CITY OF CHICO
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Chico Planning Commission will hold a public hearing on **Thursday, November 19, 2026, at 6:00 p.m.** in the City Council Chambers located at 421 Main Street, regarding the following project:

Barber Yard Specific Plan, General Plan Amendment, Rezone, Code Amendment and Development Agreement (SP 21-01, GPA 22-05, RZ 22-03, CA 22-03 and DA 23-02); located on the former Diamond Match Factory site, generally west of Normal Avenue and Estes Road, south of the terminus of Ivy Street and east of the Union Pacific Railroad, in the City of Chico, APNs 039-400-016 (partial), -024, -025, -026, -050, -051, -052, and -053. An off-site stormwater basin is also proposed within unincorporated Butte County, on a portion of APN 039-410-025: The Barber Yard Specific Plan (BYSP) calls for a mixed-use development that includes a range of housing types, commercial uses, parks, and recreational amenities. The Planning Commission will make a recommendation to the City Council, and the City Council will consider the project at a future hearing. The plan 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 site is currently designated and zoned Special Planning Area (SPA) by the City of Chico.

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared by the City to consider potential impacts associated with development of the BYSP, and to provide mitigation measures that would avoid or reduce impacts to less than significant levels. The Draft EIR (State Clearinghouse Number 2023030641) was released for a 60-day public review period from January 6, 2025 to March 7, 2025. During the review period a public meeting was held by Planning staff on January 30, 2025, to receive verbal comments on the adequacy of the Draft EIR. A Final EIR was released on September 16, 2026, which included all comments received during the public review period, City responses to comments and issues raised regarding adequacy of the Draft EIR, and edits and clarifications to the Draft EIR. The Draft EIR determined that the project would result in significant and unavoidable 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). The EIR and other project documents are available on the City's website at: https://chicoca.gov/Departments/Community-Development/Planning-Division/Current-Projects/index.html. **Questions for this project may be directed to Principal Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov**.

Any person may appear and be heard at the public hearing. Any person may submit written comments prior to the meeting, as the Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. All written materials submitted in advance of the public hearing must be emailed to the address above or submitted to the City of Chico Community Development Department, 411 Main Street, Second Floor, or mailed to P.O. Box 3420, Chico, CA 95927. Written materials should refer to the specific public hearing item listed above. Approximately seven days prior to the meeting, Planning Commission agendas and links to the staff reports are available at City's Boards, Commissions, and Committees webpage or at the following link - https://chico-ca.granicus.com/ViewPublisher.php?view_id=2.

Any appeal of a Planning Commission determination must be submitted to the City Council in writing within 10 days of the decision to the City Clerk, 411 Main Street Third Floor, Chico, CA 95928 or P.O. Box 3420, Chico, CA 95927. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Planning Commission in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

E/R PUBLISH: Saturday, October 24, 2026