

# City of Chico Development Activity

Updated: January 15, 2024

## Single Family Residential Development Projects

ID	Name	Location	Developer	Status*	TMA Date**	RM Date***	Lots	Acres
1	Oak Valley, Ph1B	Native Oak Dr	Fogarty Trust	R	09/06/05	12/18/20	87	49.6
	Oak Valley, Ph2	Humboldt Rd	Fogarty Trust	A	09/06/05		231	78.3
	Oak Valley, remaining land	Native Oak Dr	Fogarty Trust	A	09/06/05			163
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	A	11/15/19		13	3.7
5	Amber Lynn, Ph1	Eaton Rd / Morseman Ave	Amber Lynn, Inc	R	04/05/18	06/09/22	41	6.0
	Amber Lynn, Ph2	Eaton Rd / Burnap & Morseman Aves	Amber Lynn, Inc	R	04/05/18	06/09/22	68	13.3
6	W 11th Ave Subdivision	443 W 11th Ave	Plottel	A	09/06/18		21	3.1
7	Barber Yard Specific Plan	SPA #2 - Barber Yard	BY Land Holdings, Inc	P				137
8	Marigold Heights	Marigold Ave	MK West Investments	R	07/03/18	08/03/22	24	3.7
9	Westside Place	St Hwy 32	Westside Stories LLC	R	07/20/04	11/29/06	109	11.5
10	Orchard Creek Estate	Nord Ave / Henshaw Ave	Tatreau	P			78	15.0
11	Creeside Landing	W Eaton Rd / Rogue River Dr	Discovery Builders	R	06/01/06	12/11/19	101	16.4
12	Meriam Park North	Bruce Rd	Northfork LLC	A	05/21/20		235	39.5
	Meriam Park, PhE	Notre Dame Blvd	MB Bungalow Comm, LLC	A	05/21/22		63	10.6
	Meriam Park, PhE remaining land	Notre Dame Blvd	MB Bungalow Comm, LLC	R	09/20/08	12/17/19	17	2.8
	Meriam Park, PhEB	Notre Dame Blvd	MB Bungalow Comm, LLC	A	05/21/22		22	10.6
	Meriam Park, remaining land	Bruce Rd	Gonzalves Residential, LLC	A	09/20/08			24.0
13	Hicks Lane Subdivision, Ph1	Hicks Ln	Webb Homes, Inc	R	09/16/21	12/14/22	71	13.8
	Hicks Lane Subdivision, Ph2A	Hicks Ln	Webb Homes, Inc	A	09/16/21		34	8.0
	Hicks Lane Subdivision, Ph2B	Hicks Ln	Webb Homes, Inc	A	09/16/21		33	8.0
	Hicks Lane Subdivision, Ph2C	Hicks Ln	Webb Homes, Inc	A	09/16/21		37	9.5
	Hicks Lane Subdivision, Ph2D	Hicks Ln	Webb Homes, Inc	A	09/16/21		44	6.8
14	Twin Creeks	Canyon Oaks Pcl 8	Riley Ventures, LLC	A	08/17/06		16	67

<b>Units:</b>	Proposed	78
	Approved	1,312 *
	Recorded	518
	<b>Total</b>	<b>1,908</b>

\* Status

P = Proposed

A = Approved Tentative Map

R = Recorded Final Map

\*\* TM Date = Tentative Approval Date

\*\*\* RM Date = Recorded Map Date

\* Total Does Not Include  
the Originally Approved Unit Counts  
for Meriam Park and Oak Valley

## 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
103	Jamboree Housing	1297 Park Ave	58	\$5,325,000	construction
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
105	Stonegate Apts (Lot 470)	Bruce Rd / E 20th St			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)	Tyme Pl	26		approved
111	Senator Conness Apts*	2754 Native Oaks Dr	162	\$21,300,000	construction
112	Deer Creek Apts*	2768 Native Oaks Dr	204	\$29,440,000	construction
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 Ave	16	\$910,000	plan check
<b>Totals:</b>			Multi Family Dwelling Units	944	* Total does not include <i>proposed</i> or <i>concept only</i> units
			Transitional Housing Units	58	

\* Affordable Housing Project

## Commercial Projects

ID	Project	Location	New Building Square Footage	Est. Value	Project Status
A	Staybridge Suites	1675 Springfield Ave	82,000	\$13,700,000	plan check
B	New Smile Dentistry	3008 Cohasset Rd			proposed
C	CARD Aquatic Center	13301 Esplanade			proposed
D	Courtesy Motors	13320 Garner Ln	15,000	\$2,900,000	construction
E	Enloe Imaging Center	W East Ave (southside)			proposed
	Enloe Rehabilitation	250 W East Ave	121,500	\$22,600,000	plan check
	Enloe Cancer Center	2390 E 20th St			proposed
G	Mountain Vista Plaza	3010 Floral Ave	7,700	\$1,030,000	construction
H	Panda Express	2390 Forest Ave	2,600	\$370,000	construction
I	WalMart Expansion	2044 Forest Ave			approved
J	Oxford Suites Expansion	1930 Baney Ln	82,000	\$11,770,000	construction
K	Arco AM/PM	1101 Bruce Rd	3,100	\$550,000	plan check
L	Towne Place Suites	NW corner Bruce Rd / St Hwy 32			approved
M	Raising Canes	E 20th St			proposed
N	North Fork Storage	3161 Storage Ln	34,000	\$2,900,000	construction
<b>New Construction Totals:</b>			Commercial / Office Sq Ft*	313,900	* Total Includes Medical Space , Hotels
			Warehouse Sq Ft	34,000	