

From Mike Weber's article in the Chico *Enterprise Record* (5-11-2022):

Chico is on the path to develop its largest housing development in its history called the Valley's Edge.

The Valley's Edge Specific Plan is a proposal to develop more than 1,446 acres of land located generally to the east of Bruce Road with entrances located at the Skyway and East 20th Street. In terms of the number of residential units, the plan includes 367 very-low density units across 234.7 acres; 1,371 low density units across 333.6 acres; 867 medium density units across 91.2 acres; and 162 medium-high density units across 9 acres — a total of 2,777 residential units across 669 acres, according to the city's website. Half of the project is dedicated to age restricted living meaning the community is restricted to people who are 55 years or older. Approximately 665 acres is left for open space with the objective to preserve the natural area. Zoning includes 19 acres for a school and 56 acres of two commercial areas called the Village Core — an area focused on family shopping — and the Village Commercial for business and medical offices. While only 9 acres are dedicated to apartment buildings — also known as multi-family residential — the 56 acres zoned for commercial use may also be used for multi-family housing. The rest of the acreage is dedicated to project roadways....