

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023030641

Project Title: Barber Yard Specific Plan

Lead Agency: City of Chico Contact Person: Mike Sawley, Principal Planner
 Mailing Address: 411 Main Street, 2nd Floor Phone: (530) 879-6812
 City: Chico Zip: 95927 County: Butte County

Project Location: County: Butte County City/Nearest Community: Chico
 Cross Streets: West 16th street & Estes Road Zip Code: 95928

Longitude/Latitude (degrees, minutes and seconds): 39 ° 42 ' 53.18 " N / 121 ° 49 ' 52.78 " W Total Acres: 133 (16-acres off-site)

Assessor's Parcel No.: 039-400-016, -024, -025, -026 (see overflow sheet) Section: 35 Twp.: T21N Range: R01E Base: _____

Within 2 Miles: State Hwy #: 32 & 99 Waterways: Little Chico Creek, Big Chico Creek, Comanche Creek

Airports: None Railways: Union Pacific Railroad Schools: see overflow sheet

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1250 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 210,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

Land Use: SPA 2 – Barber Yard Zoning: SPA

Project Description: (please use a separate page if necessary)

The proposed project consists of the full buildout of the 133 acre Barber Yard Specific Plan Area resulting in a mixed-use community accommodating a diverse range of up to 1,250 housing units with a mix of commercial, recreational and office uses located throughout. The proposed project would include adaptive reuse of the three existing on-site buildings (Warehouse, Engineering Building, and Shop). Within the approximately 16-acre off-site improvement area, an approximately 3-5 acre combination water quality retention/detention basin (stormwater basin), access drive from Estes Road, and an associated storm drain alignment would be constructed to connect the BYSP Area and stormwater basin to a new outfall to Comanche Creek.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

NOC Overflow Sheet

Project Location

Assessor's Parcel No.: 039-400-050, 039-400-051, 039-400-052, and 039-400-053

Schools within 2 miles of the site: Chapman Elementary School, Citrus Avenue Elementary School, Hooker Oak Elementary School, Parkview Elementary School, Rosedale Elementary School

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5R
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 6, 2024 Ending Date February 20, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Barber Yard Land Holding Co., LLC</u>
Address: <u>2999 Oak Road Suite 250</u>	Address: <u>1811 Concord Avenue, Suite 200</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Chico, CA 95928</u>
Contact: <u>Janna Waligorski</u>	Phone: <u>(530) 213-5150</u>
Phone: <u>(925) 357-2562</u>	

Signature of Lead Agency Representative: Mike Sawley Digitally signed by Mike Sawley
Date: 2025.01.02 11:24:49 -08'00' Date: 1/2/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.