

**NOTICE OF AVAILABILITY AND PUBLIC HEARING  
DRAFT ENVIRONMENTAL IMPACT REPORT  
VALLEY'S EDGE SPECIFIC PLAN  
(SCH # 2019089041)**

**NOTICE IS HEREBY GIVEN** that the City of Chico (the "City"), acting as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) pursuant to the California Environmental Quality Act (CEQA) to assess the potential environmental effects of the proposed Valley's Edge Specific Plan Project.

**The City of Chico has established a 45-day public review period for the Draft EIR which begins on October 29, 2021 and ends on December 13, 2021 at 5:00 p.m.**

Interested parties are invited to provide comments on the Draft EIR prior to the end of the public review period. **Comments on the Draft EIR may be submitted to the City of Chico Planning Division, Attn: Principal Planner Mike Sawley, PO Box 3420, Chico, CA 95927 or emailed to [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov).** If you have any questions or desire additional information, you may contact Mr. Sawley directly at (530) 879-6812.

**PROJECT LOCATION:** The Specific Plan area is located within unincorporated Butte County, adjacent to the southeast quadrant of the City at the transition of the valley floor and lower foothills. The project site is located approximately 1.25 miles east of State Route 99 and is generally bounded by the Steve Harrison Memorial Bike Path (formerly Potter Road) on the west; Honey Run Road and Skyway on the south; undeveloped land on the east; and E. 20th Street, Dawncrest Drive, Lazy S Lane, and Stilson Canyon Road on the north. The project site consists of six parcel, identified as Assessor's Parcel Nos.: 018-390-005, 018-390-007, 017-210-005, 017-210-006, 017-240-023, and 017-260-119.

**PROJECT DESCRIPTION:** The Valley's Edge Specific Plan (VESP) calls for a mixed-use community that includes a range of housing types, commercial uses, parks, trails and recreational open space. A circulation plan and an infrastructure and public facilities plan is included. The Specific Plan will include goals and policies for development along with Design Guidelines that establish architectural, streetscape, landscaping, and lighting standards. Proposed land uses include: Very Low Density Residential (46 acres), Low Density Residential (522 acres), Medium Density Residential (91 acres), Medium-High Density Residential (9 acres), Commercial (56 acres), Open Space (664 acres), a 19-acre school site, and approximately 40 acres of future street right-of-way. The proposed project includes zone changes, General Plan amendments, and annexation of the site into Chico city limits.

**ANTICIPATED ENVIRONMENTAL EFFECTS:** The Draft EIR indicates that there would be significant and unavoidable project impacts related to aesthetics (changes to the existing visual character and public views of the project site), greenhouse gas emissions (operational emissions). Impacts on the remaining environmental resources would be less than significant either with or without implementation of mitigation. The project is not located on any of the lists of sites enumerated under Section 65962.5 (Hazardous Sites) of the Government Code.

**DRAFT EIR DOCUMENT AVAILABILITY:** The Draft EIR is available for public review at the following locations during normal business hours: City of Chico Community Development Department, 411 Main Street, 2<sup>nd</sup> Floor; Chico Branch of the Butte County Library, 1108 Sherman Avenue. An electronic version of the Draft EIR is also available on the City's web page at: <https://chico.ca.us/valleys-edge-specific-plan>.

**PUBLIC HEARING:** The City of Chico Planning Commission will host a public hearing on the proposed project as detailed below:

**Valley's Edge Specific Plan Public Hearing  
November 18, 2021, from 6:00 p.m. to 7:30 p.m.  
City Council Chambers  
421 Main Street  
Chico, California**

The meeting will begin with a project overview and summary of the Draft EIR. Written and verbal comments on the Draft EIR will be accepted during the meeting. The Planning Commission will preside over the meeting, however, it will not take any action on the Draft EIR or project. Staff will note general themes of verbal comments made and will address them in the Final EIR. Members of the public are encouraged to submit written comments to ensure that their specific comments are represented in the project record and addressed in the Final EIR. Please be sure to include your name, address, and telephone number with your comments.

Please send comments to the following address:

Mike Sawley, AICP, Principal Planner  
Community Development Department  
Email: [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov)  
411 Main Street, 2nd Floor  
P.O. Box 3420  
Chico, CA 95928