

RESOLUTION NO. 09-23

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICO
ADOPTING THE VALLEY'S EDGE SPECIFIC PLAN
(SP 19-01)**

WHEREAS, Section 65300 et. seq. of the California Government Code requires each city to adopt a comprehensive, long-term General Plan for the physical development of each city; and

WHEREAS, on April 12, 2011, the City Council adopted the Comprehensive Update of the General Plan ("General Plan") to guide future growth in the City's Planning Area; and

WHEREAS, pursuant to Government Code Section 65450 et seq., a city may also adopt one or more specific plans to facilitate the implementation of its General Plan; and

WHEREAS, on January 28, 2019, the City received an application for specific plan which would implement the Doe Mill/Honey Run Special Planning Area (SPA-5) as described in the General Plan, located on an approximately 1,448-acre site between the easterly terminus of East 20th Street and the intersection of Skyway at Honey Run Road, more particularly 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; and

WHEREAS, the specific plan application resulted in preparation of the Valley's Edge Specific Plan (the "Plan"), which has now been completed; and

WHEREAS, the Plan is a document that provides land use regulations, development standards, and design guidelines for new development in the area; and

WHEREAS, the Plan will facilitate implementation of the City's General Plan by providing for: a comprehensive development plan for SPA-5 that will result in a recreation oriented, mixed-use development offering a broad range of housing types and residential densities (including very low, low, medium, and medium-high density); a Village Core with commercial uses along Skyway; open space areas on the east side of the SPA; a community park; neighborhood and pocket parks; sensitive habitat preserves; creekside open space corridors; and multimodal street designs with complementary off-street trails and bikeways that will be integrated into the natural landscape

1 to connect the residential areas to parks, open space, commercial areas, public facilities, and
2 services; and

3 WHEREAS, the Planning Commission considered the Plan, related approvals,
4 recommendations set forth in the staff report and comments submitted at a noticed public hearing
5 held on December 1, 2022, and recommended that the City Council certify the environmental
6 impact report prepared for the Plan, approve the related General Plan amendments, code
7 amendments, zoning map amendments, development agreement, and approve the Plan; and

8 WHEREAS, the City Council, at a public hearing, duly noticed and held in the manner required
9 by law, has considered the recommendation of the Planning Commission and finds that it is in the
10 public interest to approve the Plan; and

11 WHEREAS, the City Council has certified an Environmental Impact Report (EIR) prepared
12 for the Plan and has adopted certain findings regarding the environmental effects, a statement of
13 overriding considerations for those impacts which cannot be mitigated to a level of less than
14 significant, and a mitigation monitoring and reporting program for the Plan; and

15 WHEREAS, the City Council considered the staff report and comments submitted at a noticed
16 public hearing held on January 3, 2023.

17 NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Chico as follows:

- 18 1. The Valley's Edge Specific Plan (VESP) is hereby adopted; and
- 19 2. In approving the VESP the City Council finds that:
 - 20 A. The Plan is consistent with the General Plan and Title 19 of the City of Chico Municipal
21 Code on multiple levels, including direction for planning the Doe Mill/Honey Run Special
22 Planning Area (SPA-5), general direction for planning Special Planning Areas (SPAs), and
23 is supportive of and consistent with General Plan policies pertaining to development
24 projects. The VESP is consistent with General Plan direction for SPA-5 in that both the
25 VESP and General Plan call for: a recreation oriented mixed-use development offering a
26 broad range of housing types and densities; a Village Core and retail along Skyway Road;
27 primary circulation connections to Skyway Road and East 20th Street; incorporating a
28 community park; maintaining open space by clustering development; providing open space

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

1 accompanied by an extensive trail and bike path network that will provide a sense of place
2 by linking future homes and the Village Core area to onsite creeks and other open spaces,
3 consistent with Policies CD-2.1, CD-4.1, CIRC-2.1, OS-2.2. The trail and bike path
4 network will also include north-south emergency vehicle connections as shown in VESP
5 Section 4.6, and encourage exercise and active modes of transportation, consistent with
6 Action LU-6.2.4 and Policies CIRC-1.2, CD-3.3 and SUS-1.6. By providing a mix of land
7 uses with walkable access between homes, recreational areas, and the commercial Village
8 Core, the VESP is consistent with General Plan Policies LU-2.3 and LU-3.1 which call for
9 sustainable land use patterns with a mix of uses that meet the needs of the community. The
10 VESP will provide an additional inventory of land with capacity for development with a
11 mix of dwelling types and sizes, consistent with Policies H.3.2, H.3.3 and HE 4.2.
12 Development of the VESP will include internal and adjacent roadway circulation
13 improvement as necessary to safely and efficiently accommodate traffic generated by the
14 Plan, consistent with Policies CIRC-1.1 and CIRC 1.2, and future development will also
15 be required to pay “fair share” development impact fees to help fund citywide circulation
16 improvements beyond the Plan boundaries, which will assist the City in maintaining
17 acceptable levels of service on City streets consistent with Policies CIRC 1.3 and CIRC
18 1.4. The EIR evaluated Plan impacts on circulation in terms of Vehicle Miles Traveled
19 (VMT) using the California Office of Planning & Research’s technical advisory and
20 included mitigation requiring future development to employ travel demand management
21 strategies that have been proven to reduce VMT, consistent with Policies CIRC-1.5 and
22 CIRC-9.1. As supported by VESP Section 5.6 and VESP policies C-1.2 and C-1.10, the
23 Plan would support public transit as called-for by General Plan Policy CIRC-5.3. The
24 VESP has been designed with large amounts of open space and an extensive network of
25 multi-use trails that will encourage recreational activity by future residents, consistent with
26 General Plan policies that promote a healthy and sustainable lifestyle. The Plan design and
27 policy framework for the VESP reflect a culture of stewardship and resource conservation
28 by protecting most of the sensitive habitats within the site and elevating quality of life for

1 existing and future citizens in the area by providing a community park and elementary
2 school (PROS-2, PROS-3.4, PROS-4, PROS-4.1 and PROS-4.3). The retention and
3 replacement of trees is required pursuant to the Valley's Edge Tree Preservation Program
4 contained in Appendix E of the VESP, consistent with Policy SUS-6.4 which calls for
5 continued support for the planting and maintenance of trees in the community to increase
6 carbon sequestration and Policy OS-6.1 which promotes a healthy urban forest to also
7 reduce energy consumption and urban heat gain. Policies and Design Guidelines in the
8 VESP promote drought tolerant landscaping (PROS-4.2, DES-2.12 and Sections 6.2.3,
9 A.5.3, A.6.5, A.6.7, and A.6.8), consistent with Policies SUS-4.2 and SUS-4.3. The Plan
10 also supports providing local foods, including community gardens within Village Core
11 Park (See VESP Sections 3.2.6 and 4.8.2), and in residential and commercial areas,
12 consistent with General Plan Policy SUS-7.2. Consistent with Policy SUS-6.2, which
13 directs implementation of the City's Climate Action Plan (CAP), the VESP would help
14 implement the CAP Measures by avoiding the use of natural gas in all new structures within
15 the Plan area (CAP Measure E-2), installing photovoltaic arrays on all residential and HOA
16 buildings per VESP Policies INFR-4.1, DES-2.2, and DES-2.10 (CAP Measure E-4),
17 developing a multimodal circulation system that supports transit, bicycles, pedestrians, and
18 neighborhood electric vehicles (CAP Measure T-1), improving electric vehicle
19 infrastructure through VESP Actions C-1.5, C-1.7, and C-1.8, in addition to Title 24
20 building code requirements (CAP Measure T-2), constructing a park-and-ride lot and
21 transit stops near the Village Core per VESP Policies C-1.9 and C-1.10 (CAP Measure T-
22 3), incorporating a Transportation Demand Management (TDM) plan per air quality EIR
23 mitigation, which will support or expand upon other GHG-reducing efforts, establishing a
24 mixed-use development in one of the City's new growth areas to reduce VMT (CAP
25 Measure T-5), and increasing carbon sequestration over time by installing street trees along
26 all new roadways and implementing the Valley's Edge Tree Preservation Program which
27 requires replacement trees for each qualifying tree removed as a part of site development.
28 Therefore, the VESP includes a reasonable range and degree of GHG-reducing measures

1 to be consistent with the CAP and would assist in the attainment of the City's climate action
2 goals by incorporating CAP measures into future development. As directed by Policy SUS-
3 6.3, increases in GHG emissions were analyzed and mitigated during the EIR process
4 pursuant to the California Environmental Quality Act, though forecasted operational GHG
5 emissions from Plan development remain significant and unavoidable. The specific plan,
6 as modified by Mitigation Measures AQ-2 through AQ-5 from the EIR, would help the
7 local air basin comply with state and federal ambient air quality standards, consistent with
8 Policy OS-4.1. The VESP will assist in the provision of housing for seniors by reserving
9 approximately one-half of the future units (1,357 homes) for age-restricted households of
10 individuals 55 years and older, consistent with Policies H.4.4 and HE 5.1. It is anticipated
11 that some of the senior housing units, as well as any congregate care homes and assisted
12 living facilities, will be constructed with enhanced accessibility features to accommodate
13 older individuals with limited mobility or other accessibility needs, consistent with Policy
14 H.4.1 and HE 1.5. The VESP plans for a variety of residential densities and unit types that
15 will result in a range of housing options, including smaller workforce/attainable housing
16 (e.g., cottages, courtyard homes and patio homes) to accommodate a range of incomes,
17 consistent with Policies H.6.1 and H.6.2. The development agreement expands upon this
18 by requiring the developer to provide a site at least 4 acres in size within or near the Village
19 Core area for an affordable housing project, consistent with Action LU-6.2.1 and Policies
20 HE 1.6 and HE 3.3. Policies, standards, and design guidelines in the VESP include public
21 safety considerations that deal with crime prevention through environmental design (VESP
22 Policy LU-1.5 and Section A.3.1), flooding concerns (Section 6.4), and wildfire concerns
23 (VESP Policies LU-5.1 through LU-5.7 and Section 4.5), consistent with General Plan
24 Policies CD-3.4, S-2.1, S-4.3, and S-5.5. Flooding concerns and drainage plans to reduce
25 the likelihood of future flooding in the area are addressed in detail in Section 4.9 of the
26 EIR and Appendix H of the EIR. The VESP's firewise policies in Section 4.5 address
27 wildfires from five distinct perspectives: Land Planning, Fire Fighting Capability, Fire
28 Resistant Materials and Building Standards, Fuel Reduction Management, and Emergency

1 Preparedness. The Plan is designed to be consistent with the General Plan and the VESP
2 would provide a reserve of available land to support the long-term growth needs of the
3 City, consistent with Policy HE-4.1 which directs the City to enable sufficient housing
4 construction to meet future needs.

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

18 3. For decision makers required to make General Plan consistency findings, the decision maker
19 shall also be required to make findings of consistency with Valley's Edge Specific Plan for
20 projects in the Valley's Edge Specific Plan area.

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

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

4 NOES: Winslow

5 ABSENT: None

6 ABSTAINED: None

7 DISQUALIFIED: van Overbeek

8 ATTEST:

9 

10 Deborah R. Presson
11 City Clerk

APPROVED AS TO FORM:



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