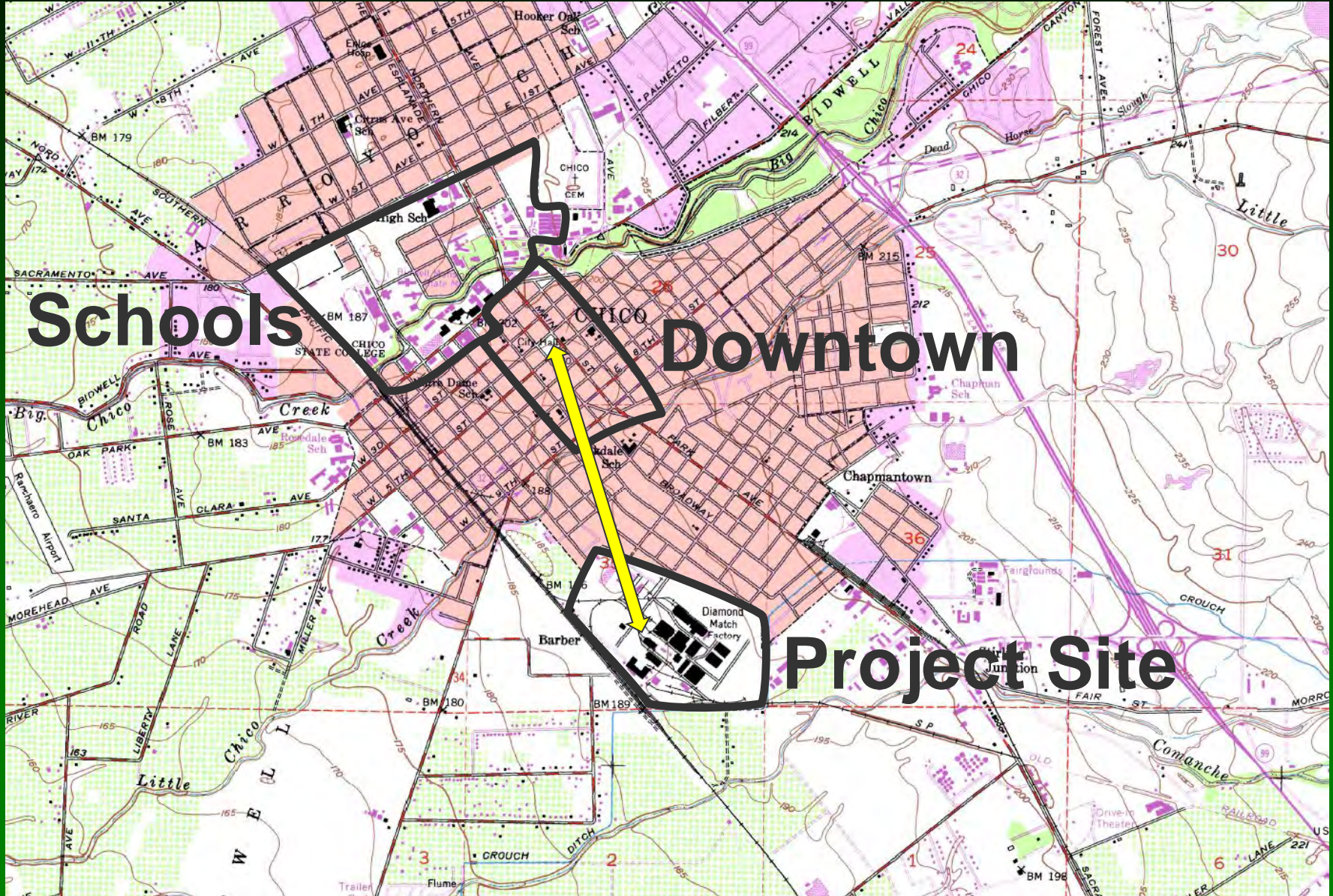


City of Chico EIR Scoping Meeting Barber Yard Specific Plan



04/27/2023

The Old Diamond Match Factory Site



Introductions

Lead Agency: City of Chico

Mike Sawley, AICP, Principal Planner

EIR Consultant: First Carbon Solutions

Janna Waligorski, Sr. Project Manager

Applicant: Barber Yard Land Holding Co., LLC

Dan Gonzales, Community Developer

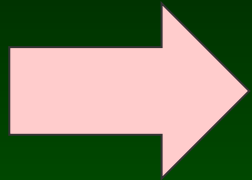
Meeting Objectives

- **Provide a project overview**
- **Explain the environmental review process**
- **Describe the scoping process**
- **Answer questions**

Meeting Outline

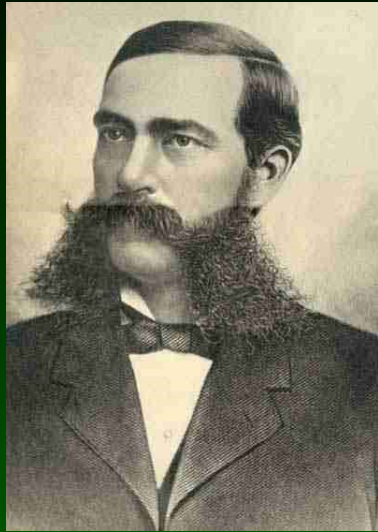
- **Project Overview**
- **Environmental Review Overview**
- **Scoping Process**
- **Questions and Answers**

Project Overview



History/Existing Conditions

- **Specific Plan Creation**
- **Proposed Specific Plan**



O.C. Barber



Sierra Logging



Barber, California, 1904

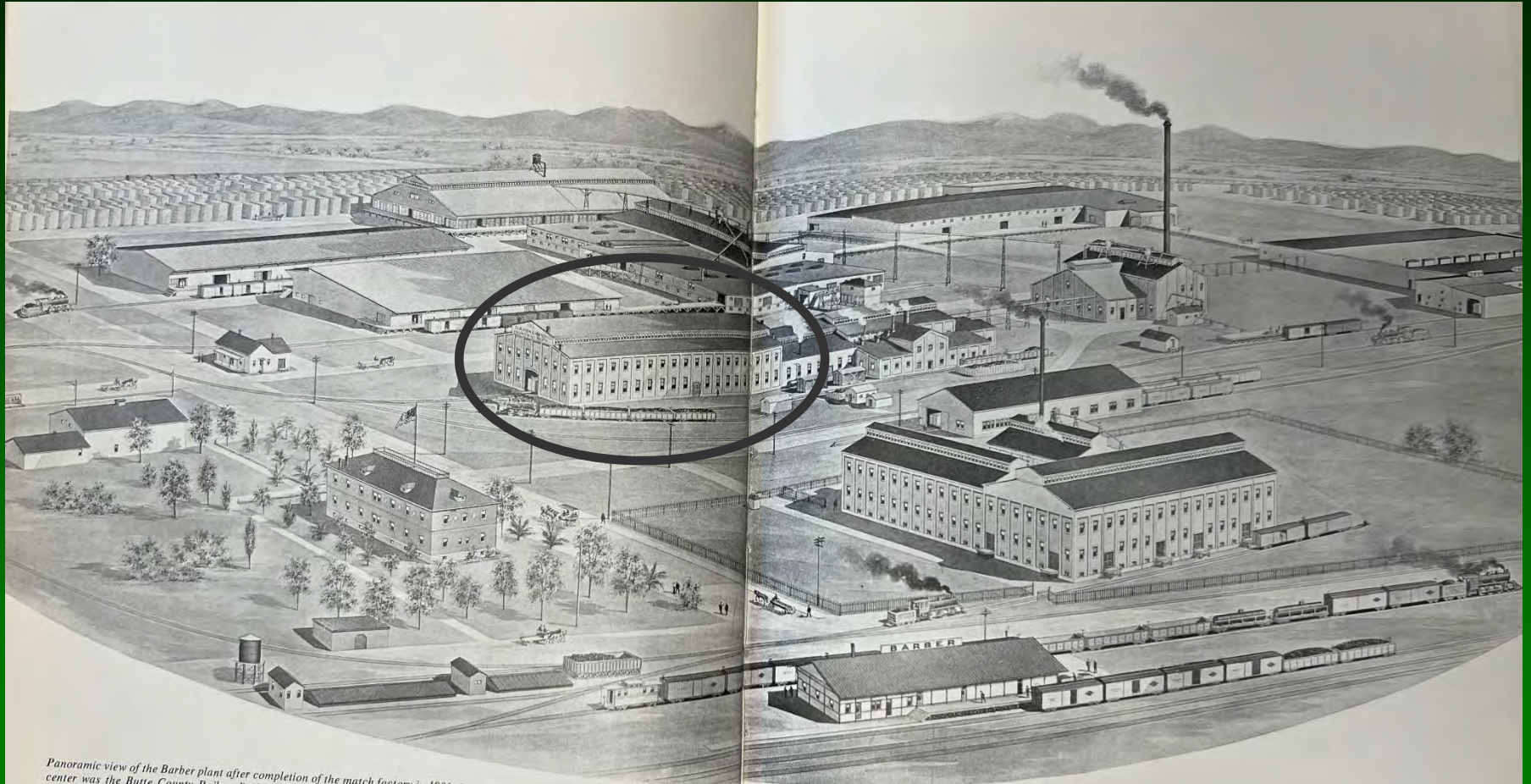
Town of Barber

- Integration of Industrial, Commercial and Residential uses
- Railroad-based industry
- Cluster of commercial/industrial buildings
- Surrounded by neighborhood



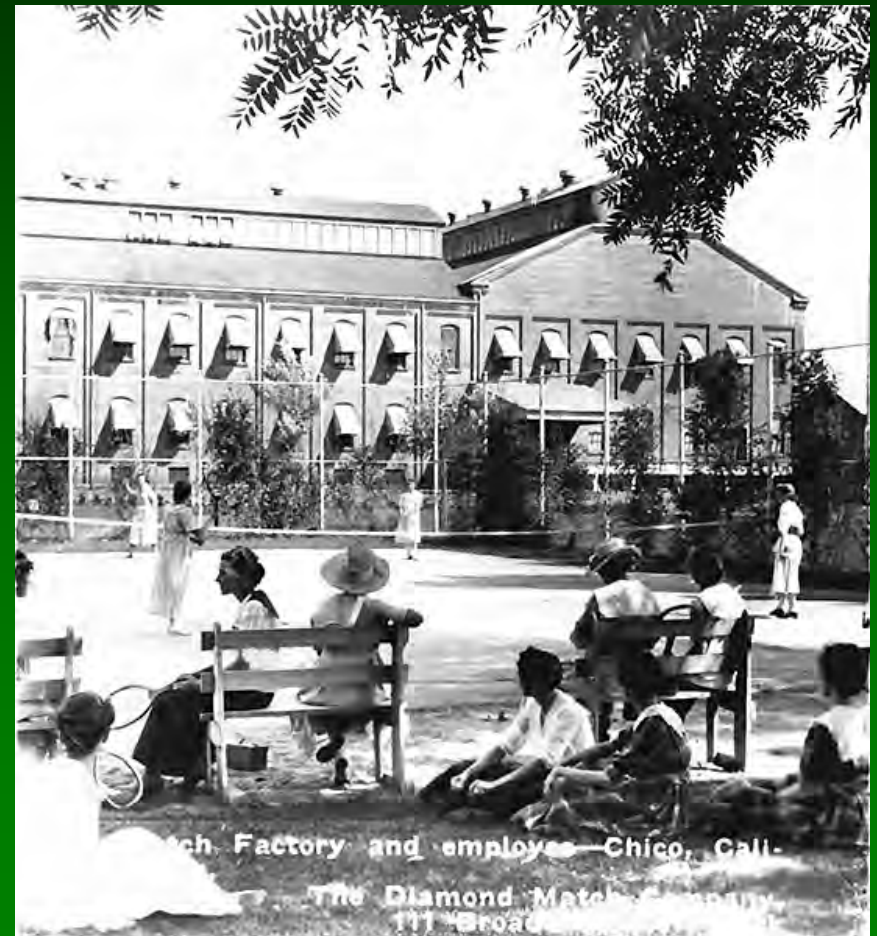
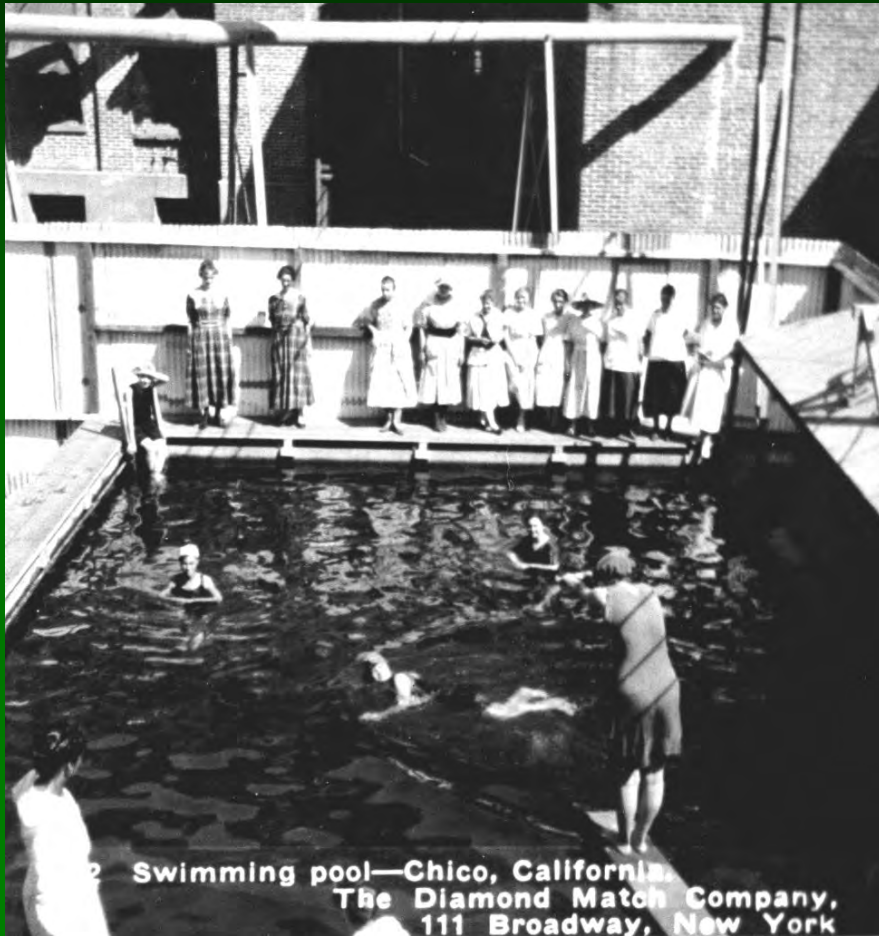
BIRD'S EYE VIEW OF THE DIAMOND MATCH COMPANY'S PLANT IN CHICO, CALIFORNIA

View includes the match factory, wood working factory, repair plant, apiary department building, lumber storage, office building, and Fairburn Hall, a beautiful modern recreation center for employees and their families, which includes a library, rest rooms, dance hall, swimming pool, tennis court, etc.



Panoramic view of the Barber plant after completion of the match factory. In the center was the Butte County Building.

Recreation at the Factory





Remnants From the Factory Days

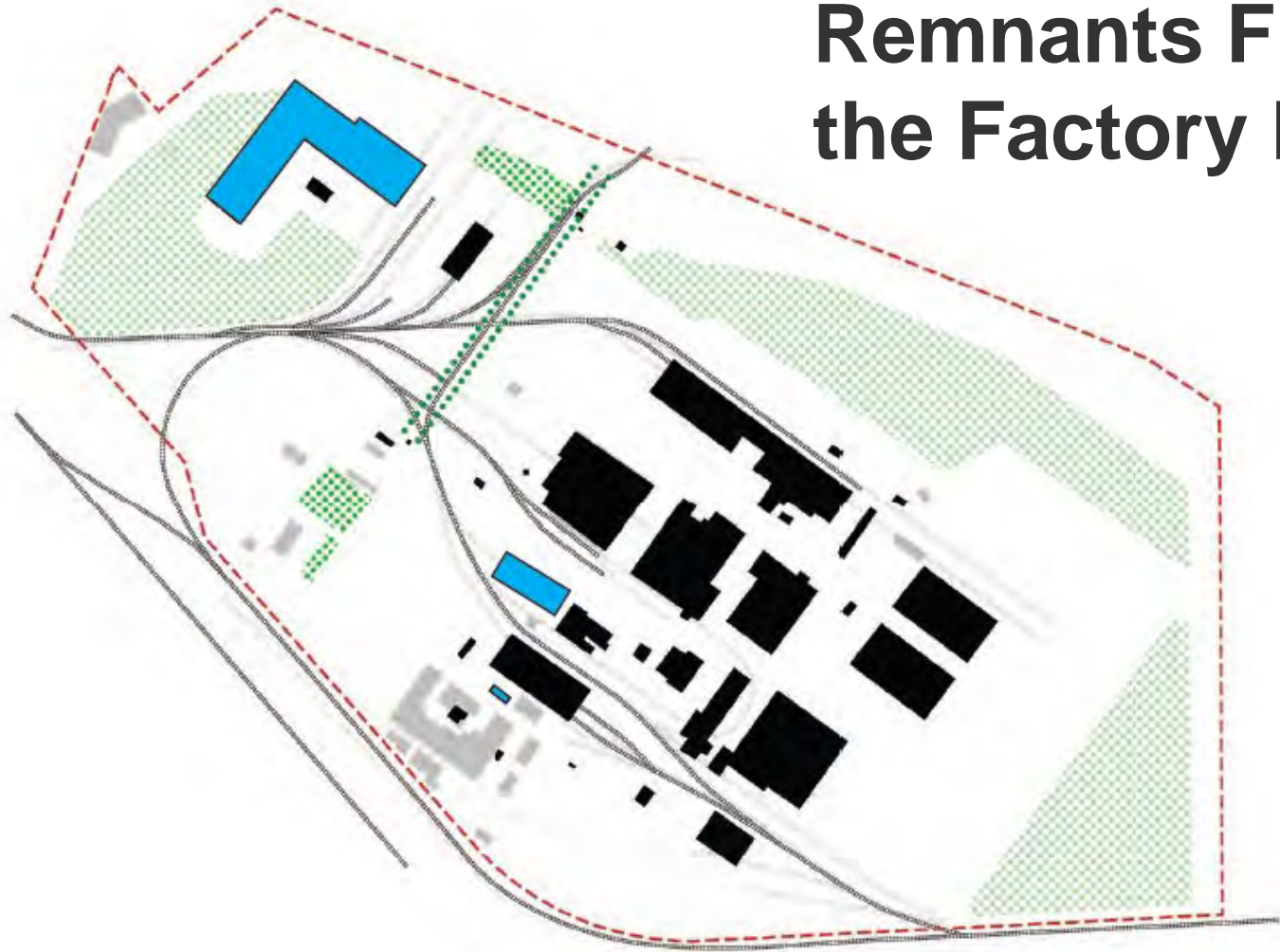


Figure 2.5 Historic
development at Barber Yard

-  BYSP AREA
-  BUILDINGS REMAINING
-  EXISTING TREES
-  FORMER ORCHARD LOCATIONS
-  BUILDINGS DEMOLISHED AFTER LOUISIANA PACIFIC ERA
-  RAILWAY FROM LOUISIANA PACIFIC ERA
-  BUILDINGS DEMOLISHED AFTER DIAMOND MATCH FACTORY ERA
-  RAILWAY FROM DIAMOND MATCH FACTORY ERA



Asphalt Cap

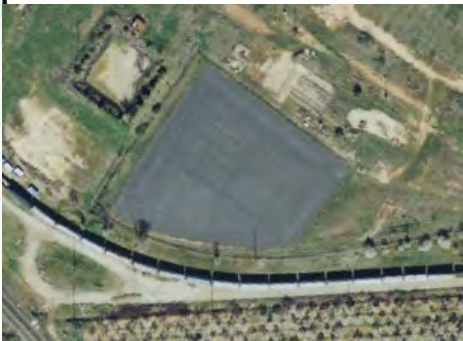
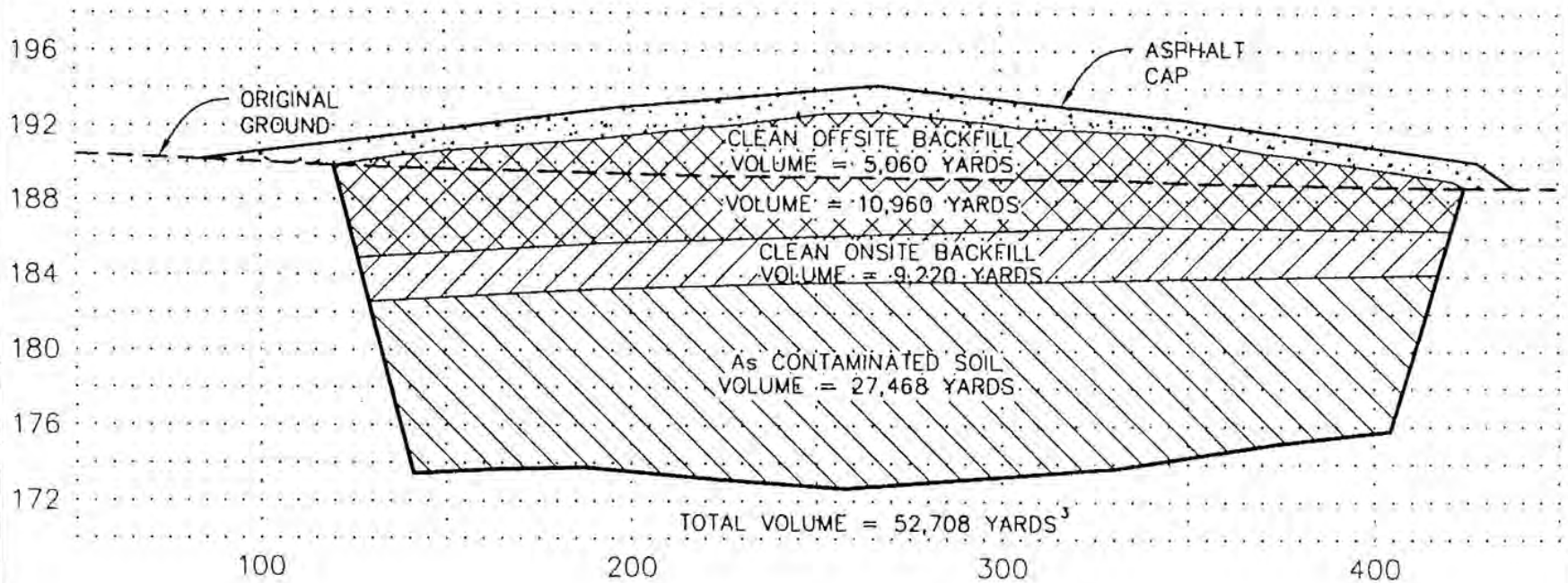


FIGURE 2-5
BACKFILL CROSS-SECTION - PIT
COMPLETION REPORT
SOILS REMEDIAL ACTION
LOUISIANA-PACIFIC CORPORATION
CHICO, CALIFORNIA

Engineering Building



The Shop Building



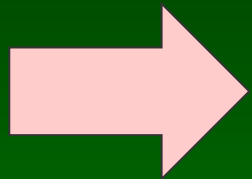
23. 2. 2004 15:51

The Warehouse



Project Overview

- History/Existing Conditions



Specific Plan Creation

- Proposed Specific Plan

**Click Here for Specific
Land Use Designation Standards:
GP Chapter 3 / Table LU-2**

City General Plan Designations

Residential

- V.LDR. Very Low Density Residential
- LDR. Low Density Residential
- MDR. Medium Density Residential
- M-HDR. Medium-High Density Residential
- HDR. High Density Residential
- RMU. Residential Mixed Use

Commercial

- NC. Neighborhood Commercial
- CMU. Commercial Mixed Use
- CS. Commercial Services
- RC. Regional Commercial

Office and Industrial

- OMU. Office Mixed Use
- IOMU. Industrial/Office Mixed Use
- MW. Manufacturing & Warehousing

Public and Open Space

- PFS. Public Facilities & Services
- POS. Primary Open Space
- SOS. Secondary Open Space

Special Areas

- SMU. Special Mixed Use
- SPA. Special Planning Area

Resource Constraint Overlay

- V.LDR./RCO
- LDR./RCO
- MDR./RCO
- M-HDR./RCO
- CMU./RCO
- OMU./RCO
- MW./RCO

Opportunity Areas

Central City

- 1 Downtown
- 2 South Campus
- 3 E 8th & 9th Street Corridor
- 4 North Esplanade
- 5 Mangrove Avenue
- 6 Park Avenue
- 7 Nord Avenue
- 8 W East Avenue

Regional Centers

- 9 North Valley Plaza
- 10 E 20th Street
- 11 Skyway

Corridor

Miscellaneous

- 12 The Wedge
- 13 Vanella Orchard
- 15 Eaton Road

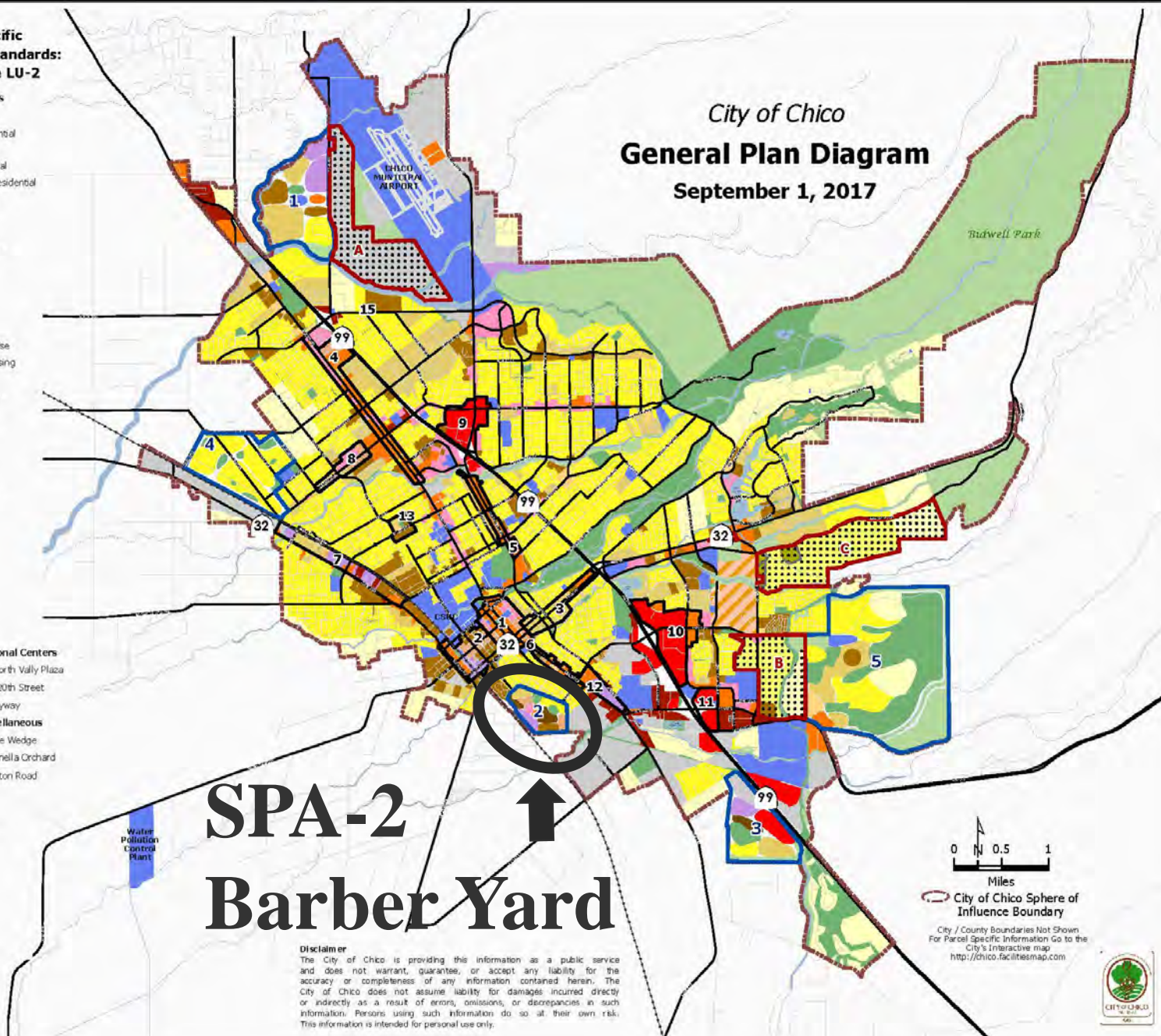
Special Planning Areas

- SPA-1 North Chico
- SPA-2 Diamond Match
- SPA-3 South Enter
- SPA-4 Bell / Muir
- SPA-5 Doe Mill / Honey Run

Constraint Areas

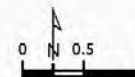
- A West of Airport
- B Bruce Road / Skyway
- C Bruce Road / Stilson Canyon

City of Chico
General Plan Diagram
September 1, 2017



Disclaimer

The City of Chico is providing this information as a public service and does not warrant, guarantee, or accept any liability for the accuracy or completeness of any information contained herein. The City of Chico does not assume liability for damages incurred directly or indirectly as a result of errors, omissions, or discrepancies in such information. Persons using such information do so at their own risk. This information is intended for personal use only.

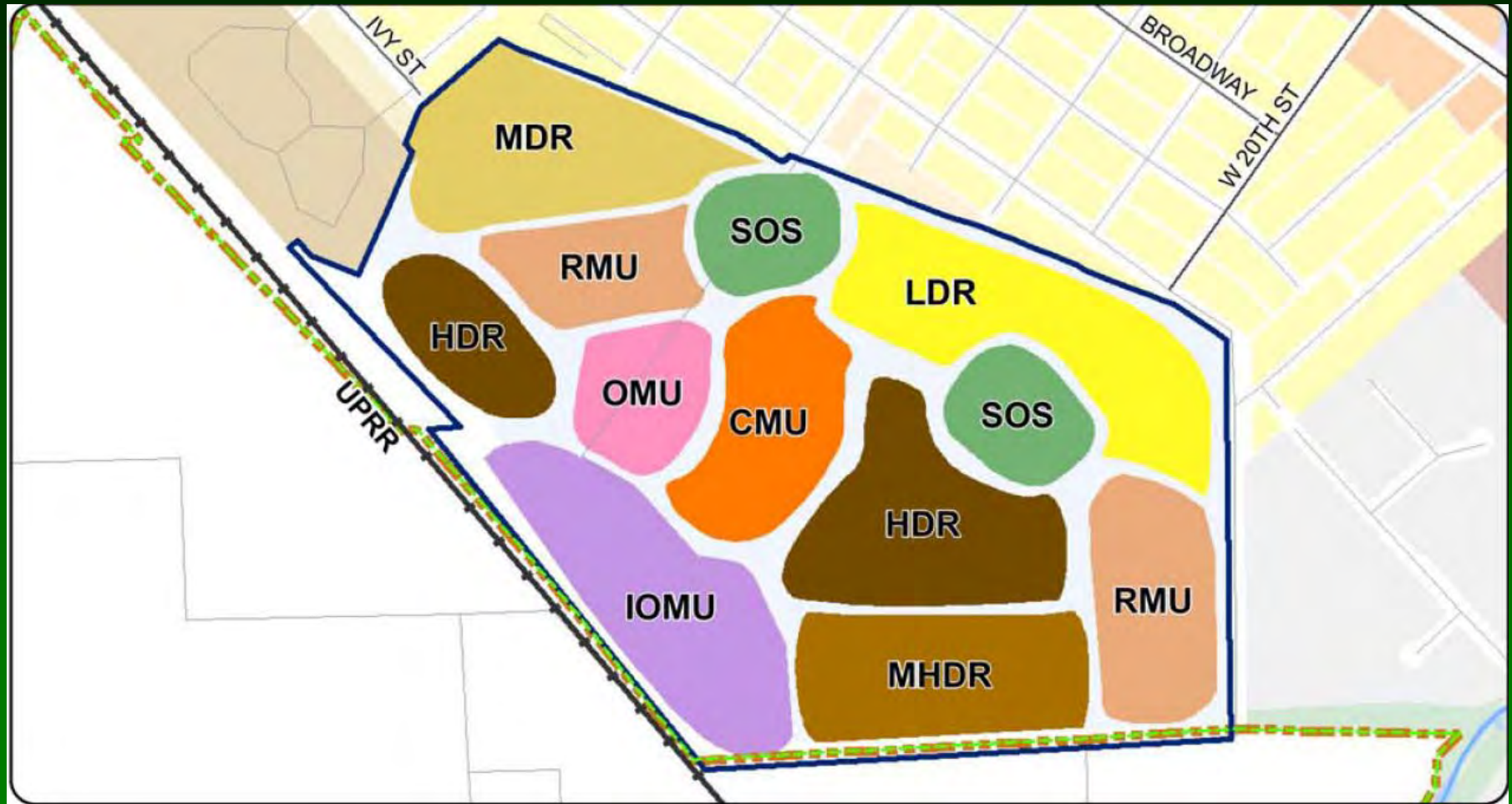


City of Chico Sphere of Influence Boundary

City / County Boundaries Not Shown
For Parcel Specific Information Go to the
City's Interactive map
<http://chico.facilitiesmap.com>



Special Planning Area



2021 Zoom Meetings



October 20, 2021

BARBER YARD REVITALIZATION

HOUSING

Chico, California

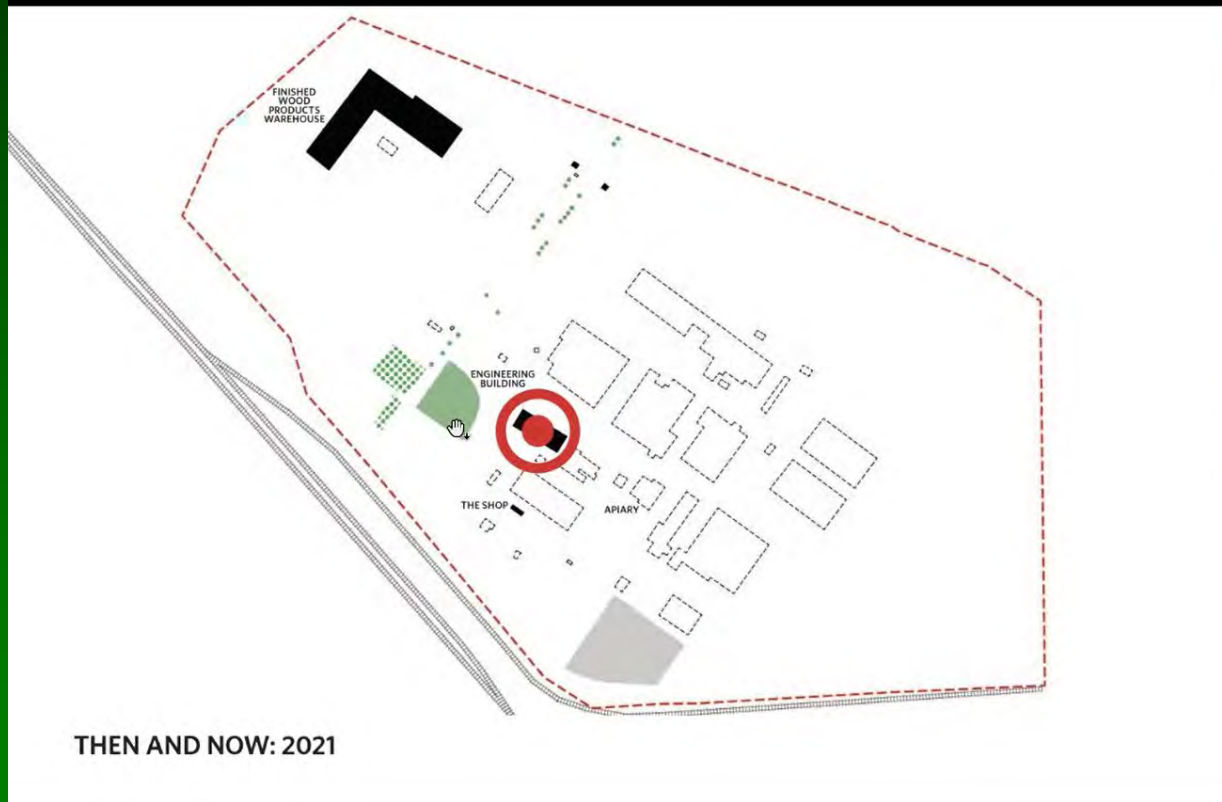
GONZALES
DEVELOPMENT
COMPANY
UDA

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Specific Plan Creation



2021 Zoom Meetings



2021 Zoom Meetings

WHAT DID YOU LIKE ABOUT THE MOBILITY AND AMENITIES STRATEGIES PRESENTED?

- The new social hub would be a great destination and missing amenity in both the neighborhood and Chico as a whole
- The refurbishment and re-purposing of the existing buildings/features on the site feels like a positive and appropriate homage to the history of the site and neighborhood
- Distributing traffic in/out of the new neighborhood via multiple streets makes sense, especially if the streets are designed to accommodate pedestrians and bicyclists too
- The focus on walkability and bike-ability fits right into Barber
- Barber needs more open spaces for a variety of uses — lively events, quiet walks, kids playing, recreation, picnics, etc. The new design has a great balance of open spaces
- The organic farm is a great way to connect the old and new communities. It used to be a wonderful neighborhood anchor and we are happy to see it return

WHAT WE HEARD

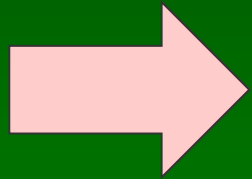


Preliminary Project Timeline



Project Overview

- History/Existing Conditions
- Specific Plan Creation



Proposed Specific Plan



February 2023
Chico, California

BARBER YARD

Specific Plan

PUBLIC REVIEW DRAFT

Approved by:
Chico City Council
Ordinance _____
<Date>

BYSP Table of Contents

1. Introduction

2. Vision

3. Land Use

4. Parks & Amenities

5. Streets & Mobility

6. Utilities

7. Implementation

8. Glossary

**Appendix: Design
Guidelines**

2.1.2 Objectives

The “foundational philosophy” that guides and directs the land use vision of the BYSP.

- ...an extension of the Barber Neighborhood.**
- Preserve and celebrate the BYSP Area’s rich history to foster a strong sense of place.**
- Encourage community and stakeholder input during the preparation of the BYSP.**
- ..connections to the existing Barber Neighborhood, Downtown, and Chico State...**

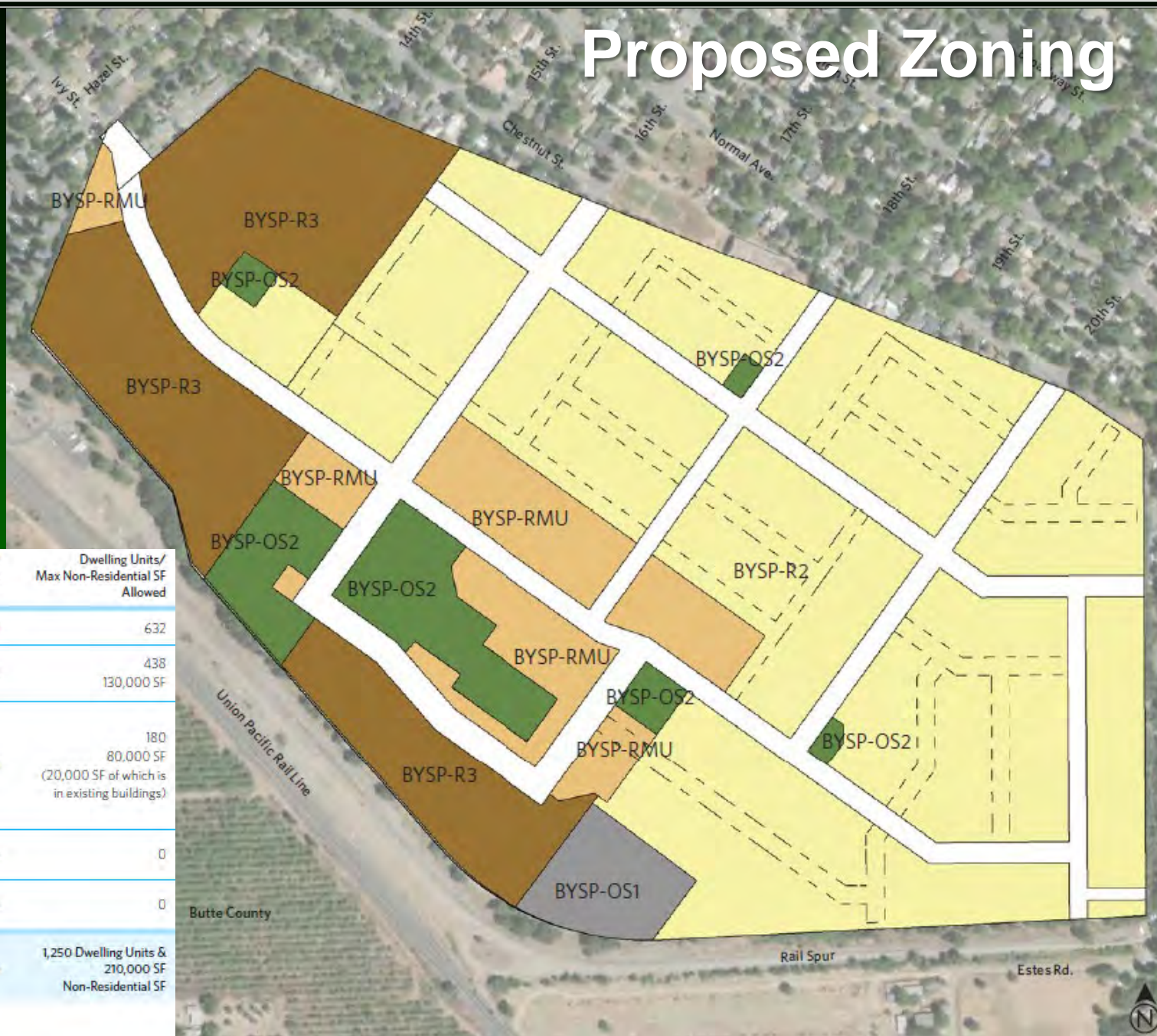
Objectives Continued:

- **...wide range of housing... choices that are generally smaller than the average unit size in Chico...**
- **Embrace a variety of transportation choices...**
- **Create walkability throughout the BYSP Area and into the surrounding neighborhood.**
- **...encourage a central social hub for new residents, the broader neighborhood, and the Chico community.**

Proposed Zoning

Zones	Approx. Gross Acres	Units/ Gross Acre	Dwelling Units/ Max Non-Residential SF Allowed
BYSP-R2	79	4-14	632
BYSP-R3	26	14.1-35	438 130,000 SF
BYSP-RMU	15	10-20	180 80,000 SF (20,000 SF of which is in existing buildings)
BYSP-OS1	3	N/A	0
BYSP-OS2	10	N/A	0
BYSP Maximum	133	N/A	1,250 Dwelling Units & 210,000 SF Non-Residential SF

Table 3.1 BYSP Zoning Summary



3.5 BYSP Development Standards

The requirements in Table 3.3 shall apply to new land uses and structures and alterations to existing land uses and structures, in addition to any applicable development standards (such as parking and fencing) in this chapter.

3.5.1 Lot Development

DEVELOPMENT FEATURE	BYSP-R2	BYSP-R3
Minimum Lot Size Minimum Area	Interior lots: 3,000 sq. ft.; 2,960 sq. ft. with parkways. Corner lots: 3,300 sq. ft.; 3,250 sq. ft. with parkways. Interior lot townhouse: 1,200 sq. ft. 2-family unit and corner lot townhouse: 1,300 sq. ft.	Interior lots: 4,000 sq.ft.; 3,960 sq.ft. w/parkway. Corner lots: 4,400 sq.ft., 4,250 sq.ft. w/parkways. 1,425 sq. ft. site area/unit
Minimum width at front setback line	Interior Lots: 30 ft. Corner Lots: 35 ft. Interior lot townhouse: 16 ft. Corner lot townhouse: 21 ft. Provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35 ft.	Interior Lots: 45 ft. Corner Lots: 50 ft.
Residential Density	4 units/gross acre - 14 units/gross acre	14.1 units/gross acre - 35 units/gross acre
Setback Front	10 ft. for main buildings; 20 ft. for garages/carports from the facade, exclusive of porches. None required for condominiums, townhouses, and similar housing types.	10 ft. for main buildings; 20 ft. for garages/carports.
Setback Sides	4 ft.; plus 5 ft. additional for each story over the first where the setback abuts an RS or R1 district.	5 ft.
Setback Side Street	10 ft. for main buildings; 20 ft. for garages/carports with access perpendicular to the street.	10 ft. for main buildings; 20 ft. for garages/carports with access perpendicular to the street.
Setback Rear	10 ft. for main buildings; plus 5 ft. additional for each story over first where setback abuts RS or R1 zone; 5 ft. for alley-loaded garages. If not 5 ft., then 20' for alley-loaded garages	10 ft. for main buildings
Accessory Structures	See CMC Section 19.76.020 (accessory uses and structures).	See CMC Section 19.76.020 (accessory uses and structures).
Site Coverage	65%	70%
Impervious Surface Site Coverage	N/A	N/A
Minimum Open Space	20% inclusive of unenclosed porches, paved areas, and landscape areas. 2-family units and townhouses -- 10%.	5% (note: most BYSP-R3 sites also abut neighborhood and community park sites)
Building Height	35 ft. for primary housing units; 15 ft. for accessory structures; 25 ft. for accessory structures, with use permit approval; 15 ft. for detached garages; 25 ft. for garages with a second floor dwelling unit (2); 25 ft. for detached garages without a second floor dwelling unit, with a minimum setback distance of 10 feet from all property lines.	45 ft. for primary housing units; 15 ft. for accessory structures and detached garages; 25 ft. for accessory structures and detached garages, with a minimum setback distance of 10 feet from all property lines.
Allowed Uses	See CMC	See CMC

Table 3.3 Lot Development Standards

Block and Lot Configurations

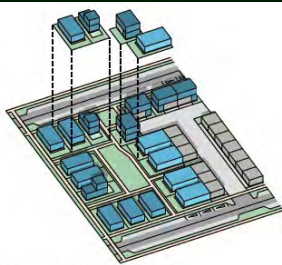


Figure 3.6 Pocket Neighborhood Block

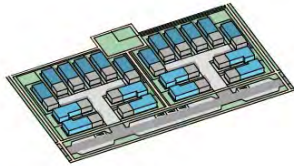


Figure 3.7 Bungalow Courts Block



Figure 3.9 Pocket Neighborhood



Figure 3.8 Bungalow Courts

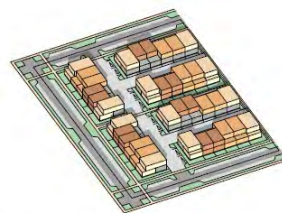


Figure 3.10 Townhouse Block



Figure 3.11 Townhouses

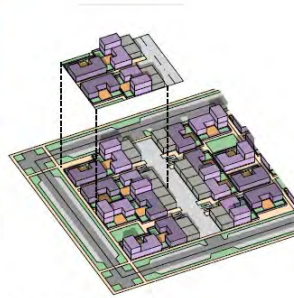


Figure 3.12 Courtyard House Axon



Figure 3.13 Rear-loaded lot fence

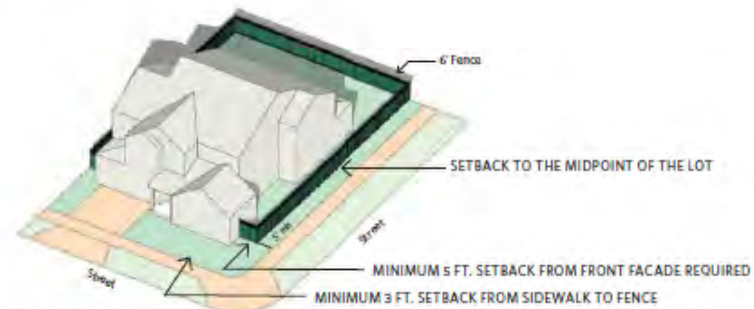


Figure 3.14 Front-loaded lot fence

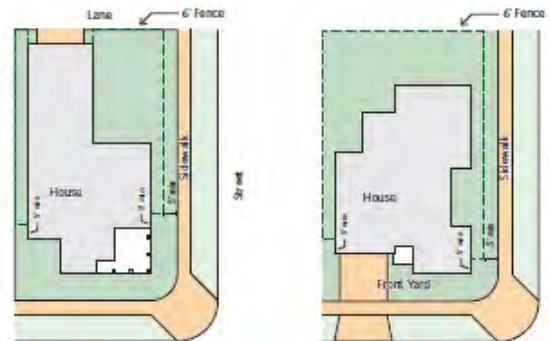


Figure 3.15 Fence requirements plan

Recreational Amenities



Figure 4.1 Parks, open space, and community amenities plan

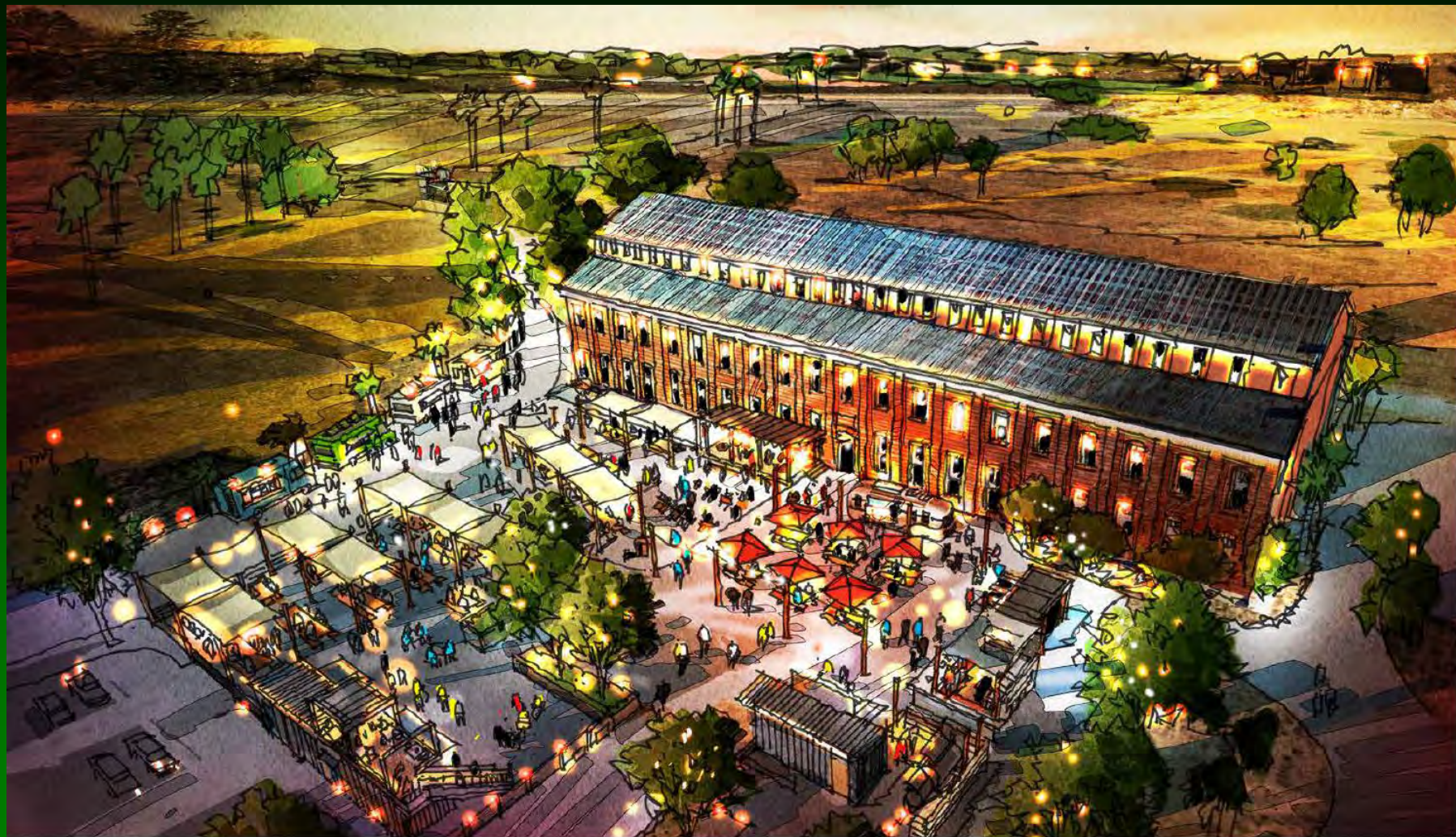
- CARD OBLIGATION
- PRIVATE OWNERSHIP OPEN SPACE
- PRIVATE OWNERSHIP AMENITIES

- 1 BARBER POP-UP
- 2 THE DIAMOND AT BARBER YARD
- 3 ENGINEERING BUILDING
- 4 DIAMOND PLAZA
- 5 THE SQUARE
- 6 ATHLETICS FACILITY
- 7 DOG PARK
- 8 PICNIC GROVE PARK
- 9 RUINS PARK
- 10 THE YARD (POCKET PARKS)
- 11 THE SHOP
- ★ PROJECT NOT INCLUDED AS PART OF THE BYSP

The Social Hub



Figure 4.15 Conceptual illustrative plan



BARBER FOOD PARK

Recreational Amenities



Figure 4.1 Parks, open space, and community amenities plan

- CARD OBLIGATION
- PRIVATE OWNERSHIP OPEN SPACE
- PRIVATE OWNERSHIP AMENITIES

- ① BARBER POP-UP
- ② THE DIAMOND AT BARBER YARD
- ③ ENGINEERING BUILDING
- ④ DIAMOND PLAZA
- ⑤ THE SQUARE
- ⑥ ATHLETICS FACILITY
- ⑦ DOG PARK
- ⑧ PICNIC GROVE PARK
- ⑨ RUINS PARK
- ⑩ THE YARD (POCKET PARKS)
- ⑪ THE SHOP
- ★ PROJECT NOT INCLUDED AS PART OF THE BYSP

Athletics Facility



POSSIBLE PROGRAM ELEMENTS

- Outdoor turf fields
- Container storage
- Multi-use workout areas
- CrossFit
- Extreme sports
- Spectator areas
- Lighting and evening use

Three Pocket Parks

4.2.8 The Yard

Embedded in residential areas throughout the BYSP Area, this type of pocket park would offer active recreational opportunities aimed at families and young children. Inclusive play structures and picnic areas are contemplated to be located in these types of parks.



Figure 4.41 Conceptual Illustrative Plan



Figure 4.42 Walking route



Figure 4.43 Example of landscaping

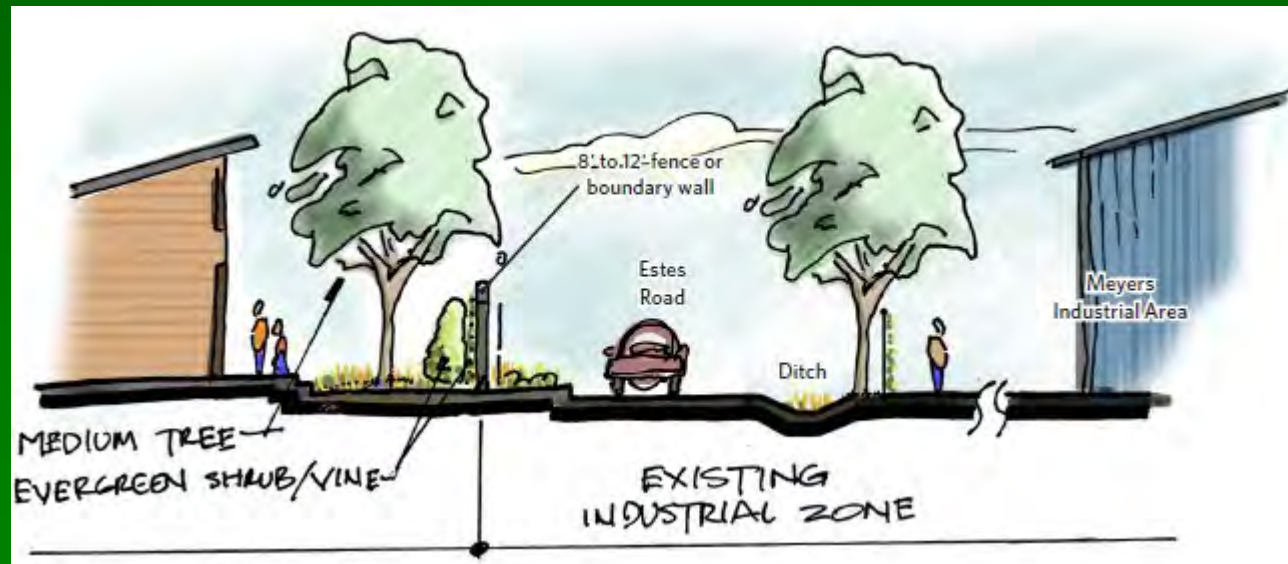


Figure 4.44 Small gatherings and picnics

POSSIBLE PROGRAM ELEMENTS

- Monument/signage
- Swings
- Children's play equipment or climbing rocks
- Natural play area
- Grass field
- No-mow turf areas

Neighborhood Edge



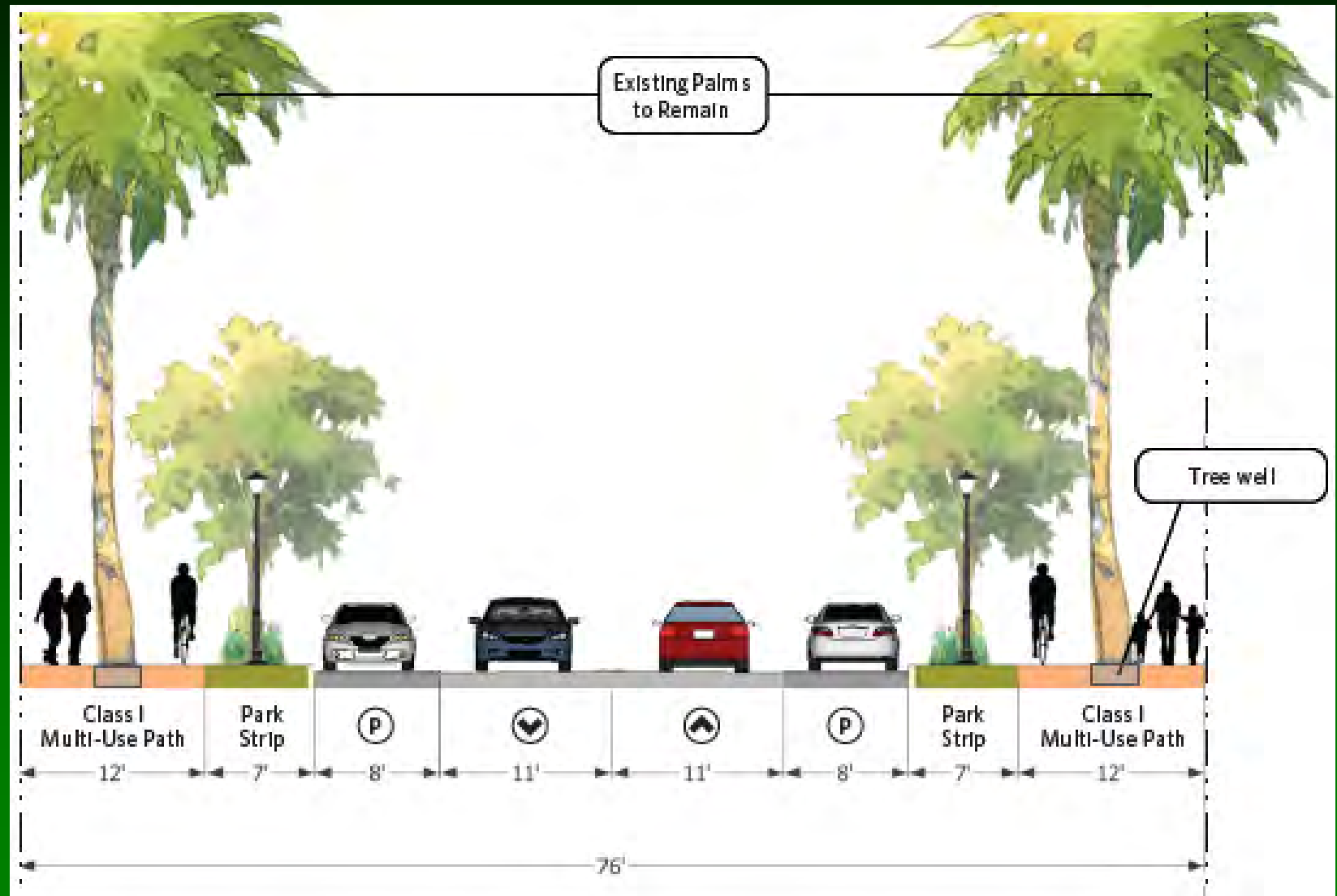
Street Network Connections



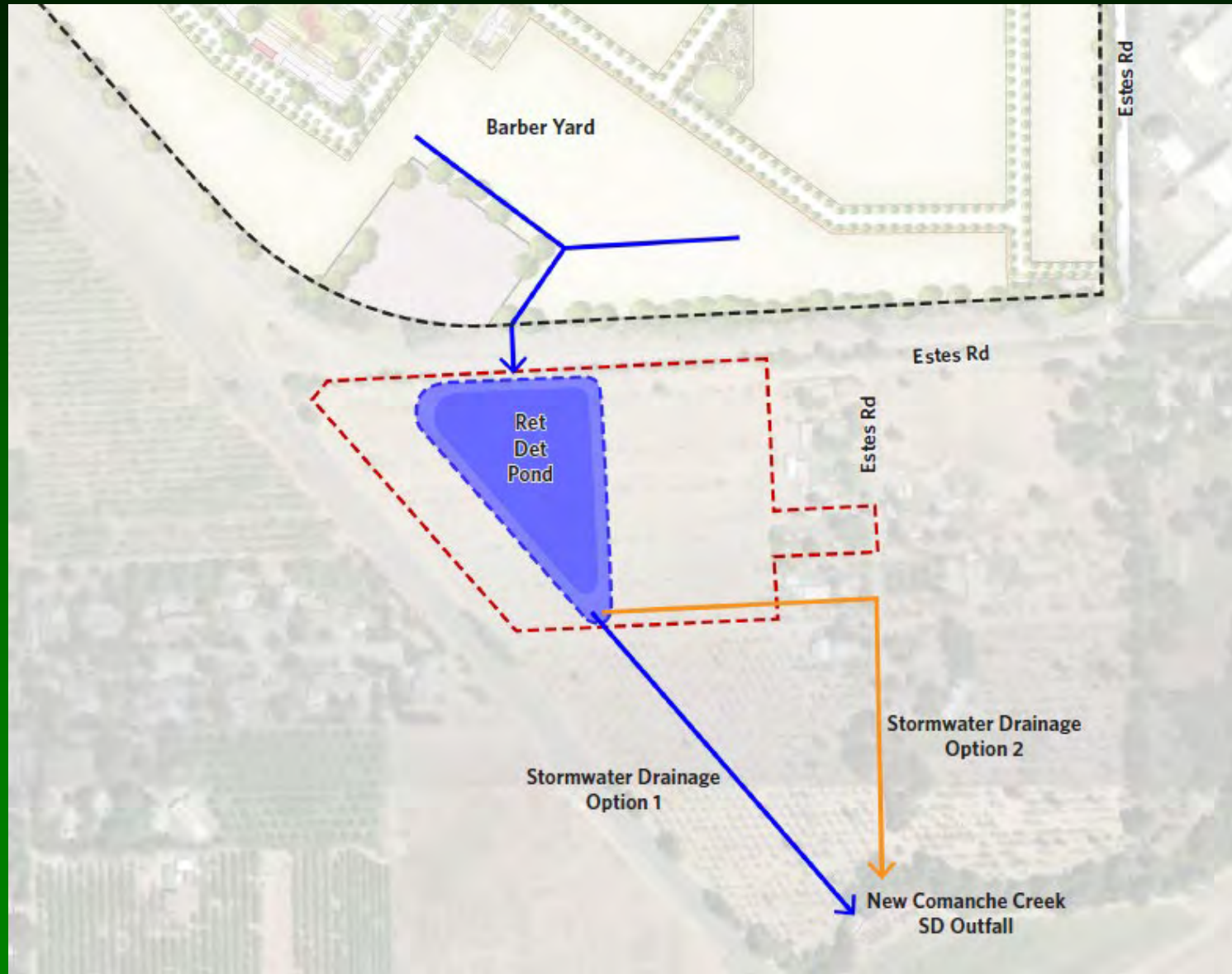
Bicycle Infrastructure Plan



Street Sections



Offsite Storm Water Facilities



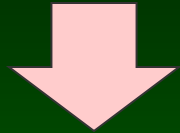
Meeting Outline

- **Project Overview**
- **Environmental Review Overview**
- **Scoping Process**
- **Questions and Answers**

Environmental Review

- **The California Environmental Quality Act (CEQA) is a law that applies to projects that require a discretionary approval by a state or local governmental agency.**
- **An Environmental Impact Report (EIR) is the highest level of CEQA review.**
- **The City of Chico is the Lead Agency for the Barber Yard Specific Plan project and is overseeing the EIR process.**

Application



Environmental
Review



Hearings to
Consider Project

Prepare Draft EIR

45-Day Comment Period

Prepare Responses to
Comments

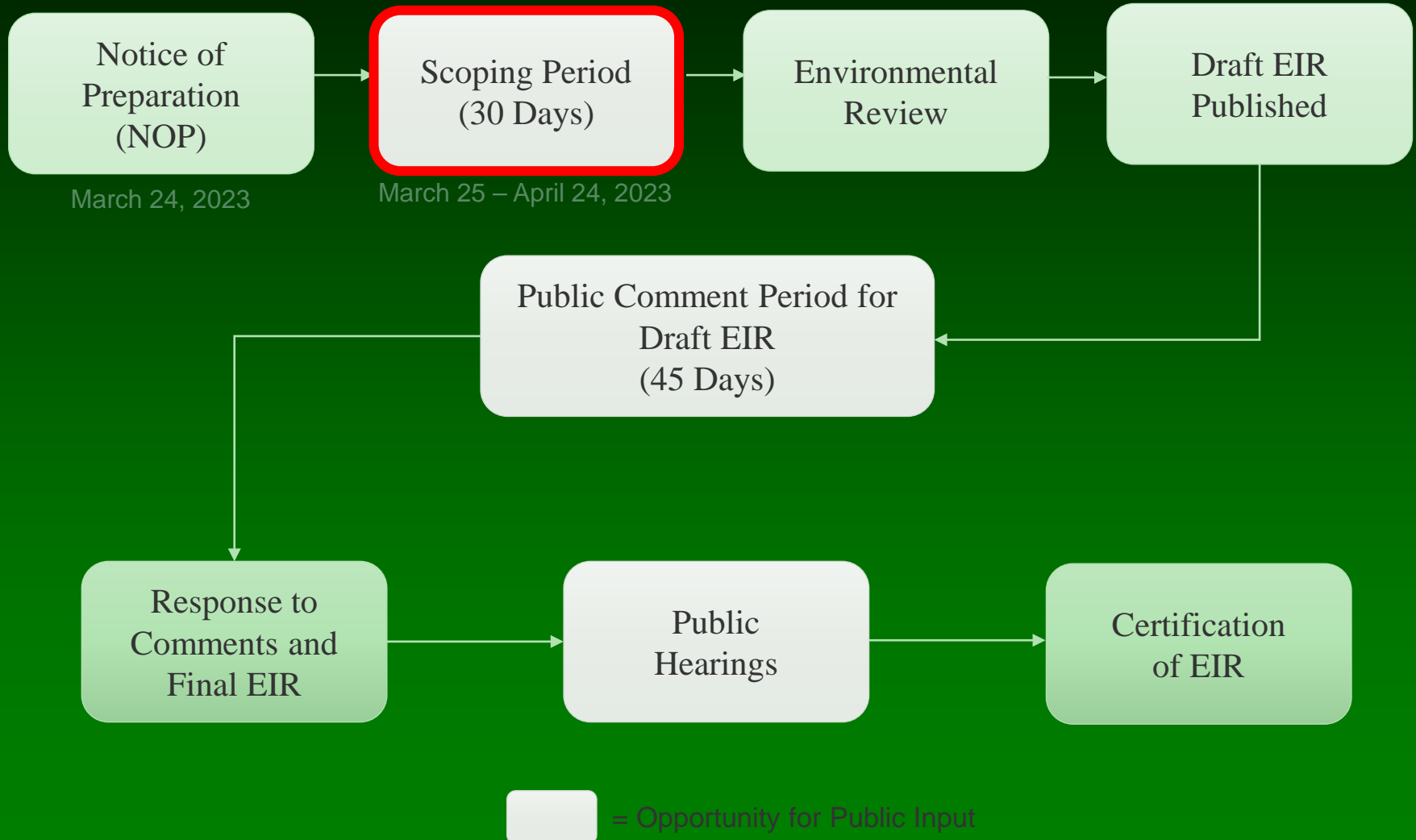
Release Final EIR

FirstCarbon Solutions

- 39 years of experience serving public and private clients throughout California
- Staff of experienced teams specializing in environmental concerns:
 - Air Quality/Greenhouse Gas
 - Biological Resources
 - Cultural and Tribal Cultural Resources
 - Hazards and Hazardous Materials
 - Transportation

FIRSTCARBON
SOLUTIONS
FCS INTERNATIONAL, INC.

Environmental Review Process



CEQA Analysis Topics

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural, Tribal, and Historic Resources
- Energy, Climate Change, and Greenhouse Gas Emissions
- Geology and Seismicity
- Hazards and Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use, Population, and Housing
- Mineral Resources
- Noise and Vibration
- Public Services and Recreation
- Traffic and Transportation
- Utilities and Service Systems
- Wildfire

How will the project, as proposed, change existing environmental conditions?

Informing the Analysis

The Scoping Process

- Draft EIR will analyze the Barber Yard Specific Plan as proposed
- Comments should focus on the scope and content of the EIR Analysis, not the merits or design of the project
- Comments will be considered during project analysis under applicable topical areas within the Draft EIR

Meeting Outline

- **Project Overview**
- **Environmental Review Overview**
- **Scoping Process**
- **Questions and Answers**

Scoping Process

- **This scoping period is intended to solicit public input on the scope and content of the EIR.**
- **Comments should be provided to the City of Chico in written form.**
- **All comments will be considered during the preparation of the EIR.**

Next Steps

- **The City will prepare and circulate a Draft EIR for public review (45 days).**
- **The EIR will evaluate environmental issue areas that may result in significant effects.**
- **Technical studies and modeling data will support the analysis in the EIR.**

Meeting Outline

- **Project Overview**
- **Environmental Review Overview**
- **Scoping Process**
- **Questions and Answers**

Reminders:

- **Project Information Available at <https://chico.ca.us/barber-yard>**
- **Sheets are provided for hand-written comments, email preferred!**
- **ELR scoping comment period runs until Tuesday, May 9th at 5 p.m.**
- **Email comments or questions to: mike.sawley@chicoca.gov**