

Valley's Edge Specific Plan

August 17, 2022

Edit Log

CHAPTER / FIGURE / PAGE # EDIT
Text Edits
1. Refer to the Mitigation Measure Table for additions into the specific plan that incorporated applicable mitigation measures from the Final EIR. Please note that all additional text attributed to integrating mitigation measures into the VESP have not been noted in this errata.
2. Updated City staff names on the acknowledgment page
3. Chapter 1, Sections 1.3.1 & 1.3.2 – updated acreage reference
4. Chapter 2 <ul style="list-style-type: none"> • Page 2-3: Update PROS-1.1 open space acreage • Page 2-4: Update PROS-3.7 open space acreage
5. Chapter 3 <ul style="list-style-type: none"> • Page 3-1: Update open space acreage • Section 3.2, Table 3.1 update park & open space element table • Sections 3.2.1, 3.2.2, and 3.2.3: update in text acreage reference
6. Chapter 4 <ul style="list-style-type: none"> • Page 4-23 #6: Fire Standards / guidelines – added clarity that it is for fencing adjacent to residential homes • Page 4-23 #9: revised based on changes to fire mitigation measure / needs to be 150 ft fire accessible from habitable structures, not 200 • Pages 4-27 through 4-31: Updated Residential acreages/densities based on Land Use Table updates • Page 4-49: Clarified density
7. Chapter 7 <ul style="list-style-type: none"> • Sections 7.4 and 7.5.1: updated open space acreage in-text reference
8. Appendix A Page A-9: revised text from “streetlights, at approximately thirty...” to “streetlights, no more than thirty...”
9. Appendix C Page C-1: added land use key for clarity
10. Appendix C Page C-9: <ul style="list-style-type: none"> • Updated permitted uses footnotes to be in numerical order • Removed Footnote 4-B and updated use table accordingly • Removed the -A from the remaining footnote 4 and updated use table accordingly • Removed ‘VLDR or LDR’ in footnote 5 on page C-9 • Added footnotes 9-A and 9-B on page C-9 as a mitigation measure
11. Changed HOA as spelled out ‘Homeowners Association’ universally
12. Renamed document on footer and cover to Public Review Draft, August 2022 universally
13. Appendix E Edits <ul style="list-style-type: none"> • Universally updated grammar/punctuation of ‘Homeowners Association’ • Universally updated footers to ‘July 2022’

- Universally updated footer to 'Valley's Edge Tree Preservation Program'
- Page E-1: Text edits to make text/content clear
- Page E-2: removed two exemptions
- Page E-4: Text edits to make text/content clear
- Page E-5: Text edits to make text/content clear
- Page E-5: Additional columns were added to Table E.2 Example DBH Removal to describe information more clearly
- Page E-5: Purpose of edits to preconstruction section were to make it known that the contractor is responsible for retaining a certified arborist to oversee installation of on-site avoidance measures to existing on-site trees prior to on-site pre-construction meeting
- Page E-6: Added text to reflect mitigation measures BIO-8 and 9
- Page E-7: Removal section – Text edits to make text/content clear
- Page E-7 and 8: Replacement section –Primary changes to describe general tree replacement requirements and two separate methods of tree replacement, Urban Replacement Trees and Replacement to Enhance Oak Woodlands. Changes from mitigation measures and for consistency with Chico Municipal Code.
- Page E-8: Table E-3 – a note has been added to clarify that the acorn replacement strategy will only be available to the HOA
- Section E.8.1 Page E-10: Oak Tree Regeneration Program – Text edits to reflect previous sections including new replacement strategies
- Section E.9 changed to be consistent with Chico Municipal Code

Graphic / Figure / Table Edits

14. Chapter 3

- Figure 3-1: Updated Park Plan to reflect Land Use Plan (Figure 4.1) edits;
- Removed trail and kiosk symbols and added note to reference Trail Master Plan (Figure 5-2)
- Figure 3-9: Updated Rock Wall Reference Map to reflect Land Use Plan (Figure 4.1) edits

15. Chapter 4 Tables ~ Ensured land use summary acreages / dwelling unit updates are reflected throughout the VESP tables, including:

- Table 4.1: Updated Land Use Summary Table to reflect Land Use Plan (Figure 4.1) edits
- Table 4.2: Development Acreages by Slope and Land Use Category
- Table 4.3: Multi-Generational Neighborhoods Breakdown
- Page 4-31: Multi-Generational Neighborhoods acreage/unit/density stats (in-text)
- Table 4.4: Senior Neighborhoods Breakdown
- Page 4-33: Senior Neighborhoods acreage/unit/density stats (in-text)

16. Chapter 4 Figure 4-1: Updated Land Use Map, with the following changes

- Removed 'Equestrian Ridge' from development acreage. A portion was retained as Valley Open Space and the remainder was changed to Regional Open Space.
- Removed planning areas 13-16 from development acreage.
- Changed planning area 17 to VLDR.
- Changed planning area 30 to VLDR.

17. Chapter 4 Figure 4-2: Updated Zoning Map to reflect changes to land uses per Figure 4-1

18. Chapter 4 Figure 4-3: Updated Foothill Development Slope Categories

19. Chapter 4 Figure 4-4: Updated Slope Characterization Key Map to reflect changes to land uses per Figure 4-1

20. Chapter 4 Figure 4-5: Updated Wildland Urban Interface (WUI) Perimeter to reflect changes to land uses per Figure 4-1

21. Chapter 4 Figure 4-7: Updated Multi-Generational Land Use Areas to reflect changes to land uses per Figure 4-1
22. Chapter 4 Figure 4-8: Updated Senior Neighborhood Land Use Areas to reflect changes to land uses per Figure 4-1
23. Chapter 4 Figure 4-9: Updated Commercial Land Use Areas to reflect changes to land uses per Figure 4-1
24. Chapter 4 Table 4.10: Updated Residential Density minimum lot size
25. Chapter 4 Figure 4-11: Updated Special Purpose Land Use Areas to reflect changes to land uses per Figure 4-1
26. Chapter 5 Figure 5-1: Updated Master Circulation Plan to reflect changes to land uses per Figure 4-1
27. Chapter 5 Figure 5-2: Updated Trail Master Plan to reflect changes to land uses per Figure 4-1
28. Chapter 5 Figure 5-5: Updated Gateways & Offsite Connectivity to reflect changes to land uses per Figure 4-1
29. Chapter 5 Figure 5-12: Updated Routes with Dedicated NEV Lanes to reflect changes to land uses per Figure 4-1
30. Chapter 6 Figure 6-1: Updated Proposed Water Facilities to reflect changes to land uses per Figure 4-1
31. Chapter 6 Figure 6-2: Updated Proposed Wastewater Facilities to reflect changes to land uses per Figure 4-1
32. Chapter 7 Figure 7-1: Updated Phasing Map to reflect changes to land uses per Figure 4-1
33. Change 'Primary Roadways' to 'Primary Collectors' in all figure legends