



**NOTICE OF AVAILABILITY AND PUBLIC HEARING  
DRAFT ENVIRONMENTAL IMPACT REPORT  
BARBER YARD SPECIFIC PLAN  
(SCH # 2023030641)**

**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 Barber Yard Specific Plan Project.

**The City of Chico has established a 45-day public review period for the Draft EIR which begins on January 6, 2025 and ends on February 20, 2025 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 proposed project consists of an approximately 133-acre Barber Yard Specific Plan (BYSP) Area as well as an approximately 13.5-acre off-site improvement area directly south of the BYSP Area. Located within the City of Chico, the BYSP Area is comprised of eight Assessor Parcel Numbers (APNs): 039-400-016 (partial), 039-400-024, 039-400-025, 039-400-026, 039-400-050, 039-400-051, 039-400-052, and 039-400-053. Located within unincorporated Butte County, the 13.5-acre off-site improvement area is identified by APN 039-410-025.

**PROJECT DESCRIPTION:** The BYSP (SP 21-01, GPA 22-05, RZ 22-03) calls for up to 1,250 residential units, adaptive reuse of existing buildings for recreational uses (150,000 square feet), up to 60,000 square feet of new commercial uses, and approximately 10 acres of new parks. The existing asphalt cap would remain unaltered. The BYSP includes land use objectives, development standards, street designs, multiple new park sites, provisions for utilities, and a comprehensive mobility framework. Proposed land uses include: Medium Density Residential (79 acres), Medium-High Density Residential (26 acres), Residential Mixed Use (15 acres), Secondary Open Space (10 acres) and Primary Open Space (3 acres, to reserve the asphalt cap). 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 air quality (obstruct implementation of the applicable air quality plan, cumulatively considerable net increase of a criteria pollutant, and cumulative air quality impacts). Impacts on the remaining environmental resources would be less than significant either with or without implementation of mitigation. The project site is listed on at least one 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. The Draft EIR is also available on the City's web page at: <https://chico.ca.us/Departments/Community-Development/Planning-Division/Current-Projects/index.html>.

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

**Barber Yard Specific Plan Public Hearing  
January 30, 2025, from 5:30 p.m. to 7:00 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. Planning staff will note general themes of verbal comments made, however, 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, Principal Planner  
Community Development Department  
Email: [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov)  
P.O. Box 3420  
Chico, CA 95928

**E/R PUBLISH: Monday, January 06, 2025**