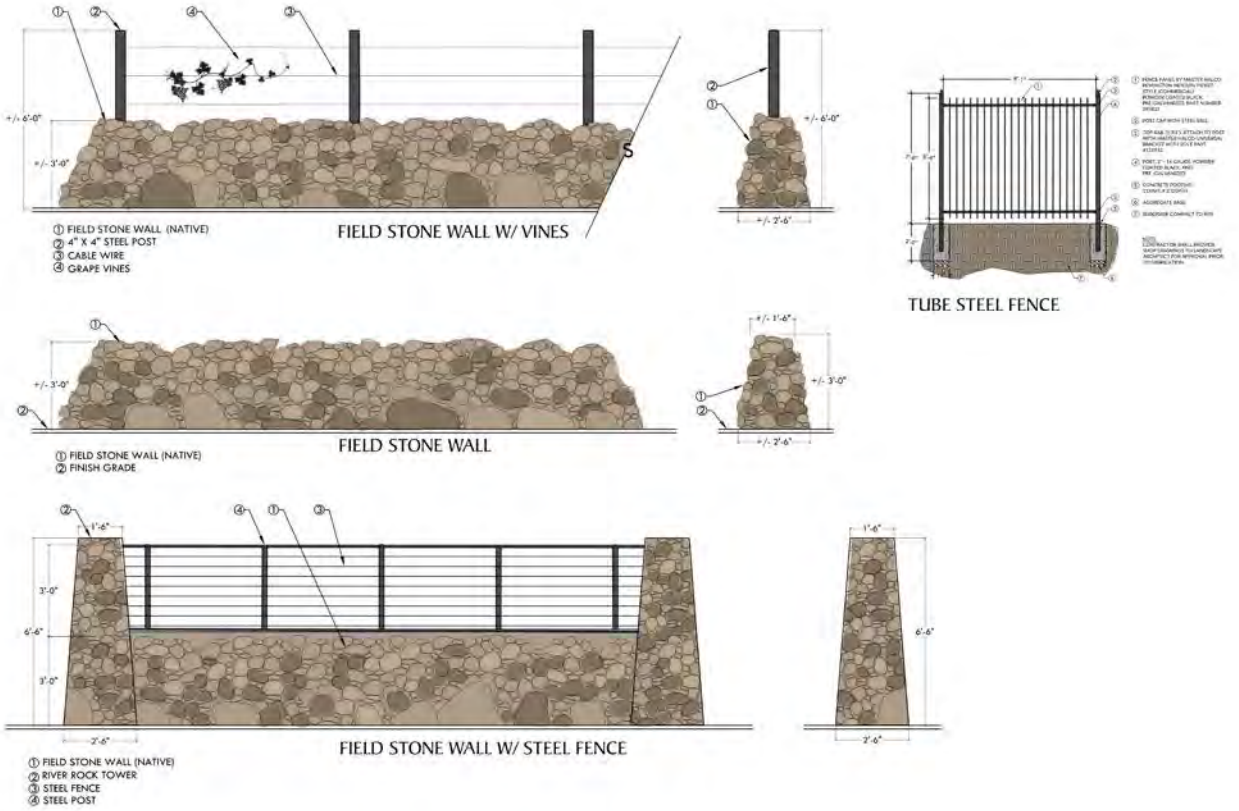
n. Pilasters should be used in combination with fencing, for example at the beginning and end of a fence type, to create added character.

o. Solid wood fencing should be used to provide privacy between residential units and along roadways.

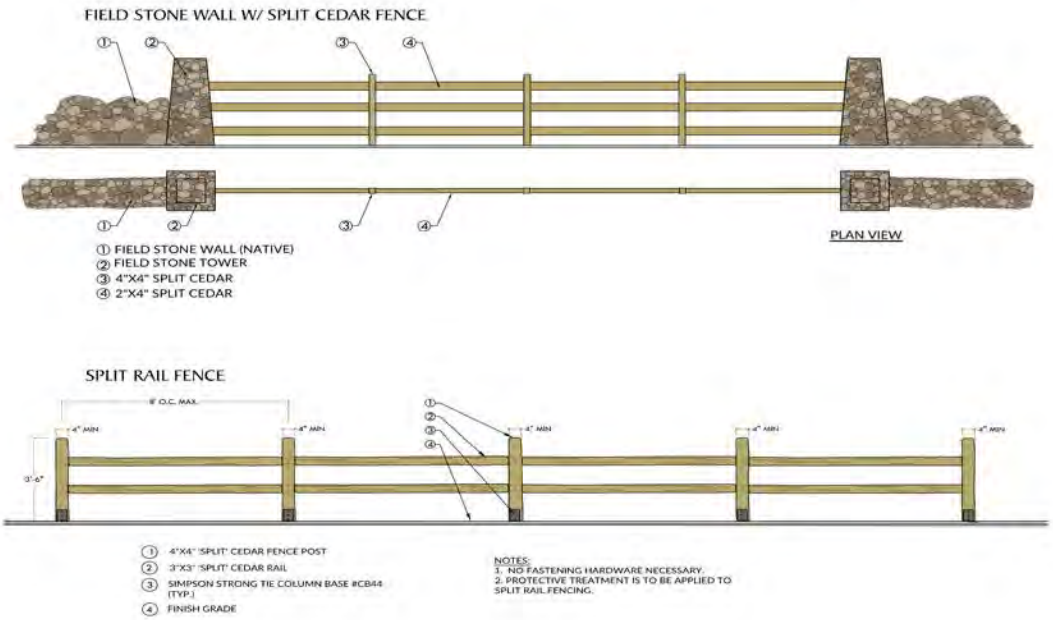
Post and rail fence example

Open-view type fencing and pedestrian amenities enhance character

Appropriately designed trash enclosure door



Fencing design options using stone for front, side, and backyards



Split rail fencing reflecting agrarian theme with wood materials

A.6.7 General Single-Family Landscape Design Guidelines

These guidelines apply to the front yard landscape design for single-family housing types. Landscaping shall be installed prior to occupancy. Refer to Appendix E: Valley's Edge Tree Preservation Program for direction on oak tree protection.

a. Landscaping for the front yards should be designed to visually integrate the adjacent public realm landscape. Plant types shall be selected following the Design Guidelines with common plant types relating to the natural surroundings.

b. Landscaping must comply with the California Department of Water Resources - MWELO. All plans should be required to be prepared by a California licensed landscape architect. https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance

c. Utilize regionally sourced or manufactured landscape construction materials, such as lumber, soil amendments, mulches, pavers, trees, shrubs, groundcover and quarried gravel/cobbles/rocks or other hardscape.

d. Utilize recycled landscape material and renewable material where possible, e.g., steel header boards, locally produced wood chip mulch, recycled glass, and rubber in asphalt pavement, etc.

e. Plant type and locations should provide summer shade and allow for winter solar gain.

f. Ensure plants are utilized from the plant palette in Appendix B and adapted and made suitable to the local climate.

g. Group plants with similar water requirements to allow for better irrigation precision. Drought-tolerant plants should be utilized to conserve water.

h. Apply climate appropriate native or introduced native California species in plantings. Select plantings appropriate for Sunset Zone 9A.

i. Minimize use of hedges and shrubs requiring regular pruning and formal shaping.

j. Provide landscaping that is harmonious with the chosen architectural style of a home, building, or development and respects the character-defining natural landscape elements of the lot and adjacent neighborhood.

k. Locate structures as to avoid existing trees and their root systems, whether on or adjacent to the project site. See Appendix E: Valley's Edge Tree Preservation Program

l. Minimize removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, rock walls, swales, and drainage courses.

Drought tolerant plantings enhance elements of the public realm

Drought tolerant planting integrated with boulders

Provide enhanced common areas in multi-family complexes

Native grasses and river cobble provide a drought tolerant and naturalized landscape

A.6.8 General Multi-Family Landscape Design Guidelines

These guidelines apply to the landscape design for multi-family housing types. Landscaping shall be installed prior to occupancy.

a. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept and should be consistent or compatible with the architectural style, scale, material and finishes of the neighborhood.

b. Landscaping should be required for common use areas, street front areas and street rights-of-way associated with multi-family residential development neighborhoods. Landscape and irrigation plans consistent with these guidelines may be approved by the Planning Division.

c. Street side landscaping should present a unifying design that enhances the built environment. The design should accentuate neighborhood entries with planting, monument signs, and lighting as appropriate. Trees should be selected considering their size at maturity to balance building massing and in conjunction with the Valley's Edge Specific Plan tree list.

d. Landscaping should include an underground sprinkler or drip system controlled by an automatic timed valve system attached to a local weather station.

e. Landscape design should focus on creating pedestrian-friendly, safe, and walkable environments with strong connectivity and sense of place.

f. The landscaping in the public parkways, medians, street edges, or common areas within any given phase of development should be completed prior to occupancy.

g. Drought-tolerant native and non-native plants should be utilized to conserve water.

h. Locate structures as to minimize existing trees and their root systems, whether on or adjacent to the project site.

i. Minimize removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, rock fences, swales, and drainage courses.

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B

Appendix B: Street Tree List

VALLEY'S EDGE

Appendix B - Street Tree List

Table B.1 **Street Tree List**

Botanical Name	Common Name	Height	Spread	Plant Type	Drought Tolerant	Native	Median Tree	Collector	Typical Residential	Local Street
Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	40-55	30-40	D	Yes	---	X	X	---	---
Acer buergeranum	Trident Maple	25-35	20-25	D	Yes	---	---	---	X	X
Acer grandidentatum	Rocky Mountain Glow Maple	30-40	20-30	D	Yes	Yes	---	---	X	X
Acer rubrum 'October Glory'	October Glory Maple	40-50	30-40	D	Yes	---	X	X	---	---
Acer truncatum x Acer platanoides	'Pacific Sunset' Maple	20-30	20-25	D	No	Yes	---	---	X	X
Arbutus 'Marina'	Strawberry Tree	25-45	20-30	E	No	Yes			X	X
Carpinus betulus	European Hornbeam	40-80	40-80	D	No	---	X	X	---	---
Cercis occidentalis	Western Redbud	25	25	D/F	Yes	Yes	X	X	X	X
Cercis x 'Forest Pansy'	Forest Pansy Redbud	20-25	20-25	D	No	---	X	X	X	X
Chitalpa tashkentensis	Chitalpa	25	25	D/F	Yes	---	X	X	X	X
Cornus kousa x nuttalii	Dogwood	15-25	15-25	D	No	---	X	X	X	X
Fagus sylvatica 'Riversii'	Rivers Purple Beech	40-50	20-30	D	No	---	X	X	---	---
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	40-50	30-50	D	No	---	X	X	---	---
Fraxinus latifolia	Oregon Ash	60-80	40-50	D	No	Yes	X	---	---	---
Fraxinus pennsylvanica lanceolata	Summit Ash	45-55	35	D	No	---	X	X	---	---
Gymnocladius dioicus	Kentucky Coffee Tree	60-75	25-30	D	Yes	---	X	X	---	---
Nyssa sylvatica	Tupelo	30-50	20-30	D	No	---	X	X	X	X
Pistacia chinensis	Chinese Pistache	50	40	D	No	---	---	---	X	X
Platanus racemosa	Western Sycamore	20-115	50	D/F/ LID	No	Yes	X	X	X	X

Table B.1 **Street Tree List**

Botanical Name	Common Name	Height	Spread	Plant Type	Drought Tolerant	Native	Median Tree	Collector	Typical Residential	Local Street
Quercus douglasii	Blue Oak	40-50	40-50	D	Yes	---	X	X	---	---
Quercus ilex	Holly Oak	45-50	30-40	E	No	---	X	X	---	---
Quercus lobata	Valley Oak	70-100	60-75	D	Yes	Yes	X	X	---	---
Quercus phellos	Willow Oak	60-80	40-50	D	No	---	X	X	---	---
Quercus robur 'Fastigiata'	Skyrocket Oak	50-60	10-20	D	No	---	X	X	---	---
Quercus suber	Cork Oak	50	40	E	No	---	---	---	---	X
Quercus wislizeni	Interior Live Oak	40-50	40-50	D	No	Yes	X	X	---	X
Umbellularia californica	Bay Laurel	30-50	25-50	E	No	Yes	X	---	X	X
Zelkova serrata	Sawleaf Zelkova	90-100	60-80	D	No	Yes	X	X	---	---

Plant Type: D - Deciduous, E - Evergreen, F - Flowering, LID - Low Impact Development

*For additional trees, refer to the City of Chico Approved Street and Parking Lot Trees (2011).

Appendix C:
Permitted and Conditionally Permitted Uses

VALLEY'S EDGE

Appendix C - Permitted and Conditionally Permitted Uses

C.1 Permitted and Conditionally Permitted Uses

The following list describes which uses are permitted, requiring a Conditional Use Permit (UP), and those that are not permitted, within each land use designation within the VESP area.

Land Use Key:

RS-VE (VLDR): Suburban Residential or Very Low Residential

R1-VE & R1-SF-VE (LDR): Low Density Residential

R2-VE (MDR): Medium Density Residential

R3-VE (MHDR): Medium High Density Residential

CN-VE (V-Core): Village Core

CN-VE (V-Comm): Village Commercial

PQ-VE (Public/Quasi-Public): Future Elementary School site and associated recreational and administrative buildings

OS1-VE (Primary Open Space): Areas for conservation/preserves for sensitive habitat

OS2-VE (Regional Open Space): Regional Park

OS3-VE (Valley Open Space): Active and passive parks

C.2 Residential Permitted Uses

Table C.1 **Residential Permitted Use Table**

Residential Land Uses	RS-VE (VLDR)	R1-VE & R1-SF-VE (LDR)	R2-VE (MDR)	R3-VE MHDR	Subject to Standards in Section/ Chapter:
Agricultural, Resource, & Open Space Uses					
Animal keeping (large animals)					
Animal keeping (small animals)	P	P	P		19.76.040
Crop production, commercial	P(1)				
Equestrian facilities	UP				
Greenhouses, commercial	UP(1)				
Plant nurseries	UP				
Community gardens	P	P	P	P	19.76.190
Recreation, Education, & Public Assembly Uses					
Churches/places of worship	UP	UP	UP	UP	
Community centers/pavilions	UP	UP	UP	UP	
Golf courses, country clubs	UP	UP	UP		
Health/fitness clubs				UP	
Private residential recreational facilities	P	P	P	P	
Recreational vehicle (RV) parks				UP	
Schools - public and private	UP	UP	UP	UP	
Schools - specialized education and training	UP	UP	UP	UP	
Theaters, auditoriums and meeting halls					
Residential Uses					
Assisted living facilities	UP	P	UP	UP	
Dormitory				UP	
Dwelling group			P(2)	P(2)	
Fraternity/sorority housing				P	19.52.090
Guest house	P	P	P		19.76.100
Home occupations	P	P	P	P	19.2
Household pets	P	P	P	P	19.76.040
Live/work					
Mobile home parks		UP	UP	UP	
Mobile homes/manufactured homes	P	P	P	P	19.76.110
Multi-family housing			P	P	

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Table C.1 **Residential Permitted Use Table**

Residential Land Uses	RS-VE (VLDR)	R1-VE & R1-SF-VE (LDR)	R2-VE (MDR)	R3-VE MHDR	Subject to Standards in Section/ Chapter:
Residential accessory uses and structures	P	P	P	P	19.76.020
Residential care homes, 6 or fewer clients	P	P	P	P	
Residential care homes, 7 or more clients	UP	P	UP	UP	
Rooming and boarding houses		UP	UP	UP	
Second dwelling unit	P	P	P	P	
Senior citizen congregate care housing		P	P		
Single-family housing	P	P	P	P	
Single-room occupancy (SRO) housing			P		19.76.140
Supportive housing	P	P	P		
Temporary dwellings	TU	TU	TU	TU	
Temporary emergency shelters	P	P	P	P	19.22
Transitional housing	UP	UP	UP	UP	
Two-family housing/duplexes		P	P	P	
Retail Trade Uses					
Accessory retail uses					
Alcoholic beverage establishments					
Art, antiques, collectibles, gifts					
Drug stores/pharmacies, 4,000 sf. or less					
Drug stores/pharmacies, 2,500 sf. or less					
Furniture, furnishings, and equipment stores					
Grocery stores, 4,000 sf. or less					
Grocery stores, less than 2,500 sf.					
Liquor stores					
Pet shops					
Restaurants, 2,500 sf. or less					
Restaurants, more than 2,500 sf.					
Retail stores, 2,500 sf. or less					
Retail stores, more than 2,500 sf.					
Secondhand stores, less than 2,500 sf.					

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Table C.1 **Residential Permitted Use Table**

Residential Land Uses	RS-VE (VLDR)	R1-VE & R1-SF-VE (LDR)	R2-VE (MDR)	R3-VE MHDR	Subject to Standards in Section/ Chapter:
Service Uses					
Automated teller machines (ATMs)					
Banks and financial services, 4,000 sf. or less					
Bed and breakfast inns, 1 to 5 guest rooms	P	P	P		19.76.050
Catering services					
Community social services					
Day care facilities, child/adult day care centers	UP	UP	UP	UP	
Day care facilities, large family day care homes				P	19.76.060
Day care facilities, small family day care homes	P	P	P	P	
Mortuary/funeral home					
Offices, accessory to primary use					
Offices, business and professional					
Personal services, 2,500 sf. or less					
Printing and publishing - computer/electronic					
Public utility or safety facilities	UP	UP	UP	UP	
Storage, accessory to residential project	P	P	P	P	
Storage, located on second floor or above					
Storage, personal storage facility	UP	P	UP	UP	
Transportation & Communication Uses					
Alternative fuel/recharging facilities				UP	
Parking facilities/vehicle storage					
Photo Voltaic Solar and Appurtenances	P	P	P	P	
Transit stations and terminals					

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Notes:
(1) Use allowed only on a site of 1 acre or larger.
(2) Allowed only within density requirements of General Plan Designation.

C.3 Commercial Permitted Uses

Table C.2 **Commercial Permitted Use Table**

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Agricultural, Resource, & Open Space Uses			
Plant nurseries	P	P	
Community gardens	P	P	19.76.190
Manufacturing & Processing Uses			
Beverage products, small scale, 2,500 sf max.	P	P	
Food products, small scale, 2,500 sf max.	P	P	
Handicraft industries, small scale manufacturing	P	P	
Laundries and dry cleaning plants		P	
Manufacturer taproom	P(3)	P(3)	19.76.200
Printing and publishing	P	P	
Recycling - large collection facility			
Recycling - small collection facility	P	P	19.60.060
Wholesaling and distribution			
Recreation, Education, & Public Assembly Uses			
Bowling alleys		P	
Cardrooms	P	P	5.32
Churches/places of worship	P	P	(3)
Community centers/pavilions	P	P	(3)
Health/fitness clubs	P	P	
Indoor amusement/entertainment	P	P	
Libraries and museums	P	P	
Membership organization facilities	P	P	
Nightclubs	UP	UP	19.76.200
Outdoor commercial recreation	P	P	
Private residential recreational facilities		P	
Recreational vehicle (RV) parks		P	
Schools - public and private	P	P	
Schools - Specialized education and training	P	P	
Temporary uses	TU	TU	19.22
Theaters, auditoriums and meeting halls	P	P	

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Table C.2 **Commercial Permitted Use Table**

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Residential Uses			
Assisted living facilities	P	P	
Caretaker and employee housing	P	P	
Emergency shelters		P	
Home occupations		P	19.2
Household pets	P	P	19.76.040
Live/work	P(4)	P(4)	
Mobile home parks			
Multi-family housing	P	P	
Residential accessory uses and structures		P	19.76.020
Residential care homes, 6 or fewer clients		P	
Residential care homes, 7 or more clients		P	
Rooming and boarding houses		P	
Single-family housing			
Single-room occupancy (SRO) housing	P(4)	P	19.76.140
Temporary emergency shelters	P	P	19.22
Two-family housing/duplexes		P(4)	
Retail Trade Uses			
Accessory retail uses	P	P	19.76.020
Alcoholic beverage establishments	P(5)	P(5)	19.44.040
Art, antiques, collectibles, gifts			19.76.200
Auto, mobile home and vehicles sales	P	P	
Auto parts sales without repair			
Auto parts sales with repair	P	P	
Building material stores		UP	
Drive-in and drive-through sales	P	P	
Drug stores/pharmacies, 4,000 sf. or less	P	UP/P(6)	19.76.070
Drug stores/pharmacies, more than 4,000 sf.	P	P	
Farm equipment and supplies sales	UP	P	
Furniture, furnishings, and equipment, 2500 sf. or less			

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Table C.2 **Commercial Permitted Use Table**

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Furniture, furnishings, and equipment, 2500 sf. or larger	P	P	
Grocery stores, 4,000 sf. or less		P	
Grocery stores, 4,000 to 40,000 sf.	P	P	
Grocery stores, 40,000 sf. or larger	UP	UP	
Liquor stores - limited hours	P	P	
Liquor stores		P	
Outdoor retail sales and activities	P	P	
Outdoor retail sales, temporary	P	P	19.76.120
Pet shops	TU	TU	19.22
Restaurants	P	P	
Restaurants, accessory, less than 5% of floor area - check CMC	P	P	
Restaurant with full bar	P	P	
Retail stores, general merchandise, 2,500 sf. or less	P	P	19.76.200
Retail stores, general merchandise, 2,500 sf. or larger	P	P	
Secondhand stores, 2,500 sf. or less	P	P	
Secondhand stores, 2,500 sf. or larger	P	P	
Shopping centers, 200,000 sf. or less	P	P	
Shopping centers, 200,000 sf. or larger			
Tasting rooms			
Walkup sales windows using public sidewalk	P	P	
Warehouse retail stores	P	P	
Service Uses			
Automated teller machines (ATMs), non-drive thru	P	P	
Banks and credit unions, 3,000 sf. or less	P(7)	P	
Banks and credit unions, 3,000 sf. or larger	P(7)	P	
Bed and breakfast inns, 1 to 5 guest rooms	P	P	19.76.050
Business support services	P	P	
Car wash facility		P	
Car wash facility, self-service		P	

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Table C.2 **Commercial Permitted Use Table**

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Catering services	P	P	
Community social services	P	P	
Construction or contractor's yard		P	
Day care facilities, child/adult day care center	P	P	
Day care facilities, large family day care homes	P	P	19.76.060
Day care facilities, small family day care homes	P	P	
Drive-in and drive-through services	P	P	19.76.070
Financial services	P	P	
Gas station		P(9-A)	19.76.090
Hotel or motel		P	
Kennels and animal boarding	P	P	
Medical offices	P	P	
Medical services - clinics and labs	P	P	
Medical services - extended		P	
Medical services - hospitals		UP	
Mortuary/funeral home			
Offices, accessory to primary use	P	P	
Offices, business and professional	P	P	
Offices, temporary	TU	TU	19.22
Personal services 2,500 sf. or less	P(9-B)	P(9-B)	
Personal services, 2,500 sf. or larger	P(9-B)	P(9-B)	
Printing and publishing - computer/electronic	P	P	
Public safety and utility facilities		UP	
Rental, indoor - small	P	P	
Rental, outdoor - large		UP	
Repair/maintenance - consumer products, 2,500 sf. or less	P	P	
Repair/maintenance - consumer products 2,500 sf. or larger		P	
Repair/maintenance - vehicle		P	
Research and development (R&D)	P	P	
Storage, accessory only	P	P	

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Table C.2 **Commercial Permitted Use Table**

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Storage, outdoor		P	19.60.060
Storage, personal storage facility		P	
Storage, second floor or above	P	P	
Veterinary clinics & animal hospitals, indoor	UP	P	
Veterinary clinics & animal hospitals, outdoor		P	
Walkup service windows using public sidewalk	P	P	
Warehousing			
Transportation & Communication Uses			
Alternative fuel/recharging facilities	P	P	
Broadcast studios		P(8)	19.78
Heliports			
Parking facilities/vehicle storage		P	
Pipelines and utility lines	UP	UP	
Photo Voltaic Solar and Appurtenances	P	P	
Telecommunications facilities	P	P	19.78
Transit stations and terminals		UP	
Truck stops			

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

Notes:

(3) See Chapter 19.04 for definitions of listed uses

(4) Use allowed only on second floor or above, or in basements. A use permit is required for ground level occupancy, except for accessible units required by the Building Code, which are allowed by right.

(5) Businesses within 300 feet of a residential district which operate between the hours of 11:00 pm to 6:00 am or allow amplified music during these hours requires use permit approval.

(6) Drive-in and drive-through sales of pharmaceuticals incidental to the operation of drug stores/pharmacies may be allowed without a use permit in the V-COMM Zoning District. All other uses shall require a use permit.

(7) Drive-ins and drive-through services incidental to the operation of banks and financial services may be allowed without a use permit in the V-CORE and V-COMM Zoning Districts. All other uses shall require a use permit.

(8) See Chapter 19.78 for districts in which telecommunications facilities are permitted.

(9-A) Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be required if future uses include a large gas station that could create Toxic Air Contaminants (TACs). Preparation of a health risk assessment by the project applicant may be required for any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) within 300 feet of a sensitive receptor and or any typical gas dispensing facility (with a throughput of less than 3.6 million gallons per year) within 50 feet of a sensitive receptor.

(9-B) Consistent with the California Air Resources Board's recommendations on siting new sensitive land uses, a formal health risk assessment shall be required if future uses include a dry cleaner that could create Toxic Air Contaminants (TACs). Preparation of a health risk assessment by the project applicant may be required for dry cleaners using perchloroethylene, any dry cleaning operation within 300 feet of a sensitive receptor, and for operations with three of more machines, consult with the Butte County Air Quality Management District for when a health risk assessment shall be prepared as the distance to the closest sensitive receptor may be less than 300 feet.

C.4 Special Purpose Permitted Use Table

Table C.3 **Special Purpose Permitted Use Table**

Special Purpose Land Uses	PQ -VE (Public-Quasi-Public)	OS1-VE (Primary Open Space)	OS2-VE (Valley Open Space)	OS2-VE (Regional Open Space)	Subject to Standards in Section/ Chapter:
Agricultural, Resource & Open Space Uses					
Animal keeping	UP	UP	UP	UP	19.76.040
Creekside greenways		P	P	P	
Crop production, commercial			P		
Equestrian facilities			UP	UP	
Nature preserves		P	P	P	
Manufacturing & Processing					
Recycling - large collection facility					
Recycling - small collection facility	P				
Sewage treatment plants					
Waste disposal sites					
Recreation, Education & Public Assembly Uses					
Campgrounds	UP			UP	
Churches/places of worship	UP				
Community centers/pavilions	UP				
Day care facilities, child day care center	UP		UP	UP	
Golf courses, country clubs			UP		
Government facilities	P				
Interpretative centers	P	UP	UP	UP	
Libraries and museums	UP				
Parks and playgrounds	P		P		
Parks, greenbelts, and landscape areas	P	P	P	P	
Schools - Public and private	P				
Schools - Specialized education and training	UP		UP		
Sports facilities and outdoor public assembly	UP		UP		
Temporary events	TU		TU	TU	19.22
Theaters - live entertainment	UP		UP		

P = Permitted *UP= Conditional Use Permit* *PD = Planned Development Permit* *Not Listed = Not Permitted* *TU: Temporary Use*

[1] Only permitted if provided in-lieu of attached garage

Table C.3 **Special Purpose Permitted Use Table**

Special Purpose Land Uses	PQ -VE (Public-Quasi-Public)	OS1-VE (Primary Open Space)	OS2-VE (Valley Open Space)	OS2-VE (Regional Open Space)	Subject to Standards in Section/ Chapter:
Residential Uses					
Caretaker housing	UP	UP	UP		
Emergency shelters	P				
Retail Trade Uses					
Accessory retail uses	P		P		19.76.020
Restaurants	UP		UP		
Services					
Cemeteries, columbariums, mausoleums	UP		UP		
Medical services - clinics and labs	UP				
Medical services - extended care	UP				
Medical services - hospitals	UP				
Public safety and utility facilities	UP		UP		
Storage, accessory	P				
Storage, outdoor	UP				19.60.060
Transportation & Communication Uses					
Broadcast studios	UP				
Heliports	UP				
Pipelines and utility lines	P		UP		
Photo Voltaic Solar and Appurtenances	P	P	P	P	
Telecommunication facilities	(1)		P	P	19.78
Transit stations and terminals	UP				

P = Permitted UP= Conditional Use Permit PD = Planned Development Permit Not Listed = Not Permitted TU: Temporary Use

¹ Only permitted if provided in-lieu of attached garage

Notes:

(1) See Chapter 19.78 for districts in which telecommunication facilities are permitted.

D Appendix D: Rock Wall Supplement

VALLEY'S EDGE

Appendix D - Rock Wall Supplement

D.1 Purpose

The purpose of this supplement is to provide the City of Chico information on the pioneer-era rock walls in support of the projects CEQA analysis, including but not limited to various data and exhibits not presented in the Valley's Edge Specific Plan (VESP). It also serves to identify, organize, and characterize the current condition of rock wall segments for eventual use by the Valleys Edge Homeowners Association (Valley's Edge HOA).

D.2 Resource Description

The Valley's Edge archaeological survey (Genesis April 2018) describes historic-era rock walls within the 1,448 acre planning area as follows:

> *A series of hand-lain, stacked rock walls, likely constructed during the latter portion of the 19th century, which functioned as livestock barriers, enclosures and property boundaries.*
>
> *Some wall segments have been subjected to contemporary disturbance associated with road and utility construction, as well as ongoing vandalism. Some segments also show evidence of being abandoned and salvaged for constructing other wall segments. Among these segments are two distinct varieties. The first consists of relatively intact segments, some of which retain fence posts and wire, while the second consists of very low, dilapidated examples that appear to have been abandoned and scavenged during in an effort to add their components to other, more functional segments.*

The Genesis survey, conducted pursuant to State Historic Preservation Offices (SHPO) protocol, included records research, pedestrian field surveys, and an archaeological inventory report identifying appropriate mitigation measures for any historic sites recommended significant under CEQA and which might be affected by the project. While the rock walls themselves do not qualify as a "significant" resource under Federal and State guidelines, they do merit special consideration, in part described in the Community Design Element of the City of Chico General Plan (GP 2030):

Policy CD 1.1 - Natural Features and Cultural Resources:
Reinforce the City's positive and distinctive image by recognizing and enhancing the natural features of the City and protecting cultural and historic resources.

Action CD-1.1.1 - Highlight Features and Resources:
Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.

D.1.1 Rock Wall Inventory

Between 2009 and 2019 pedestrian field surveys identified 36 distinct wall segments, ranging from 65 lineal feet (LF) to over 8,300 LF. A wall "segment" generally refers to a continuous rock wall section, whereas breaks or openings would constitute multiple wall segments. In some instances, such as areas where only traces of a wall are evident, a "segment" refers to the entire length of what may at one point have been either a functioning wall, stone markers laid out to align a wall that was never built. Figure D-1: Rock Wall Inventory Map is an aerial-map illustrating the location and alignment of each segment, along with arrow icons representing locations where passage through or between wall segments is anticipated. Icons represent three different passage conditions: 1) streets intersecting with existing rock wall openings; 2) trailways intersecting with existing rock wall openings, and 3) trails requiring new openings in an existing rock wall. While identifying baseline condition(s) may help inform the CEQA analysis, its main purpose is as a starting point from which future alterations can be measured, monitored, and managed by the Valley's Edge HOA.

Figure D-1 is not intended to be prescriptive, but rather an example of how and where existing openings in rock wall segments may, where practicable, accommodate passage with minimum disruption. Refinements to the locations and number of passages is expected, and shall be determined concurrent with the design of infrastructure abutting the respective wall section(s).

Table D.1: Present and Planned Future Rock Wall Condition identifies each wall segment, and their "baseline" condition. Baseline condition is categorized into four types; Remnant, Poor, Fair, and Good. Table D.1 also approximates the planned future condition, describing the nature of improvements to a given wall segment, the land use designation underlying the wall segment, the amount and percentage of wall segments avoided and/or preserved, and the lineal footage of wall segments likely to be reinforced and/or added.

Similar to Figure D-1, the characterization of present and future conditions described in Table D.1 is not intended to be prescriptive, but rather an approximation of anticipated improvements, opportunities for avoidance and restoration based on the VESP land use plan, master circulation plan, master trailway plan, and other considerations. Refinements to the details described is expected, and shall be determined concurrent with the design of infrastructure abutting the respective wall section(s).

D.1.2 Valley's Edge Specific Plan

The VESP is a tool that articulates a vision for a particular area of the Chico community, and establishes a policy and regulatory framework to guide future planning and development. The preservation of historic-era rock walls is embodied in the VESP's core principles, goals and implementation measures, including Guiding Principle 2 (The Land Matters, Listen to it) and Goal PROS 5 (Respect and Protect Land Heritage), both identified in Chapter 2: Guiding Principles, Goals, and Actions.

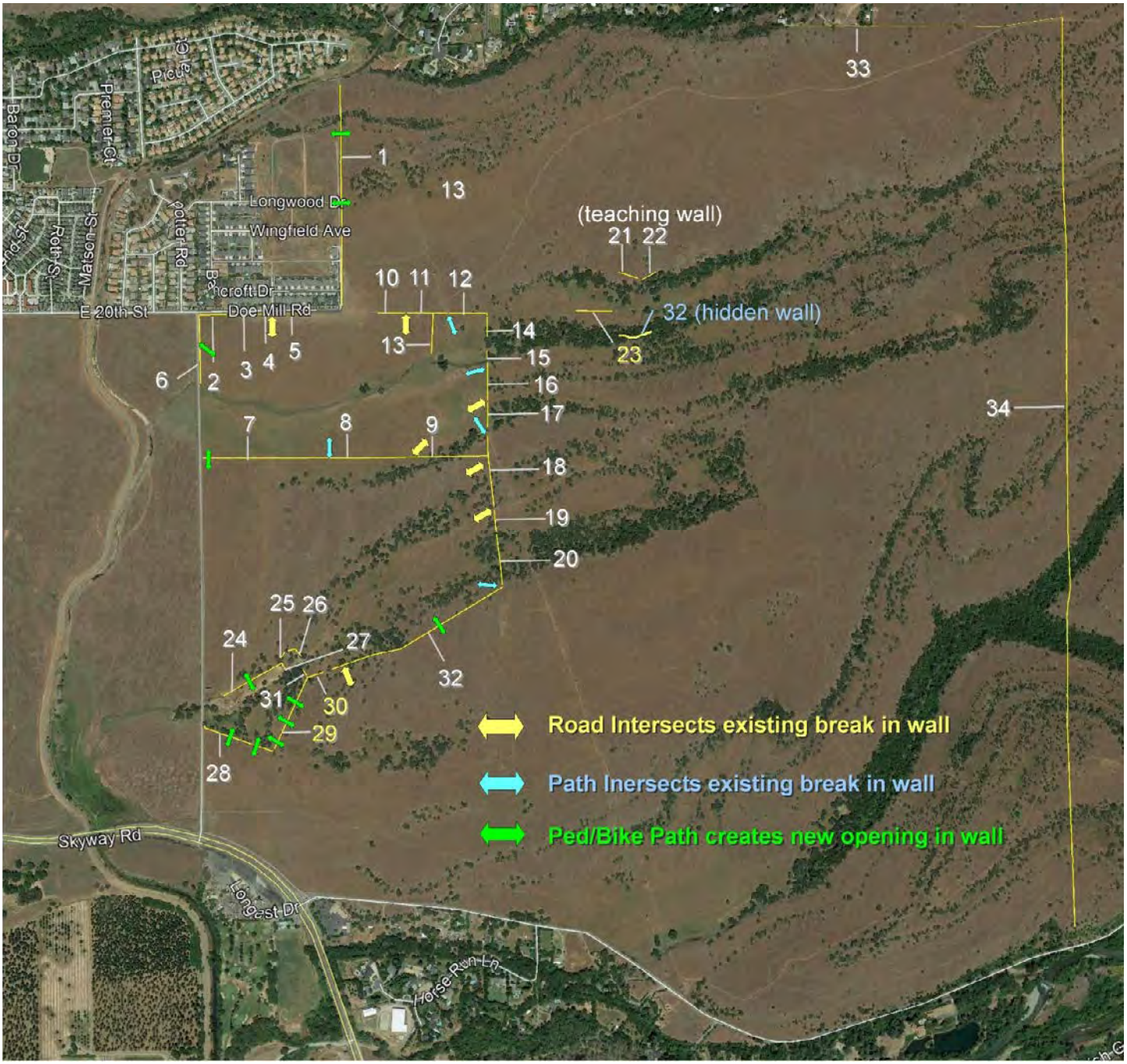

Figure D-1: Rock Wall Inventory Map

D.3 Actions & Implementation Measures

- Research, identify and document the lands history, and the cultural and historically significant features and resources that are known to have existed and/or exist on the property.
    - This is being implemented through 2018 archaeological survey, descriptive references in VESP, coordination with local historical groups, pedestrian surveys, and documentation of wall segments and condition described in this supplement.
- Master plan the project so as ensure that rock walls are in lands designated for parks, open space, and or areas where preservation can be monitored and managed.
    - This is being implemented through the VESP's land use plan, as well as elements of the VESP's design guidelines, master circulation plan, and master trials plan, all of which contribute to the orientation and visibility of rock walls toward the public realm.
- Where practicable design roadways and pathways to intersect rock walls where pre-existing openings and or damaged wall segments occur.
    - This is being implemented through the VESP's land use plan, master circulation plan, and master trials plan.
- Provide interpretive signage at key vantage points where the prominence of rock walls can be heightened to inform visitors and residents of their local significance, and the stewardship necessary for their preservation.
    - This will be implemented over time as key points along the trailway system intersect with rock walls, likely locations for monumentation are identified on Table D.1. Monumentation may include plaques, inscriptions, sculptures and/or other physical expressions.
    - Figure D-1: Rock Wall Inventory Map identifies a 150 lineal foot section of rock wall (ID # 21, refer to Table D.1) as 'The Teaching Wall', a uniquely pristine example of rock wall construction. Located near Homestead Park, this resource shall be preserved, monumented, encircled with split rail fencing, and prominently visible along roadway sightlines and the adjacent Class I path.
- Incorporate rock wall elements into streetscapes and landscape architecture, and provide examples of proper construction in the VESP's design guidelines.
    - This is being implemented in the VESP land use plan, the master circulation plan, master trail plan, and design guidelines.
    - Document the condition of preserved rock walls through annual inspection(s), and conduct any repairs and or reinforcement utilizing native materials and original construction design.
    - This will be implemented by the Valley's Edge HOA, the initial framework of which is outlined in this supplement.
- Strive to retain all surface rocks on-site, and establish a storage yard enabling builders, commercial landscapers, and residents to collect material for re-use within the planning area.
    - This will be implemented by the Master Developer through much of the project build-out, potentially involving the Valley's Edge HOA towards the latter stages of build-out.

EXISTING CONDITION				PLANNED FUTURE CONDITION				
				DESCRIPTION		AVOIDED	REINFORCED	ADDED
MAP ID	LF	Reference	Existing Condition	General Description of Contemplated Improvements	Land Use Designation	% Avoided	*LF Reinforced*	*LF Added*
1	2,015	Dawncrest Frontage	Fair	Opening for Class I Ped/Bike Trail	Open Space	100%	100	-
2	260	Doe Mill Road 1	Poor	Repair & Landscape	ROW	100%		-
3	175	Doe Mill Road 2	Poor	Add, Repair & Landscape	ROW	77%	135	30
4	180	Doe Mill Road 3	Poor	Widen Extg Opening for ROW	ROW	89%	150	-
5	245	Doe Mill Road 4	Poor	Widen Extg Opening for ROW	ROW	92%		340
6	620	Potter Road North	Poor	Opening for Class I Ped/Bike Trail & Monumentation	Open Space	98%		-
7	1,140	Potter Road East 1	Good	Opening for Class I Ped/Bike Trail	Open Space	99%		-
8	730	Potter Road East 2	Good	Widen Extg Opening for ROW	Open Space	93%		-
9	700	Potter Road East 3	Good	Widen Extg Opening for ROW	Open Space	86%		-
10	250	Doe Mill East 1	Poor	Add, Repair & Landscape	ROW	100%		330
11	365	Doe Mill East 2	Poor	Repair & Landscape	ROW	75%	275	-
12	375	Doe Mill East 3	Poor	Opening for VCOM Access + R&L	ROW	100%	375	-
13	370	Doe Mill South 1	Poor	None	Open Space	100%		-
14	180	Doe Mill South 2	Poor	Add, Repair & Landscape	ROW	100%	180	120
15	70	Doe Mill South 3	Remnant	Add, Repair & Landscape	Open Space	100%		70
16	340	Doe Mill South 4	Fair	Widen Extg Opening for ROW & Monumentation	Open Space	71%		-
17	230	Doe Mill South 5	Fair	Widen Extg Opening for ROW	Open Space/ROW	65%		-
18	650	Doe Mill South 6	Good	Widen Extg Opening for ROW	Open Space/ROW	95%		-
19	200	Doe Mill South 7	Good	Widen Extg Opening for ROW	Open Space/ROW	83%		-
20	465	Doe Mill South 8	Good	Opening for Class I Ped/Bike Trail & Monumentation	Open Space	96%		-
21	190	North Slope Isolated 1	Good	Preserve Fencing & Monument Signage	Open Space	100%		-
22	150	North Slope Isolated 2	Good	None	Open Space	100%		-
23	330	North Valley Isolated 1	Remnant	Remove & Integrate Rocks into New Wall Segments	Residential	0%		-
24	610	Coral 1	Good	Opening for Class I Ped/Bike Trail & Monumentation	Open Space/Residential	95%		-
25	65	Coral 2	Good	None	Open Space	100%		-
26	150	Coral 3	Good	None	Open Space	100%		-
27	80	Coral 4	Good	None	Open Space	100%		-
27b	50	Coral 5	Remnant	Remove & Integrate Rocks into Damaged Wall Segments	Residential	0%		-
28	685	Village Core 1	Fair	Opening for Class I Ped/Bike Trail & Monumentation	Open Space	97%		-
29	720	Village Core 2	Fair	Multiple Openings, Repair & Enhance with Iron	Commercial	92%	660	-
30	165	Village Core 3	Fair	Opening for Class I Ped/Bike Trail	Commercial	82%	135	-
31	65	Village Core 4	Fair	Add, Repair & Landscape	Commercial	100%	65	-
32	1,745	South Slope 1	Good	Widen Damaged Section for ROW and Opening for Class I Ped/Bike Trail	Open Space	93%		-
33	2,555	Stilson Ridge	Good	None	Open Space	100%		-
34	8,310	Honeyrun to Doe Mill	Good	None	Open Space	100%		-
35	65	Creek Remnant 1	Poor	None	Open Space	100%		-
36	280	Creek Remnant 2	Poor	None	Open Space	100%	-	-
36	**25,775**	**Total**		**% Designated Open Space**	**95%**	**95%**	**2,075**	**890**

Table D.1: Present and Planned Future Rock Wall Condition

E Appendix E: Valley's Edge Tree Preservation Program

VALLEY'S EDGE

Appendix E - Valley's Edge Tree Preservation Program

E.1 Introduction

A foundational element of the Valley's Edge Specific Plan (VESP) vision is the preservation and protection of Oak Woodlands. The preservation, conservation, and incorporation of Oak Woodlands enhances the scenic beauty of the Plan Area, as well as encourages quality and thoughtful site design, prevents soil erosion and counteracts pollution in the air, while maintaining the climatic balance and biodiversity of the City and its surrounding area. Conservation of Oak Woodlands in Valley's Edge extends beyond the City's Tree Preservation Regulations (Chico Municipal Code [CMC] Section 16.66). The VESP Valley's Edge Tree Preservation Program (Program) provides the framework for conservation, surveying, management, education, care and maintenance, replacement, and regeneration. In establishing these regulations, it is the intent of the Valley's Edge Specific Plan to preserve the maximum number of trees possible, with the reasonable use and enjoyment of private property, and to provide for a healthy urban forest that will absorb carbon dioxide, helping reduce urban impacts on global warming.

On-site Heritage Oak Woodland to be designated

Because of this, the Project has been designed to first; avoid approximately 80 percent of the estimated 5,500 trees within the VESP area as identified in the Oak Woodland survey, and second: to preserve those trees by incorporating them into permanent, connected open space by the Project Land Use Plan (Figure 4.1). The remaining 20 percent of the existing trees, 'living environment trees', are accommodated in the Plan Area by being incorporated into parks, common areas, neighborhoods and the built environment or mitigated. Further, programs implemented after occupancy include providing opportunities to educate residents with interpretive panels at key gathering spots, trail heads, and other focal points or open space areas.

The Homeowners Associations (HOAs) will own and be responsible for the maintenance of the creekside greenway, linear and neighborhood parks and other open space areas. As such, the HOA will play a leading role in the maintenance and management of the Oak Woodlands, while also facilitating the collection and germination of new oak trees and educating residents and property owners on how to maintain and care for the tree resources.

E.2 Valley's Edge Tree Preservation Program

The VESP Valley's Edge Tree Preservation Program (Program) provides additional framework for the conservation of Oak Woodlands within the Plan Area beyond the City's Tree Preservation Regulations (CMC Section 16.66). By design, the VESP Land Use Plan preserves roughly 80 percent of the Oak Woodlands in permanent open space, enabling the HOA to implement programs for ongoing maintenance, acorn harvesting, and tree replacement and mitigation, as well as leading the educational programs related to tree care. This also includes participation in the CMC pertaining to designated Heritage Trees.

The VESP Valley's Edge Tree Preservation Program incorporates most all applicable elements from the existing regulations found in CMC Chapter 16.66 and expands upon and replaces such requirements for the purposes of implementing the VESP.

E.3 Applicability

This Program shall apply to all planning entitlements and initial development of principal structures through the first certificate of occupancy on each parcel within the VESP area . Each phase of the project shall demonstrate compliance as incremental development occurs. Plans for each phase shall include the following:

1. All trees within 50 feet of the limits of grading, staging, or other ground disturbance for subdivisions and other land use entitlements affecting one acre or more.
2. For linear projects, such as a roadway, all trees within a half-width of the right-of-way on each side of the roadway.
3. All trees within 25 feet of development areas which are less than one acre in size, such as building permits for single-family homes.
4. A brief statement of the reason for removal.
5. A tree removal permit fee in amount established by resolution by the City Council to cover the cost of permit administration. An additional deposit may be required by the Director to retain a Certified Arborist or Registered Professional Forester to assist the City in assessing the condition of the tree(s).
6. After initial development and establishment of permanent uses, the HOA will assume the responsibility for tree management in open space areas, private landowners will manage their trees with HOA oversight, and the HOA will manage private street trees with oversight by City Public Works.

E.4 Exemptions

The following shall be exempt from the Program:

1. Emergency Operations: Any tree removal associated with emergency response operations.
2. Dead, Dying, At Risk, and/or Diseased Oak Trees. Individual tree(s) are exempt from mitigation and replanting requirements when a tree is determined to be dead, o a tree is determined to be dying or diseased in conjunction with exhibiting a high failure potential, as documented in writing by a Certified Arborist or Registered Professional Forester. Project plans shall show these trees with exemption notations, subject to final approval by the relevant review authority.

E.5 Definitions

For the purposes of the Valley's Edge Tree Preservation Program:

Arborist. A Certified Arborist is registered with the International Society of Arboriculture, or a member in good standing with the American Society of Consulting Arborists.

Critical Root Zone. Critical Root Zone or "CRZ" means a circle on the ground that corresponds to the dripline of the tree canopy, which can be irregular in shape.

Damage. Damage means:

1. **Minimal Damage**: means any intentional action or gross negligence which causes injury to or disfigurement of a tree that will not result in the destruction of the tree, as certified by the urban forest manager or an arborist.
2. **Major Damage**: means any intentional action or gross negligence which causes injury to, disfigurement, destruction, or effective removal of a tree as certified by the urban forest manager or an arborist.

Development. Any improvement of real property which requires the approval of grading permits, building permits, encroachment permits, parcel or tentative subdivision maps, planned development permits, or use permits.

Diameter at breast height. Diameter at breast height or "DBH" is the diameter of a tree at four and one- half feet above adjacent ground.

Director. Director is the director of the Community Development Department or their designee.

Drip line. The area within a circle defined by a radius measured from the trunk to the outermost branch, plus an additional 10 feet.

Effectively remove. Includes, but is not limited to, any extreme pruning that is not consistent with standard arboriculture practices for a healthy tree and that results in the tree's permanent disfigurement, destruction, or removal pursuant to this chapter.

Fire Safe Activities. Fire Safe Activities include fire prevention strategies and pre-fire management activities include establishing fuel breaks, fire safe landscaping, forest health treatment, removal of hazardous vegetation, inspections for fire safe clearance around homes and roadways, and post fire structure assessments.

International Society of Arboriculture (ISA). The ISA is a credentialing organization that promotes the professional practice of arboriculture and who have adopted standards and practices for tree care and maintenance.

Protect. The protection of an existing tree from damage and stress such that the tree is likely to survive and continue to grow normally in a healthy condition, through measures that avoid or minimize damage to branches, canopy, trunk, and roots of the tree. Such measures may include, but are not limited to, installation of tree protective fencing, mulching and watering of roots, supervision of work by an arborist, installation of aeration or drainage systems, root pruning, and use of nondestructive excavation techniques.

Remove / Removal. The cutting of a tree to the ground, extraction of a tree, or killing of a tree by spraying, girdling, damaging the roots of a tree, or any other means.

Tree. Tree or "trees" means any of the following:

a. Any live woody plant having a single perennial stem of 18 inches or more in diameter, or multi-stemmed perennial plant greater than 15 feet in height having an aggregate circumference of 40 inches or more, measured at four feet six inches above adjacent ground;

b. Any tree that meets the following criteria, identified in Table E-1:

Table E.1: Tree Species

12-inch DBH or greater	6-inch DBH or greater
All Oaks (Quercus)	Blue oak (Q. douglassii)
Sycamores (Platanus racemose)	Canyon live oak (Q. chrysolepsis)
Oregon ash (Fraxinum latifolia)	Interior live oak (Q. wislizenii)
Big leaf maple (Acer macrophyllum)	California buckeye (Aescutus californica)
	Madrone (Arbutus menziessii)
	Toyon (Heteromeles arbutifolia)
	Redbud (Cercis occidentials)
	California bay (Umbellularia californica)
	Pacific dogwood (Cornus nuttallii)

c. Any tree or trees required to be preserved as part of an approved building permit, grading permit, demolition permit, encroachment permit, use permit, tentative or final subdivision map; or

d. Any tree or trees required to be planted as a replacement for an unlawfully removed tree or trees.

e. Tree or "trees" does not include the following tree species: Ailanthus, Chinese Tallow, Freemont Cottonwood or Poplar, Privet, Box Elder, Silver Wattle, Black Acacia, English Hawthorn, Russian Olive, Olive, Red Gum, Tasmanian Blue Gum, Edible Fig, English Holly, Cherry Plum, Black Locust, Peruvian Peppertree, Brazilian Peppertree, Western Catalpa, Chinese Elm or Winged Elm; or the following fruit and nut trees: Almonds, Apples, Apricots, Avocados, Cherries, Chestnuts, Mandarins, Nectarines, Olives, Oranges, Peaches, Pears, Pecans, Persimmons, Pistachios, Plums or English Walnuts.

E.6 Application

Prior to issuance of permits, the developer/applicant will prepare a Tree Protection Plan which will include the following information.

1. **Tree Identification**: A plan identifying the trees to be removed and their location in relation to improvements shall be submitted. Trees within 50-feet of development and construction staging areas will be included on the Tree Protection Plan. The Tree Protection Plan will include a table (refer to Table E.2: Example DBH Removal Table) that identifies the tree species, size, health, and any proposed removal or trimming associated with the proposed improvements.

Table E.2: Example DBH Removal Table

Tree Number Description	Size (DBH) Type	Common Name	Scientific Name	Qualifying Tree? (Y/N)	Condition	Action	Reason for Removal	Size (Qualifying DBH Removed)
No. 1	14”	Blue Oak	Quercus douglasii	Yes	Fair	Removal	Preservation of Rock Wall	14”
No. 2	10”	Blue Oak	Quercus douglasii	Yes	Fair	Trimming	N/A; retained	0
No. 3	16”	Blue Oak	Quercus douglasii	Yes	Good	Removal	Significant Reduction in Grading	16”
Total DBH of Qualifying Trees being removed								30”

2. **Pre-Construction**: To ensure the protection of trees intended to be retained on a site, the contractor shall retain a Certified Arborist or qualified Forester to oversee the installation of on-site tree protective fencing. The contractor shall also host an on-site pre-construction meeting prior to commencement of grading activities to review on-site tree avoidance measures. The meeting shall inform and educate all construction personnel who are to be on-site of protected trees that are to be retained and the avoidance measures that are to remain in place such as construction fencing. Personnel shall also be informed on the various construction techniques in place, such as construction barriers, avoidance and minimal compaction of root zones, and prevention of harming root systems, at a minimum. If new construction personnel are added to the Project, the contractor’s superintendent will ensure that the personnel receive mandatory training before starting work.

On-site Heritage Oak Woodland to be designated

3. **Construction**: Requirements below shall apply to development within the area. When grading and construction is to take place near trees that are proposed to be retained and incorporated into the built environment, the grading plan shall illustrate proposed grading standards, note any retaining walls, footings, locations of utilities, and/or other structures which could impact on-site trees. Preservation measures shall incorporate the following items, when appropriate:

   a. Barriers: When construction related activities are near a Critical Root Zone (CRZ) or a group of CRZs, a physical barrier or separation fencing shall be installed, such as construction fencing or hay bales. Such fencing will be brightly colored, sturdy and as far out from the trunk as possible to capture as much of the CRZ. Contractors shall be required to keep fencing intact and fenced areas shall remain clear of building materials, waste, and excess soil. If physical improvements and/or construction activities are proposed within the CRZ, a series of 2-inch x 4-inch lumber will be spaced around the tree trunk and secured with fencing to minimize trunk damage. If necessary, tree limbs will be trimmed and pruned from the trunk or crown in accordance to International Society of Arboriculture (ISA) standards so that branches are not unnecessarily damaged or broken during construction in a manner that could cause lingering issues for the tree. The contractor shall be responsible for ensuring compliance with Mitigation Measure BIO-9: Tree Protection.

   b. Compaction: Compaction and changing of the existing grade should be avoided. If foot, vehicle traffic, and/or equipment activities cannot be kept out of the CRZ during construction, several actions shall be utilized, including:
      - Apply six (6) to 12 inches of chip mulch to the area of construction activity;
      - Laying a 3/4-inch thickness plywood or road mats with 4-inch thick layer of chip mulch; and/or
      - Applying four (4) to six (6) inches of gravel over a taut, staked, geo-text fabric.

   c. Root Cutting: A tree that is not slated for removal may have underground improvements near it. As such, tree roots may be exposed and may need to be removed or cut as part of the construction process. If underground improvements are necessary, they should first be designed as far away from the tree and the CRZ as feasible. When roots are discovered during excavation, the situation should be assessed to see if the root can be retained and the improvement installed. If a root must be cut, the cut should occur as far away from the canopy as possible and executed according with ISA standards. When encountering a root system that results in the removal of numerous large roots (typically two-inches in diameter or larger), retention of the tree should be re-evaluated.

   d. Drainage: Oak trees are discouraged to be incorporated into landscaping that receives routine watering, such as lawn. When trees are incorporated into landscaping that receives frequent and routine watering; long, slow soaking over the entire root zone is preferred.

   e. Trail or Utility Construction within 100 feet of the Valley foothill riparian woodland along Comanche Creek. Refer to Mitigation Measure BIO-8: Sensitive Natural Communities for Best Management Practices for construction within this area.

4. **Removal:** At the time of application submittal for specific entitlements (discretionary or ministerial), the Community Development Director (Director) or their designee shall inspect the property and evaluate each application to determine the number of trees that are proposed to be removed from the given entitlement (subdivision, commercial, office etc. project) or improvement (roadway, bicycle path, park etc.). Approval to remove trees coincides with the entitlement approval, improvement or other application. Tree removal, replacement, and fee payment (as appropriate), is addressed in subsection 5 below. In the event that it becomes necessary to remove additional trees during development, the developer shall inform and obtain approval from the Director, and the associated number of replacement trees or other form of mitigation shall be adjusted accordingly.

5. **Replacement**: For every six inches of DBH removed, new plantings shall be installed on site, at replacement ratios and monitoring periods noted in the Oak Tree Replacement Quantities Table, (Table E.3). If any replacement oak tree dies or fail within their monitoring period, then the applicant can either pay an in-lieu fee as established by a fee schedule adopted by the City Council, inquire with the Homeowners Association (HOA) to see if any regeneration tree credits are available (refer to Section E.8), or provide another replacement tree. Mitigation for tree removal in the Plan Area shall be addressed with the replacement options outlined below. The applicant may choose to incorporate more than one of the replacement options described below to satisfy the replacement requirements. and shall occur at a ratio as identified in the table below.

    i. Urban Replacement Trees: Some opportunities for replacement trees will exist in the private landscapes of developed commercial and multi-family residential sites the (excluding otherwise required parking lot shade trees and street trees planted in parkways in the right-of-way), and within excessively wide roadway medians of the primary collector streets (described in Chapter 5) . The survival of replacement plantings shall be verified by the applicant upon request by the Director. The VESP includes a Street Tree list (Appendix B, Table B1) that was developed and is based upon the City's adopted Street Tree list. This VESP tree list will be utilized for both private improvements (parking lots, landscaping requirements) and for street trees planted within the public right-of-way.

    ii. Replacement to Enhance Oak Woodlands. Replacement trees may also be provided in the VESP's open space areas where the plantings will be managed by the HOA as part of an oak tree regeneration program. Oak tree plantings shall be placed in areas with adequate biophysical conditions (e.g., soil, water table, etc.) to support seedling growth and success of cultivated transplants. The open space areas for enhancing oak woodlands include the Regional Park (Regional Open Space), Primary Open Space, and Valley Open Space areas. The Homeowners Association will utilize adaptive spacing guidelines and care regimes for replacement trees in these areas. A regeneration program, as described further in Section E.8, will be established by the HOA to create a localized source of new oak trees within the Plan area. The HOA will be responsible for replenishing and maintaining the oak tree regeneration program, which will encompass-harvesting acorns, germinating, and planting new Oak Woodland stock. This bank of

new tree inventory will offer developers the opportunity to utilize available Oak Woodland stock as a means to satisfy replacement tree requirements and/or allow for required replacement trees to be credited for trees that do not survive their initial monitoring period.

Table E.3: Tree Replacement Quantities Table:

Number of Trees Required Per 6-Inch of Trunk Diameter Removed	Replacement Tree Size	Years of Monitoring Required
9*	Acorn (germinated)	10
1.5	5-Gallon	5
1	15-Gallon	3
*This option will only be available to the HOA.		

6. **Enhancement**: The VESP also details the enhancement of tree canopy through the incorporation of a Street Tree list (Appendix B, Table B1) that was developed and based upon the City's adopted Street Tree list. This tree list includes tree species that are better suited to survive and thrive within the soils and climate that the Project boundaries exhibits. The Street Tree list includes a range of large to small oak tree species. This tree list will be utilized for both private improvements (parking lots, landscaping requirements) and within the public right-of-way.

7. **Appeals.** Any decision of the Director, pursuant to this Plan, may be appealed by the applicant to the City Council. Appeals shall be in writing, signed by the applicant, state the reasons the appeal is made, and be filed with the City Clerk within 10 calendar days of written notification for the decisions by the Director. Any appeal shall be accompanied by an appeal fee in the amount established by resolution of the council. Appeals shall be conducted in accordance with the procedures set forth in CMC. The decision of the council shall be final.

E.7 Heritage Trees

The purpose and intent of the Voluntary Heritage Tree Program is to identify, promote public awareness of, maintain, and protect designated trees within the City of Chico. This program acknowledges that Heritage Trees, whether located on public or private property, are distinct and unique living resources of the City of Chico.

Any person may submit an application on a form supplied by the Director and accompanied by the required fee, to designate a Heritage Tree. If an application is filed by a person other than the owner of the property on which the tree is located, then the application shall include the written and signed consent of the property owner and the property owner shall to the Bidwell Park and Playground Commission for review and recommendation to the City Council. The City Council may designate a tree as a Heritage Tree if it meets any of the following criteria:

1. Any native Oak (Quercus) species or Sycamore (Platanus) species, having a diameter at breast height of thirty-six (36) inches or greater when a single trunk, or a cumulative diameter of thirty-six (36) inches or greater when a multi-trunk, and with good health and structure; or

2. The tree is an outstanding specimen of a desirable species of good health and quality structure; or
3. The tree is of historical interest; or
4. The tree is an unusual species, is of distinctive form, is a part of a significant grove or is otherwise unique.

Once a tree is designated as a Heritage Tree, a Notice of Heritage Tree Designation shall be recorded against the property on which the tree is located. Heritage Trees located on public property are exempt from the recording requirement. Heritage Trees may only be removed pursuant to Chapter 16.66 of the Chico Municipal Code.

E.8 Homeowner's Association

The HOA plays a key role in the maintenance and management of the on-site Oak Woodlands, leads in the collection and germination of new oak trees, and educates residents, visitors, and property owners on maintenance and care. The HOA will be responsible for identifying and executing the intended programs to be implemented as part of this Program, with the ability for the HOA to transition educational programs or change the maintenance responsibilities to respond to the community needs, trends, or demands.

E.8.1 Oak Tree Regeneration Program

A regeneration program will create a bank of trees that are native to the Plan Area and will be used to fulfill replacement requirements intended to enhance Oak Woodlands, as noted above in Section E.6. This program will offer additional means for fulfilling replacement tree requirements for individual development sites, where on-site urban replacement trees may not be feasible. The HOA will establish and maintain an inventory of replacement trees, subject to the review of the Director, and will manage an acorn planting program, which will also serve educational purposes for children's school programs. On-site open space and recreation areas shall be utilized for these planting areas, as referenced in E.6.ii.

E.8.2 Education and Management

Education from the HOA will feature outreach to residents and visitors on proper care for existing trees. This outreach will include best management practices as adopted by the ISA on how to prune trees, proper incorporation into landscape areas, how to obtain a tree removal permit from the City, and acorn harvesting. Enrichment activities for seniors and active adults will be available by volunteering to harvest acorns, replant and monitor new trees, and/or through children's school programs. Additional educational and outreach can come in the form of a welcome brochure, to new property owners within the Project. The brochure would outline the importance of the Oak Woodlands, tree care, and provide additional tree related resources. The HOA will continue to explore and improve upon educational, management, and outreach practices as new ideas and methods are brought forward or developed.

E.9 Enforcement and Violation

The Community Development Director or their designee shall be responsible for the enforcement of this Program. The following penalties shall be applicable:

1. Any person who unlawfully removes, destroys, or causes major damage to any tree shall pay a civil penalty equal to twice the amount of the appraised value of each tree or $5,000.00 per tree damaged, whichever is greater. For purposes of calculating the penalties for each tree, the current edition of the "Guide for Establishing Values of Trees and Other Plans," as amended, by the Council of Tree and Landscape Appraisers shall be presumed to provide the appropriate basis for determining penalties.
2. Any person who unlawfully causes minimal damage to any tree shall pay a civil penalty of $1,000.00 for each tree damaged.
3. If any person commits three minimal damage violations within a 24-month period, all subsequent minimal damage violations within a 24-month period shall be penalized as major damage violations.
4. In addition to the above mentioned penalties, any person violating any portion of this Program that results in the loss of a tree, shall be required to replace said tree with a new tree and/or additional plantings, of the same species, or other species as may be determined by the director. The director shall determine the size and location of replacement tree(s). The director may refer to the recommendation of a city-selected arborist.