

City of Chico Development Activity

Updated: August 1, 2025

Single Family Residential Development Projects

ID	Name	Location	Developer	Status*	TMA Date**	RM Date***	Lots	Acres
1	Oak Valley remain	Native Oak Dr	Fogarty Trust	A	09/06/05		0	162.9
2	Gosal Subdivision	411 Eaton Rd	PR Gosal Investments	A	03/02/23		16	2.9
3	Stonegate	Bruce Rd / E 20th St	Epick Homes	A	10/02/18		469	100
4	Magnolia Gardens	1367 East Ave	Marshall/Leeds	R	11/15/19	03/10/24	13	3.7
5	Amber Lynn Ph2	Eaton Rd / Burnap Morseman Aves	Amber Lynn Inc	R	04/05/18	06/09/22	68	13
5	Amber Lynn Ph1	Eaton Rd / Morseman Ave	Amber Lynn Inc	R	04/05/18	06/09/22	41	6.0
6	W 11th Ave Sub	443 W 11th Ave	Plottel	A	09/06/18		21	3.1
7	Barber Yard	SPA #2 - Barber Yard	BY Land Holdings Inc	P			0	137.0
8	Marigold Heights	Marigold Ave	MK West Investments	R	07/03/18	08/03/22	24	3.7
9	Westside Place	St Hwy 32 / Purcell Ln	Westside Stories LLC	R	07/20/04	11/29/06	109	12
10	Orchard Creek Estate	Nord Ave / Henshaw Ave	Discovery Homes	R		05/15/25	78	15.0
11	Twin Creeks	Canyon Oaks Pcl 8	Riley Ventures LLC	A	08/17/06		16	67.4
12	Meriam Park North	Bruce Rd	Northfork LLC	A	05/21/20		235	39.5
12	Meriam Park PhEB	Notre Dame Blvd	MB Bungalow Comm LLC	A	05/21/22		22	11
12	Meriam Park remain	Bruce Rd	Gonzalves Res LLC	A	09/20/08		0	24.0
12	Meriam Park PhEremai	Notre Dame Blvd	MB Bungalow Comm LLC	A	09/20/08	12/17/19	17	2.8
12	Meriam Park PhE	Notre Dame Blvd	MB Bungalow Comm LLC	R	05/21/22	09/01/23	63	10.6
13	Hicks Lane Sub Ph2B	Hicks Ln	Webb Homes Inc	A	09/16/21		33	8.0
13	Hicks Lane Sub Ph2D	Hicks Ln	Webb Homes Inc	A	09/16/21		44	6.8
13	Hicks Lane Sub Ph1	Hicks Ln	Webb Homes Inc	R	09/16/21	12/14/22	71	13.8
13	Hicks Lane Sub Ph2A	Hicks Ln	Webb Homes Inc	A	09/16/21		34	8.0
13	Hicks Lane Sub Ph2C	Hicks Ln	Webb Homes Inc	A	09/16/21		37	9.5
14	Garner Subdivision	Sycamore Dr	Webb Homes Inc	P			193	44.6

* Status

P = Proposed

A = Approved Tentative Map

R = Recorded Final Map

** TM Date = Tentative Approval Date

*** RM Date = Recorded Map Date

Multi-Family Residential Projects

ID	Project	Location	Apts	Est. Value	Project Status
101	Riley's Apts	W 5th St / Ivy St	22		Approved
102	Bar Triangle Apts*	2225 Bar Triangle St	70	\$7,400,000	Plan Check
104	Cussick Apts*	648 W East Ave	76	\$1,800,000	Plan Check
105	Stonegate Apts (Lot 473)	Bruce Rd / E 20th St	233		Concept Only
106	Meriam Park Apts	2297 Sadie Ave	130	\$2,800,000	Construction
107	Greenfield Apts*	SW crnr Greenfield Ave / Esplanade	64		Approved
108	Oleander Community Housing*	2324 Esplanade	38	\$3,000,000	Construction
109	Oak Park Senior Housing*	SW crnr Cohasset Rd / Burnap Ave	101		Proposed
110	Valley View (Duplexes)	Thyme Pl	26		Approved
113	Foothill Ranch Apts	3165 Eaton Rd	136	\$53,600,000	Plan Check
114	Humboldt Rd Senior Housing*	2790 Humboldt Rd	73	\$11,000,000	Plan Check
115	Narrows Apts	1310 W Sacramento	16		Plan Check

Totals: Multi Family Dwelling Units 985 * Total does not include *proposed* or *concept only* units

* Affordable Housing Project

Commercial Projects

ID	Project	Location	New Building Square Footage	Est. Value	Project Status
A	Staybridge Suites	1675 Springfield Ave	82,000	\$13,200,000	Plan Check
B	CARD Bike Park	Between Forest Ave & Notre Dame			Construction
C	CARD Aquatic Center	13301 Esplanade			Proposed
E	Enloe Rehabilitation	250 W East Ave			Approved
E	Enloe Cancer Center	2390 E 20th St	109,200	\$17,650,000	Construction
F	Arco AM/PM	1101 Bruce Rd	3,100	\$550,000	Construction
H	Towne Place Suites Hotel	NW corner Bruce Rd & St Hwy 32			Approved
I	WalMart Expansion	2044 Forest Ave			Construction
K	Retail Center	2018 Forest Ave			Plan Check
New Construction Totals: Commercial / Office Sq Ft*			194,300	* Total Includes <i>Medical Space</i> , <i>Hotels</i>	