

1 general direction for planning Special Planning Areas (SPAs), and are supportive of and
2 consistent with General Plan policies and objectives pertaining to development projects.
3 The VESP is consistent with General Plan direction for SPA-5 in that both the VESP and
4 General Plan call for: a recreation oriented mixed-use development offering a broad range
5 of housing types and densities; a Village Core and retail along Skyway Road; primary
6 circulation connections to Skyway Road and East 20th Street; incorporating a community
7 park; maintaining open space by clustering development; providing open space buffers
8 along the north, south and easterly boundaries; utilizing visual simulations to ensure that
9 visual impacts are minimized; incorporating special lighting standards to reduce impacts
10 on the nighttime sky; preserving sensitive habitats; and addressing wildland fire
11 considerations (General Plan Action LU-6.2.4 and Written Description for SPA-5 in
12 Appendix C, Page C-6). The VESP is consistent with General Plan direction for planning
13 SPAs in that it would help the City meet its future growth needs for housing and jobs (LU-
14 2.1) by supporting up to 2,777 new residential units and approximately 447,155 square feet
15 of new commercial space, with flexibility built into the specific plan's implementation as
16 well as its zoning by designating 100 acres of the site Medium Density Residential, which
17 can support a variety of housing types, and by permitting up to 35 units/acre in the
18 commercial designations. The road and trail system would establish multimodal
19 connections between discrete residential planning areas that would support a mix of
20 housing types and connect new residents to services, employment, and shopping in the
21 Village Core area. Opportunities for affordable housing would be provided on areas
22 designated Medium-High Density Residential, Village Core, and/or Village Commercial.
23 The VESP will complement the City's longstanding efforts to maintain a compact urban
24 form by developing within the City's existing sphere of influence and establishing a long-
25 term growth boundary between urban uses and foothills in the east (VESP Actions LU-2.1
26 and LU-2.3), consistent with General Plan Policies LU-1.2 and LU-1.3. The VESP reflects
27 clustering development to maintain large amounts of open space, avoiding sensitive natural
28 features and cultural resources, as well as an open space buffer approximately 300 feet

1 wide along its eastern edge to serve as a permanent urban growth boundary, consistent with
2 policies LU-2.5, CD-1.1, OS-1.1, OS-2.5 and OS-3.1. Approximately 286 acres of oak
3 woodlands would be preserved by open space zoning, consistent with Policy OS-2.6.
4 Consistent with General Plan Action LU 6.2.4 and Policies CD-2.4, OS-1.3, and OS-2.4,
5 the VESP project design and policy framework will result in the careful location of
6 buildings and infrastructure, reductions in excessive nighttime lighting and will preserve
7 the foothills as a backdrop to the urban form to the extent feasible. Streets in the VESP will
8 be accompanied by an extensive trail and bike path network that will provide a sense of
9 place by linking future homes and the Village Core area to onsite creeks and other open
10 spaces, consistent with Policies CD-2.1, CD-4.1, CIRC-2.1, OS-2.2. The trail and bike path
11 network will also include north-south emergency vehicle connections as shown in VESP
12 Section 4.6, and encourage exercise and active modes of transportation, consistent with
13 Action LU-6.2.4 and Policies CIRC-1.2, CD-3.3 and SUS-1.6. By providing a mix of land
14 uses with walkable access between homes, recreational areas, and the commercial Village
15 Core, the VESP is consistent with General Plan Policies LU-2.3 and LU-3.1 which call for
16 sustainable land use patterns with a mix of uses that meet the needs of the community. The
17 VESP will provide an additional inventory of land with capacity for development with a
18 mix of dwelling types and sizes, consistent with Policies H.3.2, H.3.3 and HE 4.2.
19 Development of the VESP will include internal and adjacent roadway circulation
20 improvement as necessary to safely and efficiently accommodate traffic generated by the
21 project, consistent with Policies CIRC-1.1 and CIRC 1.2, and future development will also
22 be required to pay “fair share” development impact fees to help fund citywide circulation
23 improvements beyond the project boundaries, which will assist the City in maintaining
24 acceptable levels of service on City streets consistent with Policies CIRC 1.3 and CIRC
25 1.4. The EIR evaluated project impacts on circulation in terms of Vehicle Miles Traveled
26 (VMT) using the California Office of Planning & Research’s technical advisory and
27 included mitigation requiring future development to employ travel demand management
28 strategies that have been proven to reduce VMT, consistent with Policies CIRC-1.5 and

1 CIRC-9.1. As supported by VESP Section 5.6 and VESP policies C-1.2 and C-1.10, the
2 project would support public transit as called-for by General Plan Policy CIRC-5.3. The
3 VESP has been designed with large amounts of open space and an extensive network of
4 multi-use trails that will encourage recreational activity by future residents, consistent with
5 General Plan policies that promote a healthy and sustainable lifestyle. The project design
6 and policy framework for the VESP reflect a culture of stewardship and resource
7 conservation by protecting most of the sensitive habitats within the site and elevating
8 quality of life for existing and future citizens in the area by providing a community park
9 and elementary school (PROS-2, PROS-3.4, PROS-4, PROS-4.1 and PROS-4.3). The
10 retention and replacement of trees is required pursuant to the Valley's Edge Tree
11 Preservation Program contained in Appendix E of the VESP, consistent with Policy SUS-
12 6.4 which calls for continued support for the planting and maintenance of trees in the
13 community to increase carbon sequestration and Policy OS-6.1 which promotes a healthy
14 urban forest to also reduce energy consumption and urban heat gain. Policies and Design
15 Guidelines in the VESP promote drought tolerant landscaping (PROS-4.2, DES-2.12 and
16 Sections 6.2.3, A.5.3, A.6.5, A.6.7, and A.6.8), consistent with Policies SUS-4.2 and SUS-
17 4.3. The project also supports providing local foods, including community gardens within
18 Village Core Park (See VESP Sections 3.2.6 and 4.8.2), and in residential and commercial
19 areas, consistent with General Plan Policy SUS-7.2. Consistent with Policy SUS-6.2, which
20 directs implementation of the City's Climate Action Plan (CAP), the VESP would help
21 implement the CAP Measures by avoiding the use of natural gas in all new structures within
22 the project (CAP Measure E-2), installing photovoltaic arrays on all residential and HOA
23 buildings per VESP Policies INFR-4.1, DES-2.2, and DES-2.10 (CAP Measure E-4),
24 developing a multimodal circulation system that supports transit, bicycles, pedestrians, and
25 neighborhood electric vehicles (CAP Measure T-1), improving electric vehicle
26 infrastructure through VESP Actions C-1.5, C-1.7, and C-1.8, in addition to Title 24
27 building code requirements (CAP Measure T-2), constructing a park-and-ride lot and
28 transit stops near the Village Core per VESP Policies C-1.9 and C-1.10 (CAP Measure T-

1 3), incorporating a Transportation Demand Management (TDM) plan per air quality EIR
2 mitigation, which will support or expand upon other GHG-reducing efforts, establishing a
3 mixed-use development in one of the City's new growth areas to reduce VMT (CAP
4 Measure T-5), and increasing carbon sequestration over time by installing street trees along
5 all new roadways and implementing the Valley's Edge Tree Preservation Program which
6 requires replacement trees for each qualifying tree removed as a part of site development.
7 Therefore, the VESP includes a reasonable range and degree of GHG-reducing measures
8 to be consistent with the CAP and would assist in the attainment of the City's climate action
9 goals by incorporating CAP measures into future development. As directed by Policy SUS-
10 6.3, increases in GHG emissions were analyzed and mitigated during the EIR process
11 pursuant to the California Environmental Quality Act, though forecasted operational GHG
12 emissions from the project remain significant and unavoidable. The specific plan, as
13 modified by Mitigation Measures AQ-2 through AQ-5 from the EIR, would help the local
14 air basin comply with state and federal ambient air quality standards, consistent with Policy
15 OS-4.1. The VESP will assist in the provision of housing for seniors by reserving
16 approximately one-half of the future units (1,357 homes) for age-restricted households of
17 individuals 55 years and older, consistent with Policies H.4.4 and HE 5.1. It is anticipated
18 that some of the senior housing units, as well as any congregate care homes and assisted
19 living facilities, will be constructed with enhanced accessibility features to accommodate
20 older individuals with limited mobility or other accessibility needs, consistent with Policy
21 H.4.1 and HE 1.5. The VESP plans for a variety of residential densities and unit types that
22 will result in a range of housing options, including smaller workforce/attainable housing
23 (e.g., cottages, courtyard homes and patio homes) to accommodate a range of incomes,
24 consistent with Policies H.6.1 and H.6.2. The development agreement expands upon this
25 by requiring the developer to provide a site at least 4 acres in size within or near the Village
26 Core area for an affordable housing project, consistent with Action LU-6.2.1 and Policies
27 HE 1.6 and HE 3.3. Policies, standards, and design guidelines in the VESP include public
28 safety considerations that deal with crime prevention through environmental design (VESP

1 Policy LU-1.5 and Section A.3.1), flooding concerns (Section 6.4), and wildfire concerns
2 (VESP Policies LU-5.1 through LU-5.7 and Section 4.5), consistent with General Plan
3 Policies CD-3.4, S-2.1, S-4.3, and S-5.5. Flooding concerns and drainage plans to reduce
4 the likelihood of future flooding in the area are addressed in detail in Section 4.9 of the
5 EIR and Appendix H of the EIR. The VESP's firewise policies in Section 4.5 address
6 wildfires from five distinct perspectives: Land Planning, Fire Fighting Capability, Fire
7 Resistant Materials and Building Standards, Fuel Reduction Management, and Emergency
8 Preparedness. The VESP project is designed to be consistent with the General Plan and the
9 VESP would provide a reserve of available land to support the long-term growth needs of
10 the City, consistent with Policy HE-4.1 which directs the City to enable sufficient housing
11 construction to meet future needs; and

12 B. The site is physically suitable for the pattern of land use classifications contained in the
13 VESP and GPA 22-03, and anticipated future development resulting therefrom, including
14 access which will primarily be from Skyway Road and East 20th Street, the provision of
15 utilities which will be extended as necessary to serve the planned future development,
16 compatibility with adjoining land uses through the use of open space buffers, and the
17 purposeful planning of open space areas throughout the VESP site to avoid physical
18 constraints such as steep slopes, wetlands and ephemeral creeks. There are no physical
19 constraints on the VESP site which would prohibit development and use of the site
20 consistent with the proposed land use designations. City design review of future multi-
21 family residential and commercial land development within the VESP site will ensure that
22 specific elements of those sites are completed in a manner that is compatible with
23 individual lots and adjoining land uses. Areas proposed for long-term preservation are
24 appropriate to set aside and protect, and areas proposed for development are physically
25 suitable for development.

26 2. The Chico City Council hereby approves GPA 22-03, including: (a) land use designation
27 amendments to Figure LU-1 as set forth in attached Exhibit I, and (b) text amendments modifying
28 Action LU-6.2.4, Page C-6, and Page C-7 of Appendix C as set forth in attached Exhibit II to

1 remove SPA-5 as a future planning area and reflect adoption of the VESP.

2 THE FOREGOING RESOLUTION WAS ADOPTED by the City Council of the City of Chico
3 at its meeting held on January 3, 2023, by the following vote:

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

5 NOES: Winslow

6 ABSENT: None

7 ABSTAINED: None

8 DISQUALIFIED: van Overbeek

9 ATTEST:

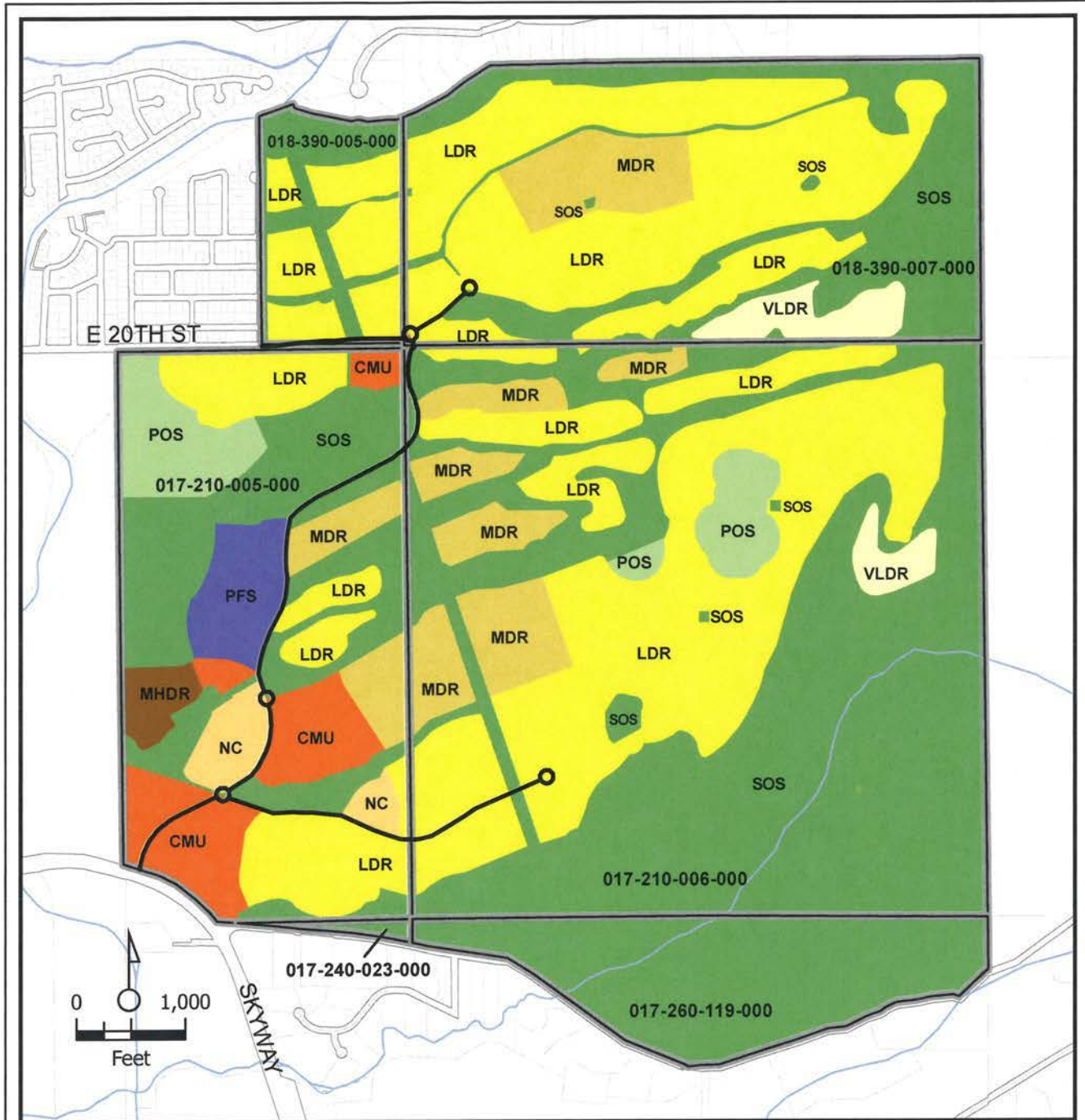
10 

11 Deborah R. Presson
12 City Clerk

APPROVED AS TO FORM:



13 Vincent C. Ewing, City Attorney*
14 *Pursuant to The Charter of
15 the City of Chico, Section 906(E)
16
17
18
19
20
21
22
23
24
25
26
27
28



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

- To:
- 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 ~~Planning~~Implementation)** – 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 1,441 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.

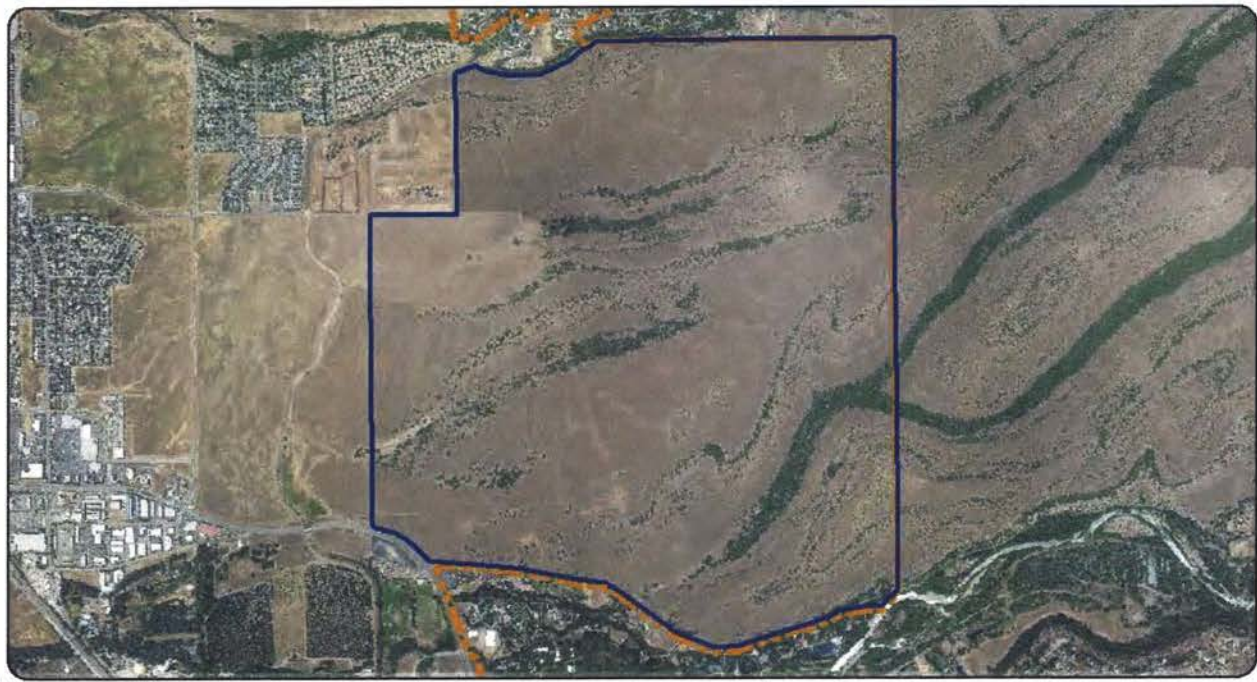
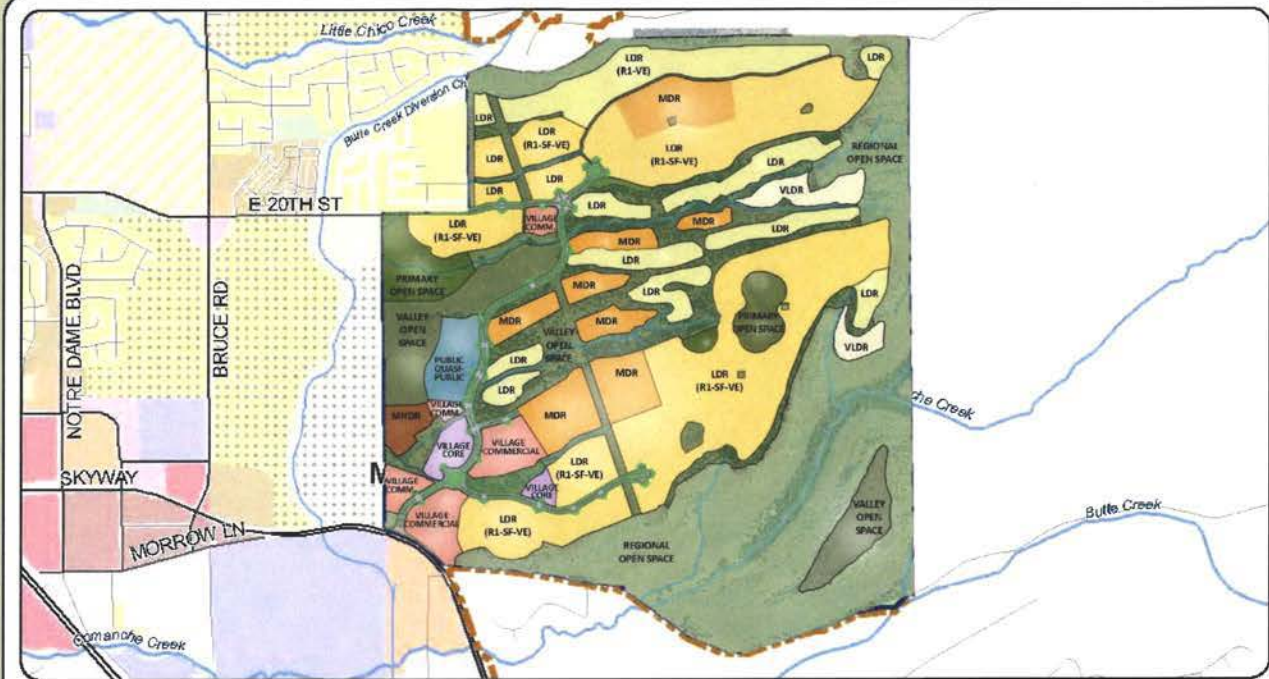
Conceptual Land Use Plan

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.

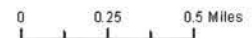


GENERAL PLAN DESIGNATIONS

- VLDR 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

2010
GENERAL PLAN