



STOP VALLEY'S EDGE FACT SHEET

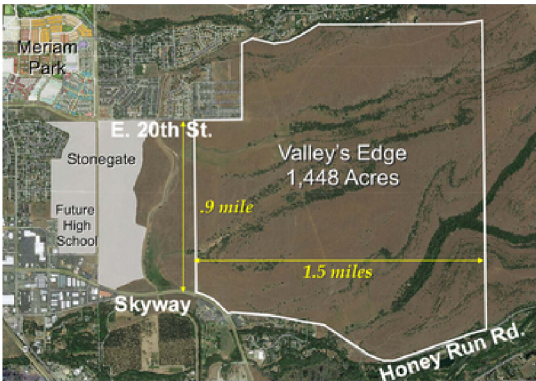
Learn More:
www.StopValleysEdge.org

Questions:
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1,448 Acres of Unsustainable Sprawl with 2,777 Residences

Valley's Edge is a land development project approximately the **same size as the City of Gridley**, tacked onto the southeastern edge of Chico. Our climate is changing and we can't afford to build as we have been. It is an outdated housing project for wealthy out-of-towners.

We need Smart Growth to produce climate friendly housing solutions and protect open space.



23,000+

projected vehicle trips per day—worsening traffic congestion and air pollution.



200 acres

of Oak Woodlands (40%) and 569 acres of grasslands (60%) on site would be destroyed by the development; removing critical habitat for birds, pollinators & many wildlife species already facing steep declines.

(Lack of) Economic Sustainability

Sprawl developments' inefficient use of low-density sites and their significant distance from urban cores result in far more incurred costs to the City than their impact fees provide. (Litman 2015, *Subsidize Sprawl*) Smart Growth infill and redevelopment projects are much more fiscally responsible because they utilize existing infrastructure.



Climate Change

VE will exacerbate climate change locally, increasing instances of extreme heat, wildfire, flooding, drought, & reduced streamflow in summer months.

(Chico Climate Vulnerability Assessment)

1

HOUSING

VE is unaffordable for current Chico residents! The estimated cost for VE "work force and starter homes" is approx. \$650,000 and "single family residences" is **\$800,000+**.

2

FIRE

The Valley's Edge site has **caught fire three times** in the last 19 years and currently serves as a wildfire buffer for Chico, as it did during the Camp Fire.

3

DEMOCRACY

A referendum is direct democracy in action! The people of Chico deserve to vote on how and where we grow our community. **Unlike our politicians, we cannot be bought!**



DONATE to STOP VE!

FACTS TO CONSIDER

In response to our successful petition campaign, the Chico City Council could have rescinded their approval of the project, but chose to set March 5th for a city-wide election instead. Here's why you should vote NO:

TRAFFIC CONGESTION:

- Adds an additional 23,000+ car trips per day, worsening traffic congestion and road conditions (VESP Table 16: Valley's Edge Specific Plan Trip Generation)
- VE is not supportive of viable transit service due to its exceptionally low density and sprawled design

HABITAT DESTRUCTION:

- 200 acres of oak woodland habitat, 569 acres of grassland habitat, and 1.25 acres of wetlands would be destroyed, exacerbating biodiversity declines and threatening sensitive species (VESP FEIR)

WATER DEPLETION:

- 6,000-7,000 residents and commercial users increases water demand, threatening our aquifer which is already in overdraft (Vina Subbasin Groundwater Sustainability Plan)
- The two artificial lakes planned for Valley's Edge would further impact the aquifer because the plan identifies pumped groundwater as the primary water source (Updated Water Assessment by EKI)

FIRE RISK:

- VE is scheduled to burn every 5-7 years, exposing its residents and the current residents of Chico to increased risk of wildfire

CHICO HOUSING NEEDS:

- Less than 1% of the land devoted to housing will be affordable (Development Agreement)
- Through 2022, 219% of the above market housing was planned and produced, while only 42% of the extremely low income housing was produced and planned (Draft Chico Housing Element Nov 2022)
- Homes are going to be unaffordable to most current Chico residents, the project would primarily be for people from wealthier areas of the state
- Cost for the "workforce and starter homes" is estimated at \$650,000 and "single family residences" is \$800,000+

ECONOMIC IMPACTS:

- Services will need to be expanded, for buses; water, sewer, and road infrastructure; and police and fire services, increasing tax costs for Chico residents
- Local taxes and fees from the development do not cover the costs of the new road construction and do not generally cover the costs of the roads maintenance, much less the other city services (Analysis of Public Policies That Unintentionally Encourage and Subsidize Urban Sprawl, Litman 2015)

DEMOCRATIC PROCESS:

- Vast sums of money (\$200,000+) were spent by the housing development industry (developers, real estate industry, builders) between 2020 and 2022 supporting sprawl friendly campaigns (City of Chico Public Portal for Campaign Finance Disclosure)
- **Now Chico voters have the chance to say no to sprawl by voting NO on March 5.**

Paid for by Stop Valley's Edge

DONATE:

