

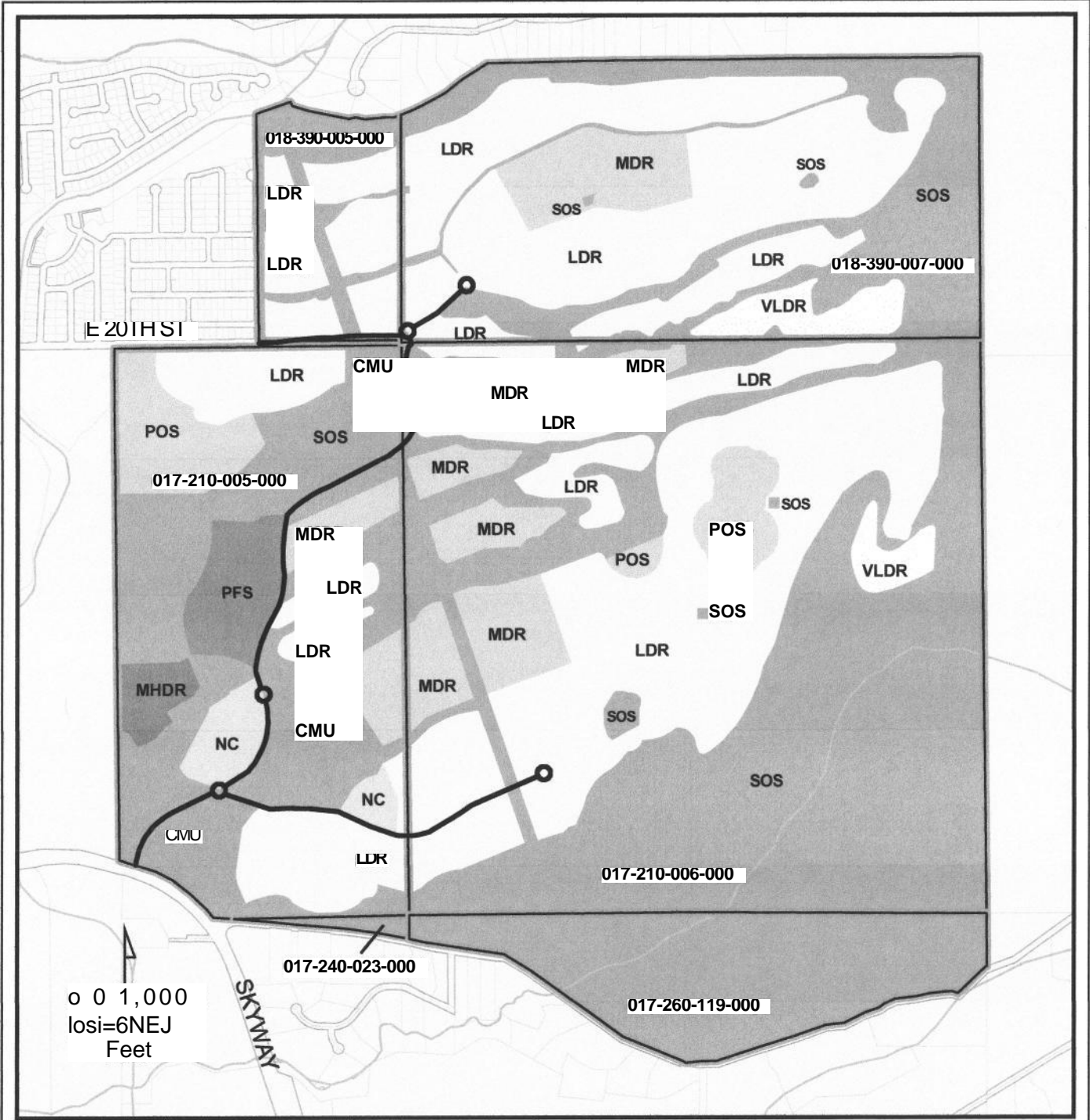
**Approved Impartial Summary of Referendum Against Resolution No. 08-23 Passed by
the City
Council of the City of Chico Approving General Plan Amendment 22-03 (Valley's Edge
Specific Plan General Plan Amendment)**

(Elections Code Section 9238(b)(2)(B)(i))

Introduction. On January 3, 2023, the City Council considered the proposed Valley's Edge Specific Plan (VESP) and related land use actions, including a general plan amendment, rezone, code amendment, and development agreement. This referendum proposes to repeal Resolution No. 08-23 (the "Resolution"), recommended for approval by the City of Chico Planning Commission on December 1, 2022 and passed by the City Council of the City of Chico on January 3, 2023 approving the general plan amendment.

General Plan Amendment. The general plan amendment would amend the Land Use Diagram and General Plan text for the "SPA-5 Doe Mill/Honey Run" Special Planning Area consistent with the VESP, which would designate areas within the VESP a mixture of General Plan land use designations. Specifically, the VESP land use designations would be added to the General Plan Land Use Diagram as set forth in attached Exhibit I, including Very Low Density Residential (26 acres), Low Density Residential (465 acres), Medium Density Residential (100 acres), Medium-High Density Residential (9 acres), Commercial (56 acres), Public/Quasi-Public (19 acres), Primary Open Space (46 acres) and Secondary Open Space (687 acres), on an approximately 1,448-acre site identified as Assessor's Parcel Numbers 018-390-005, 018-390-007, 017-210-005, 017-210-006, 017-240-023 and 017-260-119. Action LU-6.2.4 (*Doe Mill/Honey Run SPA Planning*) would be revised to instead refer to the VESP and the description for in the Doe Mill/Honey Run Special Planning Area in Appendix C of the General Plan would be changed to acknowledge adoption of the VESP as set forth in attached Exhibit II.

The full text of Resolution No. 08-23 can be found at <https://chico.ca.us>.



GPA 22-03 (Valleys Edge Specific Plan)
APNs 017-210-005, 017-210-006, 017-240-023, 017-260-119, 018-390-005, 018-390-007
From: SPA Special Planning Area

To:

- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential

- NC Neighborhood Commercial
- CMU Commercial Mixed Use

- PFS Public Facilities & Services
- POS Primary Open Space
- SOS Secondary Open Space



•—**Action LU-6.2.4 (Doe Mill/Honey Run SPA PlanningImplementation)** — Support projects that implement the Valley's Edge Specific Plan, which will include Plan the Doe Mill/Honey Run SPA with a broad range of housing types and densities integrated with open space and recreational areas, supporting commercial services, and public facilities. Subsequent planning will:

- Address circulation with primary connections to the site via Skyway and E. 20th Street.
- Incorporate accessible open space on the eastern portion of the SPA, a community park, as well as neighborhood and mini parks.
- Maintain open space by clustering development and providing open space buffers on the northern, eastern, and southern edges of the SPA.
- Include visual simulations to ensure that development is not visually intrusive as viewed from lower elevations.
- Incorporate special lighting standards to reduce impacts on the nighttime sky.
- Address wildland fire considerations.

APPENDIX C - SPECIAL PLANNING AREAS

Doe Mill/Honey Run Special Planning Area

NOTE: The Doe Mill/Honey Run Special Planning Area has been removed as a Special Planning Area and replaced with the Valley's Edge Specific Plan. See General Plan Figure LU-1, Land Use Diagram.

Existing Conditions

The Doe Mill/Honey Run Special Planning Area (SPA) is approximately 1,141 gross acres located in the lower foothills at the eastern end of E. 20th Street, east of Potter Road, and north of Honey Run Road and Skyway.

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

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

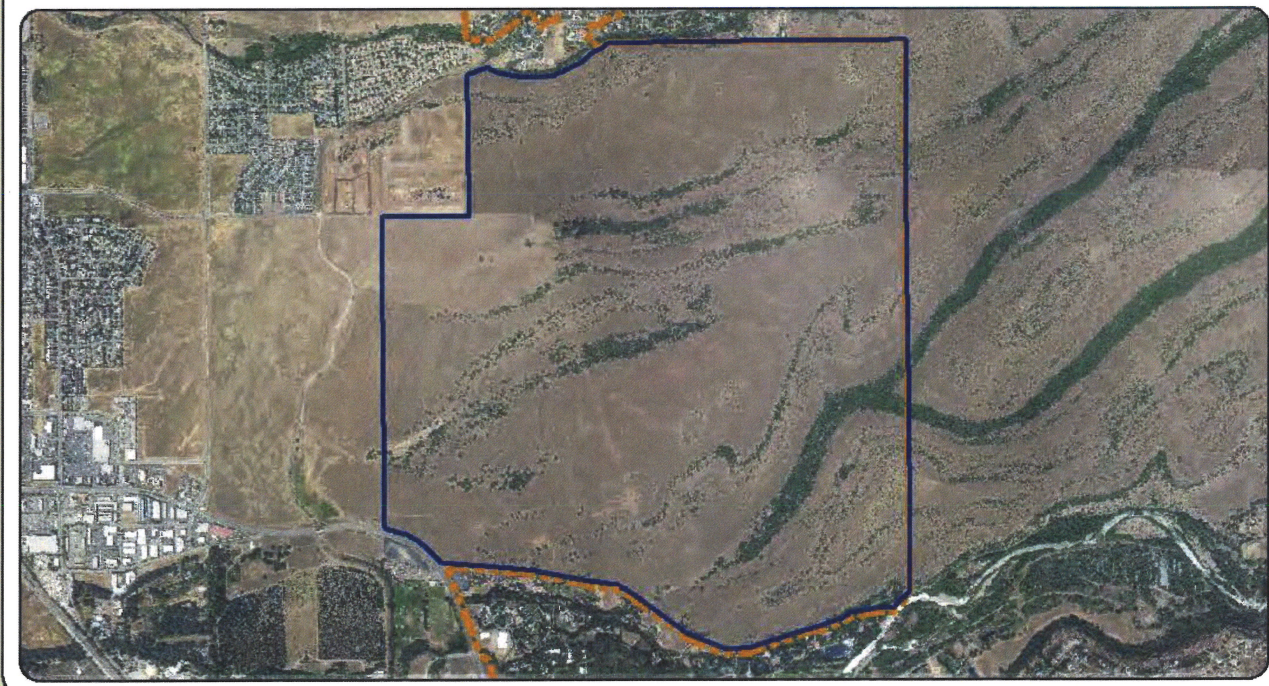
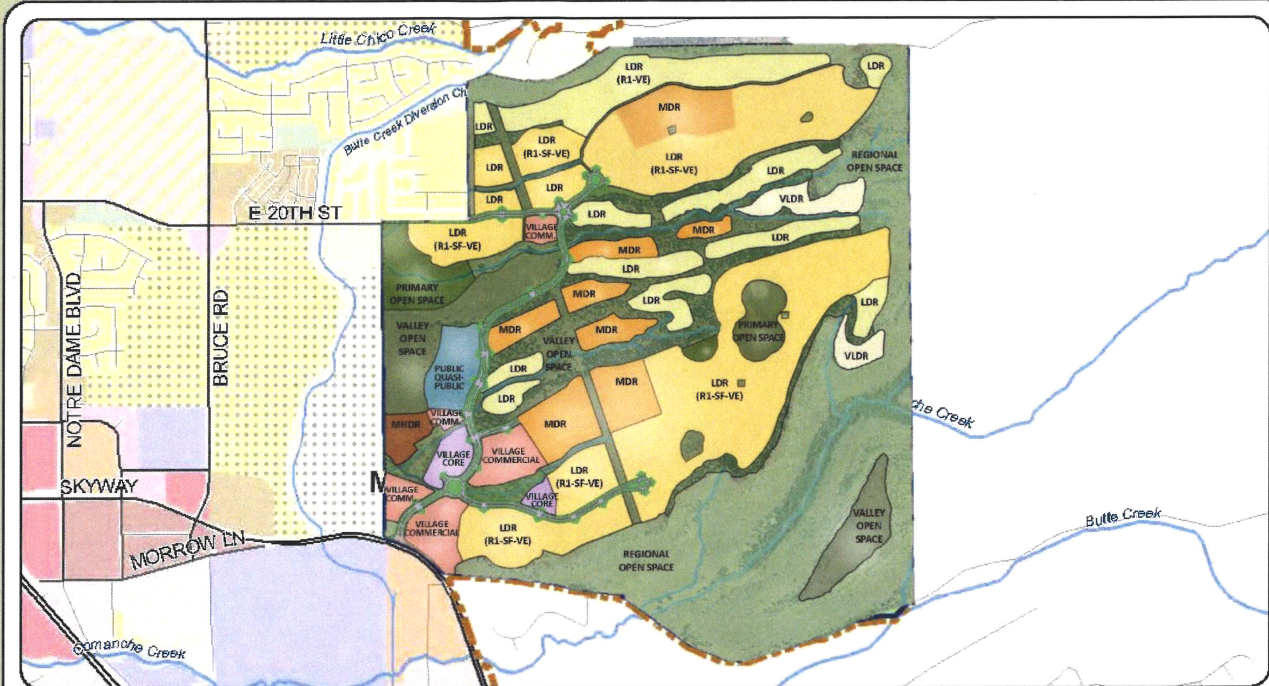
Conceptual Land Use Plan

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

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

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

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

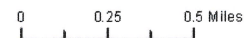


GENERAL PLAN DESIGNATIONS

- VLDL Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- MUNC Mixed Use Neighborhood Commercial
- CMU Commercial Mixed Use
- PFS Public Facilities & Services
- POS Primary Open Space
- SOS Secondary Open Space

- City of Chico Sphere of Influence Boundary
- Doe Mill / Honey Run SPA Boundary

Data Source: City of Chico
Aerial: March, 2009



Special Planning Area - Doe Mill/Honey Run

CHICO 2036
GENERAL PLAN