



**PLANNING SERVICES  
DEPARTMENT**

411 Main Street (530) 879-6800  
P.O. Box 3420  
Chico, CA 95927-3420

Application No. \_\_\_\_\_

**APPLICATION FOR  
REZONE**

**Applicant Information**

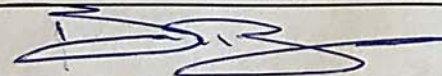
|  |          |                              |
|--|----------|------------------------------|
| Applicant Name <b>Chico Land Investment LLC</b>        |          | Daytime Phone (530) 624-0951 |
| Applicant Street Address 2550 Lakewest Drive, Suite 50 |          |                              |
| City Chico   | State CA | Zip 95928                    |
| Property Owner <b>Chico Land Investment LLC</b>        |          | Daytime Phone (530) 624-0951 |
| Property Owner Address 2550 Lakewest Drive, Suite 50   |          |                              |
| City Chico   | State CA | Zip 95928                    |

**Project Information**

|  |                                      |
|--|--------------------------------------|
| Property Address/Location See attached   |                                      |
| Assessor's Parcel No(s) See attached   | Parcel Acreage 1,448                 |
| Present Zoning SPA with portions subject to Foothill Overlay   | Present General Plan Designation SPA |
| Requested Zoning CC; RS,R1,R2,R3;PQ,OS1,OS2 as illustrated on Exhibit A with Overlay districts as set forth in the Specific Plan |                                      |
| Subsequent Development Plans, if any Pursuant to Specific Plan in order to implement General Plan                                |                                      |
| Related/Concurrent Applications Specific Plan, pending Development Agreement and other related as may be required                |                                      |

**Required Signatures**

I hereby certify that this application and all other documents submitted are true and correct to the best of my knowledge and belief. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application.

|   |              |
|---|--------------|
| Applicant's Signature  | Date 3/14/19 |
|---|--------------|

**For Office Use Only**

|   |  |   |  |
|---|--|---|--|
| <b>Planning Commission Action</b>               |  | <b>City Council Action</b>                        |  |
| Approved _____ Denied _____                     | Approved _____ Denied _____  |   |  |
| Date of Hearing                                 | Date of Hearing  |   |  |
| By:   | Ordinance No.  |   |  |
| Secretary, City of Chico<br>Planning Commission | Conditional Zoning Agreement? _____<br>(If Yes, see attached conditions)                                   |   |  |
| Application Received By                         | Butte County Filing Fee \$50<br>(Check payable to Butte County)<br><br>____ Applies<br>____ Does Not Apply | Receipt No.                                       |  |
| Date  |  | Application Fee \$                                |  |
| Assigned Planner                                |  | Environmental Review Fee \$                       |  |
| Tentative Hearing Date                          |  | Total Fees \$<br>(Check payable to City of Chico) |  |

See Page 2 for Additional Information



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|---|--|--|
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| Applicant Street Address 2550 Lakewest Drive, Suite 50  |  |  |
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| Property Owner <b>7\ JMc @bX'bj Ygha Ybli@@</b>   |  | Daytime Phone (530) 624-0951   |
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| Project Information   |  |  |
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| Applicant's Signature   |  | Date   |
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| Approved _____ Denied _____   |  | Approved _____ Denied _____  |
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| Date  |  | Application Fee \$   |
| Assigned Planner  |  | Environmental Review Fee \$  |
| Tentative Hearing Date  |  | Total Fees \$<br>(Check payable to City of Chico)                        |

**See Page 2 for Additional Information**

## Supplemental Information

### Project Information

**Location of Project:** 1,448 acres in the unincorporated area of Southeast Chico located immediately adjacent to and easterly of the Belvedere Subdivision and Steve Harrison Memorial Bike Trail, south of Stilson Canyon and north of the Skyway and Honey Run Road.

**Assessors Parcel Numbers:**

| APN          | ACRES           |
|--------------|-----------------|
| 018-390-005  | 60.00           |
| 018-390-007  | 315.00          |
| 017-210-005  | 316.43          |
| 017-210-006  | 640.00          |
| 017-260-119  | 112.12          |
| 017-240-023  | 4.41            |
| <b>TOTAL</b> | <b>1,447.96</b> |

**Project Description:**

Valley's Edge can be described as a multi-generational mixed-use recreationally-oriented master planned community offering a broad range of housing types, densities, lifestyles and amenities framed by natural open space and served by a vibrant Village Core representing the commercial services, employment, and social hub of the community.

The Valley's Edge Specific Plan is intended to implement Chico's General Plan by establishing a comprehensive framework for coherent, context sensitive growth and conservation in alignment with the unique characteristics of the site, the project objectives and guiding principles, and the goals, policies, and actions expressed in General Plan.

## Legal Description

### *Property Description*

Real property in the unincorporated area of the County of Butte, State of California, described as follows:

#### PARCEL I:

ALL THOSE PORTIONS OF SECTIONS 4 AND 5, TOWNSHIP 21 NORTH, RANGE 2 EAST, M.D.B. &M., LYING NORTHERLY OF THE CENTERLINE OF THE CHICO-CENTERVILLE ROAD, COMMONLY KNOWN AS HUMBUG ROAD.

#### PARCEL II:

ALL THOSE PORTIONS OF TOWNSHIP 22 NORTH, RANGE 2 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A. THE SOUTH HALF OF SECTION 28, EXCEPTING A PARCEL OF THE SOUTHWEST QUARTER LYING NORTHERLY OF THE BASE OF ROCKY BLUFF.

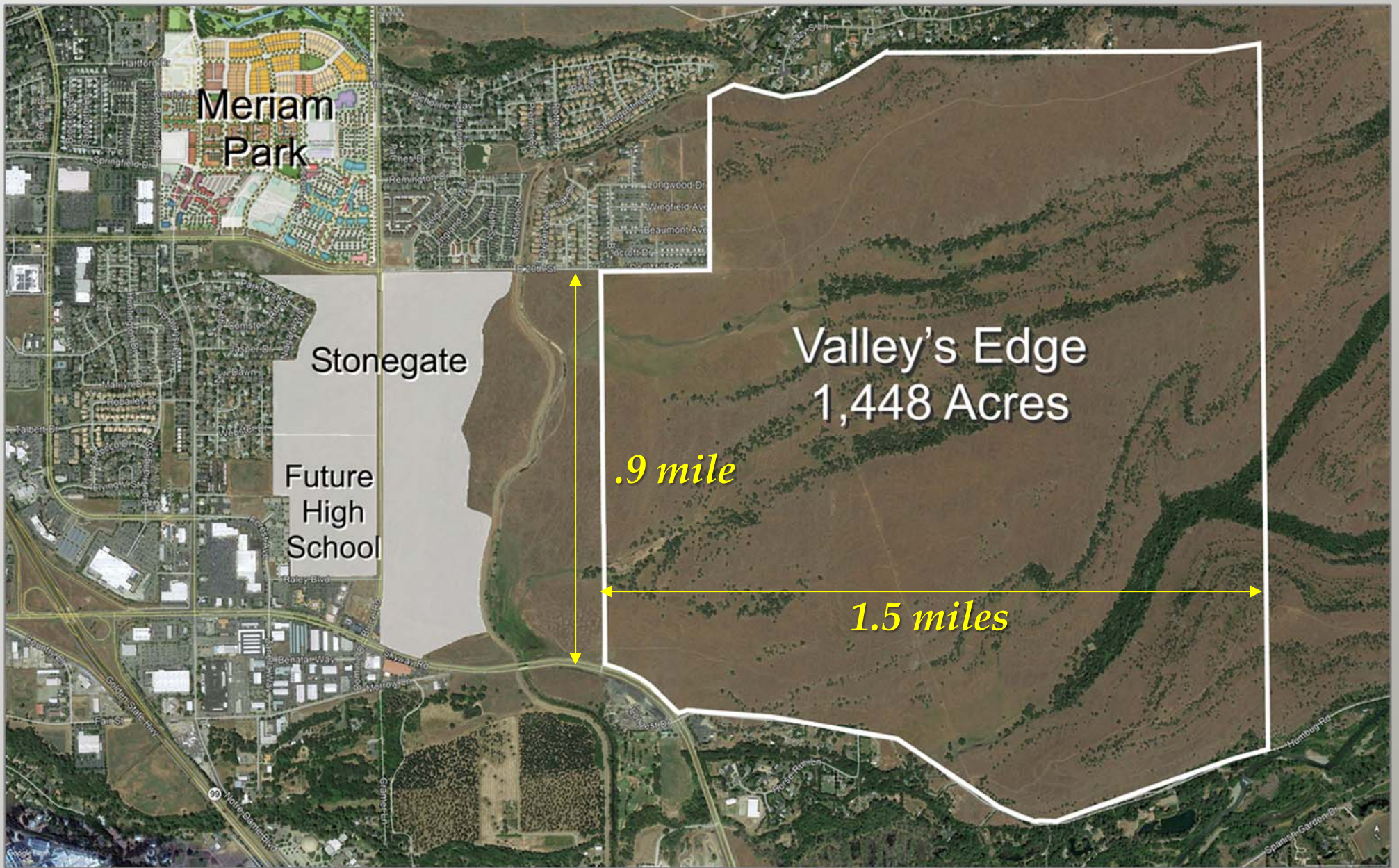
B. THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, LYING SOUTHERLY OF THE BASE OF ROCKY BLUFF.

C. THE EAST HALF OF SECTION 32, EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SKYWAY, AS DESCRIBED IN DEED FROM O. L. STEPHENS, ET UX, TO THE COUNTY OF BUTTE, RECORDED SEPTEMBER 1, 1948, IN BOOK 288, PAGE 72, OFFICIAL RECORDS.

D. ALL OF SECTION 33.

APN: 017-260-119 (PORTION PARCEL I); 017-240-023 (REMAINDER PARCEL I); 018-390-007 (PARCEL II-A); 018-390-005 (PARCEL II-B); 017-210-005 (PARCEL II-C); and 017-210-006 (PARCEL II-D)





# LOCATION MAP

*And Nearby Projects*





### **Requirements for a Complete Rezone Application**

***The following items are REQUIRED for a complete application:***

- Completed and Signed Application Form
- Written Authorization from the Property Owner (If Applicant is not the Owner)
- Completed Environmental Questionnaire Form
- 8 ½" X 11" location map (indicate dimensions), including subject property, surrounding properties, streets and other features
- A legal description of the property to be rezoned. The description is to be prepared by a licensed surveyor or engineer, or as contained in a recorded deed, which is acceptable to the City Planning Services Department
- Application and Environmental Review Fees (payable to the City of Chico), and the \$50 filing fee (payable to Butte County)

As a result of the environmental review process, additional information may be required to determine if significant adverse environmental impacts could result from the proposal.

### ***Time Limits***

Pursuant to California Government Code Sections 65943 and 65950, the City has 30 days from the date of submittal to determine if an application is complete and six months from the date of acceptance of a complete application to take final action when a negative declaration is prepared.

If an Environmental Impact Report is required, the City must take action within 90 days after certification of the Report.

### ***Notice of Pending Amendments***

Pursuant to California Government Code Section 65945 et seq., an Applicant can make a written request to receive notice of any pending amendments to the General Plan, Specific Plans, the land use regulations, ordinance affecting building permits, or to regulations pertaining to development permits, if the amendment is reasonably related to the Applicant's project.

**Note:** By signing the front of this Application form, the Applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, as amended in January, 1996.