

# City of Chico Development Activity

Updated: June 1, 2023

## 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       | 01/03/1900 | 12/18/2020 | 87   | 49.6  |
|    | Oak Valley, Ph2              | Humboldt Rd                       | Fogarty Trust             | P       |            |            | 231  | 78.3  |
|    | Oak Valley - remaining land  | Native Oak Dr                     | Fogarty Trust             | P       | 09/06/2005 |            |      | 162.9 |
| 2  | Gosal Subdivision            | 411 Eaton Rd                      | PR Gosal Investments      | P       |            |            | 16   | 2.9   |
| 3  | Stonegate                    | Bruce Rd / E 20th St              | Epick Homes               | A       | 10/02/2018 |            | 469  | 100.0 |
| 4  | Magnolia Gardens             | 1367 East Ave                     | Marshall / Leeds          | A       | 11/15/2019 |            | 13   | 3.7   |
| 5  | Amber Lynn Estates, Ph1      | Eaton Rd / Morseman Ave           | Amber Lynn, Inc           | R       | 04/05/2018 | 06/17/2022 | 41   | 7.0   |
|    | Amber Lynn Estates, Ph2      | Eaton Rd / Burnap & Morseman Aves | Amber Lynn, Inc           | R       | 04/05/2018 | 06/17/2022 | 68   | 12.3  |
| 6  | West Avenue Subdivision      | 443 W 11th Ave                    | Plottel                   | A       | 09/06/2018 |            | 21   | 3.1   |
| 7  | Wasney Subdivision, Ph1      | Ceres Ave / Bison Ct              | Ceres SD, LLC             | R       | 09/25/2019 | 09/20/2022 | 14   | 2.3   |
|    | Wasney Subdivision, Ph2      | 2640 Ceres Ave                    | Wasney                    | A       | 09/25/2019 |            | 4    | 0.8   |
| 8  | Lassen Village               | 2960 Burnap Ave                   | Lassen Village, LLC       | A       | 06/17/2007 |            | 14   | 2.7   |
| 9  | Westside Place, Ph1          | St Hwy 32 / Purcell Ln            | Westside Stories, LLC     | R       | 07/20/2004 | 11/29/2006 | 109  | 11.5  |
|    | Westside Place, Ph2          | St Hwy 32                         | Westside Stories, LLC     | A       | 07/20/2004 |            | 60   | 7.5   |
| 10 | Orchard Creek Estate         | Nord Ave / Henshaw Ave            | Tatreau                   | P       |            |            | 78   | 15.0  |
| 11 | Creekside Landing            | W Eaton Rd / Rogue River Dr       | Discovery Builders        | R       | 06/01/2006 | 12/11/2019 | 101  | 16.4  |
| 12 | Meriam Park, PhE             | Notre Dame Blvd                   | MB Bungalow Commons, LLC  | A       | 05/21/2020 |            | 63   | 10.6  |
|    | Meriam Park, PhEB            | Notre Dame Blvd                   | MB Bungalow Commons, LLC  | A       | 05/21/2020 |            | 22   | 3.6   |
|    | Meriam Park, PhE remaining   | Notre Dame Blvd                   | MB Bungalow Commons, LLC  | A       | 05/21/2020 |            | 17   |       |
|    | Meriam Park, North           | Bruce Rd                          | MB Northfork, LLC         | A       | 05/21/2020 |            | 235  | 39.5  |
|    | Meriam Park - remaining land | Bruce Rd                          | Gonzales Residential, LLC | P       | 09/20/2008 |            |      | 24.0  |
| 13 | Hicks Lane Subdivision, Ph1  | Hicks Ln                          | Webb Homes, Inc           | R       | 09/16/2021 | 12/14/2022 | 71   | 12.0  |
|    | Hicks Lane Subdivision, Ph2a | Hicks Ln                          | Webb Homes, Inc           | A       | 09/16/2021 |            | 34   | 8.0   |
|    | Hicks Lane Subdivision, Ph2b | Hicks Ln                          | Webb Homes, Inc           | A       | 09/16/2021 |            | 33   | 8.0   |
|    | Hicks Lane Subdivision, Ph2c | Hicks Ln                          | Webb Homes, Inc           | A       | 09/16/2021 |            | 37   | 9.5   |
|    | Hicks Lane Subdivision, Ph2d | Hicks Ln                          | Webb Homes, Inc           | A       | 09/16/2021 |            | 44   | 6.8   |
| 14 | Twin Creeks                  | Canyon Oaks, Pcl 8                | Riley Ventures, LLC       | A       | 08/17/2006 |            | 16   | 67.4  |
| 15 | Marigold Heights             | Marigold Ave                      | MK West Investments       | R       | 07/03/2018 | 08/03/2022 | 24   | 4.8   |

|               |              |              |
|---------------|--------------|--------------|
| <b>Units:</b> | Proposed     | 325          |
|               | Approved     | 1,082        |
|               | Recorded     | 515          |
|               | <b>Total</b> | <b>1,922</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*                    | Bar Triangle St                      | 70                          |              | proposed  |
| 103            | Jamboree Housing*                     | 1297 Park Ave                        | 58                          | \$5,325,000  | construction  |
| 104            | North Creek Crossing, Phs1&2*         | 2265 Maclovia Ave                    | 160                         | \$7,700,000  | construction  |
| 105            | Stonegate Apts (Lot 473)              | Bruce Rd / E 20th St                 | 163                         |              | concept only  |
|                | Stonegate Apts (Lot 470)              | Bruce Rd                             | 70                          |              | concept only  |
| 106            | Bruce Rd Commons*                     | 1990 Belgium Ave                     | 52                          | \$9,300,000  | construction  |
| 107            | Greenfield Apts*                      | SW corner Greenfield Ave / Esplanade | 64                          |              | approved  |
| 108            | Cussick Apts*                         | NW corner W East Ave / Cussick Ave   | 76                          |              | proposed  |
| 109            | Humboldt Apts                         | 1991 Humboldt Rd                     | 27                          | \$4,760,000  | construction  |
| 110            | Oak 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                   | Eaton Rd                             | 136                         |              | proposed  |
| 114            | Humboldt Rd Senior Housing*           | Humboldt Rd                          | 79                          |              | proposed  |
| 115            | Meriam Park - Mixed Use Apts          | 1876, 1890 Thea Ave                  | 50                          | \$2,800,000  | construction  |
| 116            | The Graduate                          | 344 E 8th St                         | 53                          |              | approved  |
| 117            | Tonea Senior Housing*                 | 184 Tonea Way                        | 103                         | \$12,165,000 | construction  |
| 118            | The Narrows Apts                      | 1310 W Sacramento Ave                | 16                          | \$910,000    | plan check  |
| 119            | Oleander Community Housing*           | 2324 Esplanade                       | 38                          |              | approved  |
| 120            | Oak Park Senior Housing*              | SW corner Cohasset Rd / Burnap Ave   | 136                         |              | proposed  |
| 121            | Renewal Center (Transitional Housing) | 2216 Fair St                         | 29                          | \$1,334,000  | construction  |
| <b>Totals:</b> |                                       |                                      | Multi Family Dwelling Units | 1,064        | * Total does not include <i>proposed</i> or <i>concept only</i> units |
|                |                                       |                                      | Transitional Housing        | 29           |   |

\* Affordable Housing Project

## Commercial Projects

| ID                              | Project                 | Location                       | New Building Square Footage | Est. Value   | Project Status  |
|---------------------------------|-------------------------|--------------------------------|-----------------------------|--------------|---|
| A                               | Staybridge Suites       | Springfield Ave                |                             |              | proposed  |
| B                               | Meriam Park             |                                |                             |              |   |
|                                 | Medical Building        | 1720 Bruce Rd                  | 8,300                       | \$1,800,000  | construction  |
|                                 | Commercial Building     | 2460 Beacon St                 | 8,335                       | \$750,000    | construction  |
| C                               | Self Storage Ph3        | 2260 Park Ave                  | 31,500                      | \$360,000    | construction  |
| D                               | Courtesy Motors         | 13320 Garner Ln                | 15,000                      | \$2,900,000  | construction  |
| E                               | Enloe Hospital          |                                |                             |              |   |
|                                 | Enloe Rehabilitation    | 250 W East Ave                 |                             |              | approved  |
|                                 | Enloe Imaging Center    | W East Ave (southside)         |                             |              | proposed  |
|                                 | Enloe Cancer Center     | NW corner Bruce Rd / E 20th St |                             |              | concept only  |
| F                               | Commercial Renovation   | 330 Main St                    | 5,400                       | \$1,700,000  | construction  |
| G                               | Mountain Vista Plaza    | 3010 Floral Ave                | 7,700                       | \$1,030,000  | construction  |
| H                               | Panda Express           | 2350 Forest Ave                |                             |              | approved  |
| 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 |                             |              | proposed  |
| M                               | Office Building         | 3051 Ceres Ave                 | 6,030                       | \$650,000    | construction  |
| N                               | Sierra Nevada Warehouse | 1085 E 20th St                 | 80,000                      | \$6,400,000  | construction  |
| <b>New Construction Totals:</b> |                         |                                | Commercial / Office Sq Ft*  | 135,865      | * Total Includes <i>Medical Space</i> , <i>Hotels</i> |
|                                 |                         |                                | Warehouse Sq Ft             | 111,500      |   |