



PLANNING DIVISION

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

Application No. _____

**APPLICATION FOR
 Specific Plan**

Applicant Information

Applicant Name Chico Land Investment LLC		Daytime Phone (530) 879-4420	
Applicant Street Address 2550 Lakewest Drive, Suite 50			
City Chico		State Ca	Zip 95928
Property Owner Chico Land Investment LLC		Daytime Phone (530) 879-4420	
Property Owner Address 2550 Lakewest Drive, Suite 50			
City Chico		State Ca	Zip 95928

Project Information

Property Address/Location See attached	Existing Land Use Vacant
Assessor's Parcel No(s) See attached	Parcel Acreage 1,448
Present Zoning County AG 20 w/SPA Overlay	Present General Plan Designation SPA (City of Chico)
Justification for Request and Subsequent Development Plans, if any: Specific Plan is intended to implement the Chico General Plan	
Related/Concurrent Applications Development Agreement and related applications pending	

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 1/28/19
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For Office Use Only

Planning Commission Action		City Council Action	
Approved _____ Denied _____		Approved _____ Denied _____	
Date of Hearing		Date of Hearing	
By:		Resolution No.	
Secretary, City of Chico Planning Commission			
Application Received By	Butte County Filing Fee \$50 (Check payable to Butte County) <input type="checkbox"/> Applies <input type="checkbox"/> Does Not Apply	Receipt No.	
Date		Application Deposit Fee \$	
Assigned Planner		Environmental Review Fee \$	
Tentative Hearing Date		Total Fees \$ (Check payable to City of Chico)	

See Pages 2-3 for Additional Information

Application for Specific Plan

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.

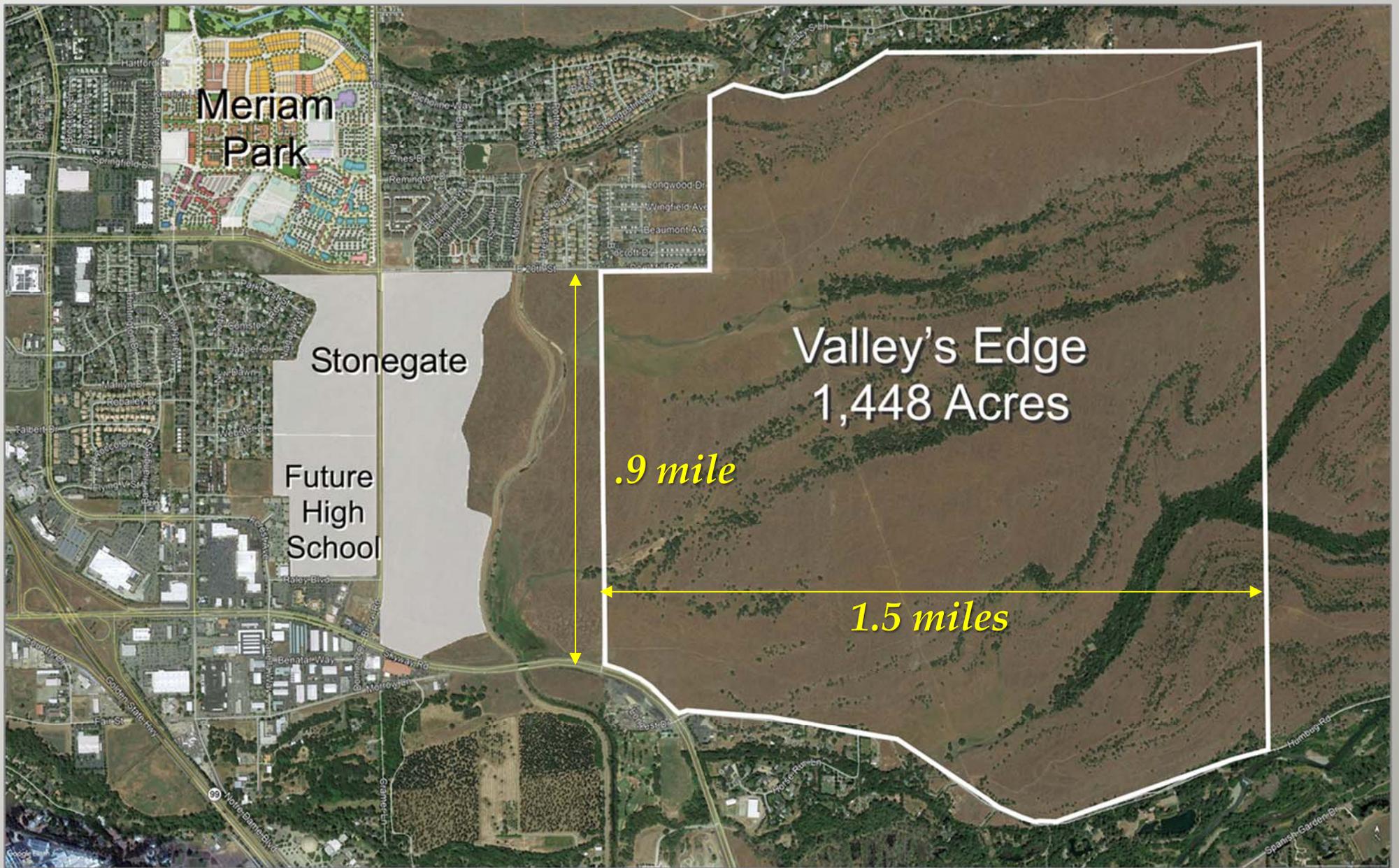
Assessors Parcel Numbers:

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
TOTAL	1,447.96

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.



LOCATION MAP

And Nearby Projects





Requirements for a Complete Specific Plan 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)
- [REDACTED]
- 8½" X 11" location map (indicate dimensions), including subject property, surrounding properties, streets and other features
- Application Deposit 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.

Information Regarding Planning Services Department Fees – Deposit Required

1. All persons filing an Application for a Specific Plan shall pay the full cost of processing the application. An initial deposit shall be paid concurrently with filing of the application in the amount specified.
2. If the amount of the costs incurred in processing the application exceeds the amount of the deposit, the Applicant shall deposit additional funds if requested by the City to ensure continued processing of the application or the Applicant shall pay the difference prior to the City filing the Notice of Determination.
3. If the amount of the costs incurred is less than the amount of the deposit, the difference shall be refunding to the Applicant subsequent to final City action on the project.

Additional information regarding Planning Services Department fees is available on the City’s web page, www.ci.chico.ca.us.

Provide written statement(s) justifying consistency for the proposal with the following required findings of approval:

19.06.050 Findings.

- A. Findings for Plan Amendments. An amendment to the General Plan or any specific plan, neighborhood plan, or area plan may be approved only if all of the following findings are made:
 1. The proposed amendment is internally consistent with the plan being amended;
 2. If the proposed amendment is to a specific plan, neighborhood plan or area plan, it is consistent with the General Plan; and
 3. The site is physically suitable, including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the proposed land use or development.

- B. Findings for Zoning Map and Development Regulations Amendments. An amendment to the Zoning Map or these Regulations may be approved only if the following findings are made:
 1. The proposed amendment is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood and area plans; and
 2. Finding for Zoning Map Amendments: The site is physically suitable, including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints, for the requested zoning designations and anticipated land use and development.
 3. Finding for Amendments to These Regulations: The proposed amendment is consistent with other applicable provisions of these Regulations and compatible with the uses authorized in, and the regulations prescribed for, the applicable zoning districts for which it is proposed.



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.