



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 2/18/15

DATE: February 9, 2015

Files: AR 14-05

TO: Architectural Review and Historic Preservation Board

UP 14-10

PM 14-02

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: Recommendation to the Planning Commission Regarding a New CHP Facility
425 Southgate Avenue, APN 004-400-088

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a proposed new CHP facility in south Chico.

With a Board recommendation, the project must go before the Planning Commission for consideration of a parcel map and use permit as well as final architectural design approval.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the design for the New CHP Facility, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the design for the New CHP Facility, subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new CHP area office and emergency dispatch center on an undeveloped portion of the site located at 425 Southgate Avenue, adjacent to State Route 99 (SR99) in south Chico (see **Attachment A**, Location Map). The new facility would replace the existing CHP facility located on Fir Street in Chico. The site is designated Regional Commercial on the City of Chico General Plan Land Use Diagram, and is located in the RC (Regional Commercial) zoning district.

Site Design

The new CHP facility would be situated on 5.3 acres and would include three single-story buildings totaling approximately 40,000 square feet (sf) in area (see **Attachment B**, Applicant's Project Description and Design Guidelines Statement, and **Attachment C**, Site Plan). Proposed Building A, the main Area Office Building, is 30,000 sf; Building B, the Automotive Service Building, is 7,500 sf; and Building C, the Storage and Trash Enclosure Building, is 800 sf. A vehicle fueling station would be installed, as would a 140-foot telecommunications tower exclusively for CHP use.

The Area Office Building would face east, toward a public parking area, and a perimeter drive aisle would be constructed to facilitate inspections of large trucks at the facility. The site inside the perimeter truck route would be secured with 8-foot fencing that returns to the Area Office Building on either side of the public entrance. Site improvements also include approximately 135,000 sf of parking and drive aisles, 11,000 sf of sidewalks, 1,900 sf of equipment yards, and 46,600 sf of landscaping. The facility would be connected to Cal Water and City sewer.

Proposed structures and improvements have been configured to be compatible with City plans for a future interchange at SR99 and Southgate Avenue (see **Attachment D**, Future Interchange). The interchange design has the Notre Dame Boulevard extension curving east, away from SR99 and along the north side of the CHP site before curving back to meet the future Skyway cutoff, just easterly of the future interchange. The CHP project is designed to fit between the future alignment of Notre Dame Boulevard and the northbound SR99 onramp.

Landscaping and Vegetation

Shade trees proposed in the public parking area are estimated to achieve over 70 percent shading in 15 years, and free-standing carport canopies with photovoltaic arrays are planned to provide shade for CHP cruisers and employee vehicles located behind the main office building (see **Attachment E**, Landscape Plans).

The proposed design would necessitate the removal of 58 of the 71 existing trees, primarily valley oaks, along the northern project boundary adjacent to the right-of-way for the future extension of Norte Dame Boulevard. All tree removal will be subject to City of Chico tree replacement requirements as established in Chico Municipal Code (CMC) Chapter 16.66.

Architecture

The proposed buildings are non-descript, single story with concrete masonry unit (CMU) block walls and standing seam metal roofs (see **Attachment F**, Elevations). Exterior wall assemblies would be consistent across all buildings, comprising a variety of CMU block sizes, colors, and textures (see "Enlarged Elevation" detail, **Attachment F**). The alternating use of split-face and smooth CMU blocks would result in a horizontal banding pattern with a reddish base and tan-colored bands above. Other proposed colors would continue the subdued theme, ranging from grays (roofs and carports) to beiges (trim and exterior doors/lockers) (see **Attachment G**, Colors and Materials).

Exterior lighting would include LED parking lot lights on poles, 42-inch pedestrian bollards, fluorescent tube fixtures under carports and canopies, recessed can lights at soffits, and full-cutoff wall-packs (see **Attachment H**, Lighting details and Photometric Plan). Parking lot lights are proposed at 25 feet in height along the entrance driveway, 15 feet near the public parking in front of the building, and mounted at 32 feet around the secure perimeter. Pedestrian walkways and building entrances would be illuminated using a combination of bollard lighting and recessed can lights.

Perspective drawings of how all the project elements fit together, and details of the proposed fencing and monument sign are provided under **Attachment I and J**, respectively.

DISCUSSION

Approval Process

In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a Use Permit for a large new project, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

Architecture

Given the large scale of the site area and building square footage, the single story, horizontal design appears appropriate for the location. The warm earth-tones and masonry finishes blend well with the existing naturalistic setting that forms a backdrop easterly of the CHP site.

The proposal is consistent with several General Plan policies, including those that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). Incorporating a future public right-of-way for the southerly extension of Notre Dame Boulevard is consistent with the General Plan Circulation Element, specifically Policy CIRC-1.1.1 and Figure Circ-1. The project is also consistent with many Design Guidelines, as thoroughly detailed in the applicant's project description (see **Attachment B**).

The State selected this project proposal through a competitive process involving a handful of other proposals in the Chico area. The proposed design is practical, and similar facilities have been constructed in other California hub cities.

The General Plan anticipates Regional Commercial development on both sides of SR99 at the new Skyway/Southgate interchange in the future. Current forecasts estimate that construction of the interchange will be warranted by 2030, and redevelopment on either side of the highway can be expected to roughly coincide with that timing. The proposed CHP facility represents the first project that will become part of the redevelopment in the area. As such, the proposed project should be viewed as somewhat precedent-setting while also considering the unique purposes served by this government facility.

Lighting

Parking lot light standards in regional commercial developments are typically limited to 16-18 feet. Light standards are proposed at 32 feet around the secure perimeter of the new facility. Limiting the height of light standards in typical parking lots serves multiple purposes:

- It minimizes glare into the night sky and onto nearby properties,
- It minimizes conflicts with shade trees in the parking area, which can grow to provide canopy coverage above a lower level of lighting,
- It helps meet zoning code requirements to confine light from new developments within the boundaries of the site and away from adjacent properties and public rights-of-way (CMC 19.60.050), and
- It achieves consistency with Policy OS-1.3, which calls for reducing excessive nighttime light and glare.

Recognizing that the fenced area behind the CHP main office has special security requirements and will have parking covered by photovoltaic arrays instead of trees, a

condition is recommended to permit parking lot lights up to a maximum height of 26 feet above grade. This condition is intended to strike a balance between accommodating the increased security needs of the facility and minimizing the visibility of bright lights close to the highway.

Tree Preservation Issues

The proposed design is challenged by General Plan Policies and Design Guidelines that call for preservation of existing mature vegetation, such as the oak trees located along the northerly project boundary:

Policy OS-2.6 (Oak Woodlands) – Protect oak woodlands as open space for sensitive species and habitat.

Action CD-1.1.1 (Highlight Features and Resources) – Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.

Action CD-1.1.2 (Landscape Improvement) – Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.

DG 1.1.12 - Consider view vistas and the natural environment surrounding a project site early during the conceptual design stages.

DG 5.1.41- Incorporate existing distinctive and/or mature trees and vegetation in landscape design.

Fifty-one of the 58 trees proposed for removal are valley oaks ranging in size from 6-inches to 36-inches in diameter at breast height (DBH). Many of the trees have structural defects, including most of the largest trees which are either forked very low to the ground or growing in pairs so close that their bark has merged together. Many of the smallest tree are severely slanted as a result of growing beneath larger trees. These defects limit their long-term viability. There are also several mid-sized to large oak trees with good structure.

The future extension of Notre Dame Boulevard along the old railroad right-of-way will also necessitate the removal of trees along the north side of the proposed CHP facility.

If approved as designed, the project would remove a total of 729 inches of DBH, which corresponds to 124 replacement trees required by the City's Tree Preservation Ordinance (CMC 16.66). Some replacement trees would be planted at the project site to meet this requirement, while each remaining tree will require payment of an in-lieu fee that will be put toward maintenance of the City's urban forest. It is in this sense that existing regulations will aid project consistency with Policy OS-6 directing us to provide a healthy urban forest.

On page 1-1, the 2030 General Plan states that its goals and policies should be examined comprehensively, not individually. A project need not be consistent with all applicable policies if, on the balance, it implements the overarching vision for the City. While the project could potentially be modified to preserve several of the existing trees that are

proposed for removal, staff believes that the project can nonetheless be found consistent with the General Plan as currently proposed.

RECOMMENDED DISCUSSION ITEMS

Parking Lot Light Standards: Discuss the appropriate maximum height that can be allowed for the light standards and modify recommended condition #3 if necessary.

Tree Removal: Discuss with the applicant the possibility of modifying the design to preserve some of the trees proposed for removal. Condition the Board's recommendation as necessary to make the required findings.

Building Finishes and Equipment Screening: Clarify with the applicant that all roof penetrations and heat/air equipment will be properly screened from view using paint, fencing, and/or landscaping, and modify recommended condition #2 as appropriate.

Telecommunications Tower: Although the height and specific equipment installed on the new tower are exempt from the City's wireless telecommunications facilities ordinance (CMC 19.78), the tower's appearance is subject to design review. Recognizing that the tower may require certain features for aviation safety (beacon lights and/or conspicuous colors), discuss options for stealth treatments, or at least painting all exposed conduits and cables to match the finished appearance of the structure. Recommend conditions accordingly.

REQUIRED FINDINGS FOR A RECOMMENDATION OF APPROVAL

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

The proposal is a new State law enforcement facility in an area of future redevelopment, consistent with several General Plan policies, including those that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). Incorporating a future public right-of-way for the southerly extension of Notre Dame Boulevard is consistent with the General Plan Circulation Element, specifically Policy CIRC-1.1.1 and Figure Circ-1. Conditions to limit light spillage beyond the project site would achieve consistency with Policy OS-1.3. The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project promotes orderly development by designing around City plans for a future freeway interchange, consistent with the stated purpose of CMC 19.18. The project is consistent with Design Guidelines that call for responding to the context of the surrounding area, using features that enhance safety and surveillance, and achieving

energy conservation through solar design (DG 1.2.12, 1.1.35, 1.7.11, and 5.1.12). The proposed architecture utilizes sturdy materials that reinforce a sense of permanence and place, and clearly announces building entryways, consistent with DGs 1.2.32, 1.5.11, 5.2.21, and 5.1.11. The project meets the Design Objectives of using an appropriate scale of building for the site, and accommodating all forms of transportation with the design (DOs 5.1.1 and 5.1.2, respectively). Conditions to limit light spillage beyond the project site would achieve consistency with DGs 1.5.12, 1.5.14, 1.5.16, and 5.2.22.

- 3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The design, materials and colors of the proposed new building are visually compatible with the existing nearby industrial businesses, and are not anticipated to result in compatibility issues with future commercial development in the area. Exterior equipment will be properly screened from view by perimeter fencing and landscaping.

- 4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The proposed structures are compatible with future improvements planned around the project site and, due to its location northeasterly of the future interchange, the project avoids areas that will have prime commercial exposure to motorists on the freeway. The structures would not unnecessarily block views from other structures, however in the near term, the CHP facility will be quite visible from SR99, especially at night. Conditions to limit the height of light standards will somewhat dampen this affect and minimize the degree to which the project dominates its surroundings.

- 5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscaping will provide visual relief around the new CHP facility and adequate shading of the public parking area. A buffer of approximately 14-feet will remain for tree replacement plantings between the future Notre Dame Boulevard right-of-way and improvements along the northerly project boundary, which will eventually replace the backdrop of trees at the site and provide an attractive environment.

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 14-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-05 (New CHP Facility). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility

boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

3. The finished height of parking lot lights shall not exceed 26 feet above grade.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project and circulated for a 30-day public review period, starting on January 31, 2015. The Planning Commission will consider the IS/MND, including any comments received at a future hearing, currently scheduled on March 5, 2015. No comments on the IS/MND have been received as of the date of this report.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Applicant's Project Description and Design Guidelines Statement
- C. Site Plan
- D. Future Interchange Site Plan Overlay
- E. Landscape Plans
- F. Building Elevations (4 sheets)
- G. Colors and Materials
- H. Color Perspective Drawings
- I. Exterior Lighting Details and Photometric Plan
- J. Monument Sign and Fencing Details
- K. Application

DISTRIBUTION

Internal (3)

Bob Summerville, Senior Planner

Mike Sawley, Associate Planner

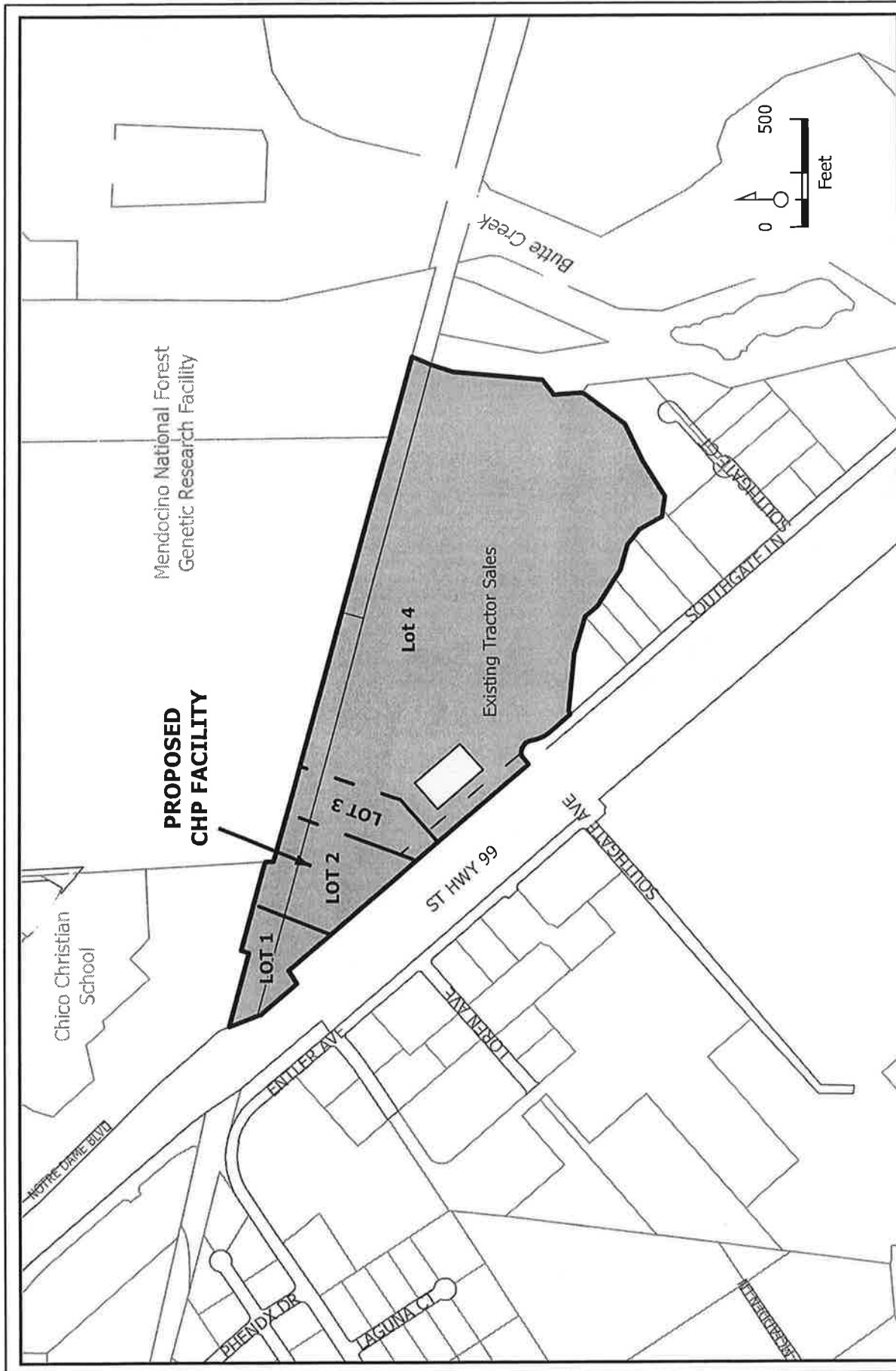
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External (3)

Aaron McCoy, 3150 E. La Palma Avenue, Suite A, Anaheim, CA 92806

E&D Investments, LLC, Attn: Erin Sorgel, 955 Marina Blvd., San Leandro, CA 94577

Glass Architects, Attn: Eric Glass, 200 E Street, Santa Rosa, CA 95404



AR 14-05 (CHP)
425 Southgate Avenue



August 26, 2014

Project: **California Highway Patrol – Chico Area Office**
Address: 425 Southgate Avenue, Chico, CA 95928
APN: 040 400 088 00

PROJECT DESCRIPTION

The project site is a 5.9 acre parcel located along Highway 99 at Southgate Lane, adjacent to the existing Peterson Tractor property. The project includes three single-story buildings totaling 37,853 square feet in area. Building A, the main Area Office building, is 29,739 sf; Building B, the Automotive Service building, is 7,328 sf; and Building C, the Storage and Trash Enclosure building, is 786 sf. The following description of site and building design concepts and architectural approach include parenthetical references to the City of Chico Design Guidelines Manual where they apply to this project.

Site Design

The site design acknowledges the potential future highway interchange plans as well as the future extension of Notre Dame Blvd. and makes provisions for those future changes in neighborhood context and potential linkages to the surrounding neighborhoods (DG 1.2.12). Solar orientation was a strong consideration early in the design of the site and building layout, along with consideration of the future road extension and highway interchange. The carport shade structures incorporate photovoltaic energy-generating solar panels (1.7.11).

The site design includes elements such as low walls and fences with open pickets that relate to the existing neighborhood and respect natural vistas and the natural environment (DG 1.1.11). A pedestrian friendly environment is created by the location of the public parking with adjacent generous sidewalks, landscape buffer, and a semi-enclosed entry plaza (DG 1.1.13) (DG 1.1.15) (DG5.1.21) (DG5.1.22). The low walls and pedestrian chicane enhance safety and surveillance opportunities (DG 1.1.35) (DG 5.1.12) (DG 5.1.31).

The fence walls and adjacent landscaping surrounding the secure parking area shield those vehicles from public view. The public parking area is shielded from view of the future Notre Dame extension by a landscaping buffer (DG 1.1.14). To the maximum extent feasible, utility equipment locations have been screened from public view by locating them inside the secure parking area (DG 5.1.51) (DG 5.1.52). The pedestrian scaled monument sign and building signage focused at the entry canopy subtly enhance both the site experience and building design (DG 1.6.14) (DG 1.6.16).

Landscape materials have been selected based on their compatibility with Chico's climate, for low water usage and for their ability to enhance, buffer and screen the project as appropriate (DG 5.1.43) (DG 5.1.44). Deciduous shade trees have been incorporated into the landscape design to maximize shade and the overall nature of the project without compromising the functionality and security issues of this essential services facility (DG 1.7.13) (DG 1.7.15).

Attachment B



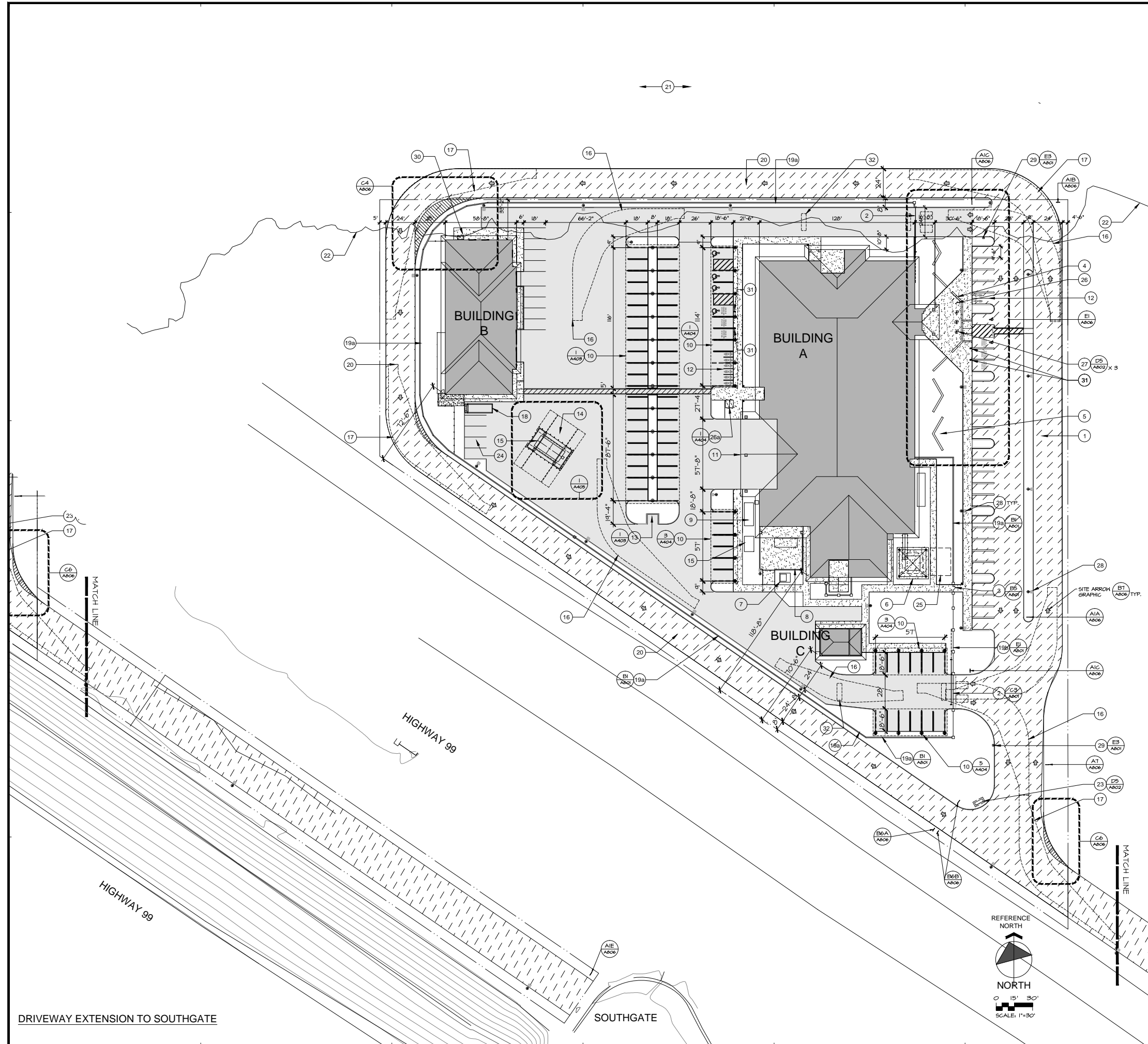
Building Design

The architectural approach utilizes durable long lasting materials appropriate to the civic nature of the facility (DG 1.2.32). Exterior walls are comprised of a combination of four different types, colors and finishes of concrete masonry units (CMU) in natural warm earth-tone colors. These include a base of four-high single-score split-faced CMU (32" high) in a darker shade; a half course (4" high) lighter color ground-faced CMU that aligns with, and forms, the window sills and horizontal accents throughout the field; a general field of the lighter color single-score split-faced CMU; a three-score "soldier course" of the darker color ground-faced CMU creates a darker accent band at the window and door head height.

These various courses and colors create texture and help to break the vertical wall planes into layers and emphasize a more human scale. Punched windows and glazed storefront further break up the walls and wall recesses add detail, relief and overall texture to the composition. Low sloped standing-seam metal roofs with generous overhangs add shadow, protection from weather and heat gain and add further texture to the overall composition (DG 1.7.14). This combination of massing, form and scale maintains a pedestrian feel (DG 1.2.11) that does not overwhelm the surrounding neighborhood (DG 1.2.13). The forms and materials are consistent with the surrounding neighborhood and add character and style to the building while reinforcing a sense of place (DG 1.2.21) (DG 1.2.22). The selected warm earth tone color scheme complements the natural vistas and environs (DG 1.2.31).

The building's hip roof forms with Dutch gable vents add interest to the overall building form and the taller entry canopy emphasizes and announces the obvious building entrance from the entry drive, public parking and pedestrian path of travel (DG 5.1.11) (5.2.11). The building and surrounding site areas are well lit with sharp cut-off highly energy efficient LED light fixtures. This lighting is consistent throughout the parking areas, entry canopy, building soffits and carport shade structures, enhancing public and staff safety and security. Additionally, there is a system of CCTV cameras providing elevated security and surveillance capabilities (DG1.5.11) (DG 1.5.19) (DG 1.7.12).

The architectural concept and design approach described above is consistent throughout the three buildings and entire project, and is integrated with the other site structures and appurtenances. Supporting site structures include carport shade canopies, a fueling canopy, site walls and fencing. The project also includes a communications tower that is essential to the emergency communications operation of the facility.



SITE SYMBOL LEGEND

	CONCRETE PAVED PARKING AND DRIVE ISLES
	ASPHALT PAVED PARKING AND DRIVE ISLES
	PEDESTRIAN CIRCULATION
	PLANTER AREA

- KEYED NOTES**
- Truck Inspection Area
 - Vehicle Gate
 - Personnel Gate
 - Pedestrian Chicane
 - Building Security Standoff
 - Communications Tower
 - Electrical Transformer
 - Screened Equipment Yard
 - Generator
 - Covered Parking Structure
 - Building A Carport
 - Motorcycle Parking
 - Fusee Storage
 - Fueling Station
 - Above Ground Fuel Tank (AST)
 - 50' Truck Turning Radius
 - 59' Truck Turning Radius (STAA)
 - Mobile command Center Parking
 - 19a Security Fencing (Type A)
 - 19b Security Fencing (Type B)
 - STAA Truck Circulation Path
 - Future Notre Dame Blvd
 - Existing Tree Dripline
 - Monument Sign
 - Secured Vehicle Storage
 - Future Radio Vault (By CHP)
 - Bicycle Racks
 - 26a Bicycle Lockers (4 each)
 - Flagpoles
 - Pole Mounted Light Fixtures
 - Pedestal Mounted Elec. Keypad for Motorized Gate
 - Dual Containment Oil Tank
 - Electric Vehicle Charging Station
 - Vehicle Detection Loop

SITE INFORMATION

Assessor's Parcel No. 040 400 088 00
 Total Site Area 230,310 sf. (5.2 acres)
 Building Footprint Area
 Building A 31,298 sf
 Building B 7,328 sf
 Building C 786 sf
 Total 39,412 sf (17%)

Site Improvements
 Parking & Drives 131,297 sf (57%)
 Sidewalks 11,142 sf (5%)
 Equipment Yards 1,902 sf (1%)
 Landscaping 46,587 sf (20%)

PROVIDED PARKING COUNT

SECURED FENCE AREA

Covered Parking (Free Standing Canopies)

- 22 ea. Patrol Cars
- 21 ea Night Shift Officers
- 19 ea Night Shift Dispatch Vehicles
- 6 ea Patrol Motorcycles
- 3 ea Accessible Parking (Standard)
- 1 ea Accessible Parking (Van)

Non-Covered Parking:

- 2 ea Motor Road Enforcement Trucks
- 2 ea Motor Carrier Special Unit Vans
- 4 ea Trailer-Radar, DUI, MC, FOTS
- 1 ea Mobile Command Center (Vehicular)
- 2 ea Evidence Vehicle Secured Storage

Carport (Integral to Area Office Roof)

- 3 ea Command Parking

Other:

- 1 ea In-Custody Unloading Area
- 1 ea Accessible Parking Standard

PUBLIC ACCESS

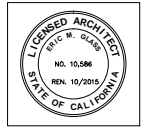
- 25 ea Public Parking Stalls (Standard)
- 1 ea Accessible Parking (Standard)
- 1 ea Accessible Parking (Van)
- 2 ea Motorcycle Parking
- 2 ea Citation Clearance Area (Autos-Passenger)

BICYCLE PARKING

Public Access: 3 required (Includes p,q,r)
 Secured Access: 4 Required (includes b,c,e,f)

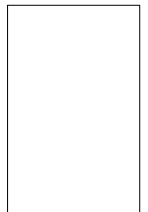


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IDENTIFICATION STAMP
 Division of the State Architect
 App. No. # TBD
 File No. # TBD
 AC # 55
 Date: _____
California State Fire Marshal APPROVED
 Approved by the fire marshal as a condition of approval of the plans or modification of the plans. The use of approved plans shall be limited to the project site at all times.
 Reviewed by: _____
 Date: _____
 CSFMR # TBD

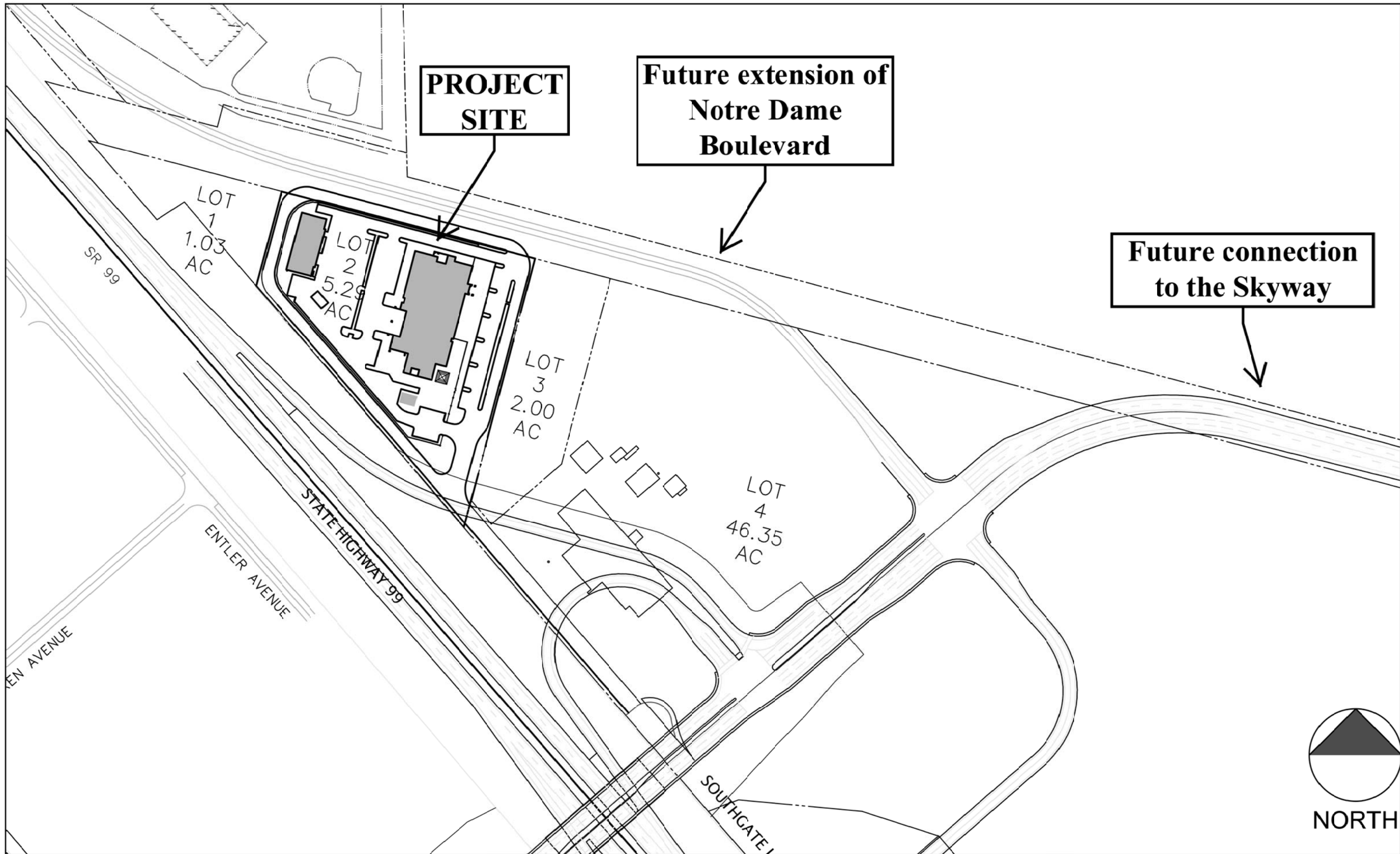
CHP CHICO AREA OFFICE
 CHICO, CA.
 DEVELOPER: CHP Facility
 CHICO - LLC



SITE PLAN

Job No: G1306
 Drawn By: CS, JB
 Checked By: EG
 Date: JAN-08-2015
 Revisions:

Sheet Number
A101



**PROJECT
SITE**

**Future extension of
Notre Dame
Boulevard**

**Future connection
to the Skyway**

LOT
1
1.03
AC

LOT
2
5.29
AC

LOT
3
2.00
AC

LOT
4
46.35
AC



Plant Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Shade Trees					
PI5	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	24" Box	L	--
QU2	<i>Quercus lobata</i>	Valley Oak	15 Gallon	L	Mitigation
ZEL	<i>Zelkova serrata</i> 'Village Green'	Sawtooth Zelkova	15 Gallon	L	--
Accent Trees					
LAG	<i>Lagerstromia indica</i> 'Muskogee'	Crape Myrtle	24" Box	L	Standard
Shrubs/Groundcovers					
BT	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Dwarf Barberry	5 Gallon	L	--
BR	<i>Berberis thunbergii</i> 'Rose Glow'	Barberry	5 Gallon	L	--
DI	<i>Dietes bicolor</i>	Fortnight Lily	5 Gallon	L	--
LL	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	5 Gallon	L	--
RI	<i>Rhapidolepis indica</i> 'Clara'	India Hawthorn	5 Gallon	L	--
RF	<i>Rosa</i> 'Flower Carpet'	Flower Carpet Rose (White)	2 Gallon	M	--
YF	<i>Yucca filamentosa</i> 'Bright Edge'	Adam's Needle	5 Gallon	VL	--
A	<i>Arctostaphylos densiflora</i> 'Emerald Carpet'	Manzanita	1 Gallon	L	48" o.c.
M	<i>Mycoporum parvifolium</i> 'White' (Prostratum)	Mycoporum	1 Gallon	L	48" o.c.
T	<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 Gallon	L	36" o.c.
MA	<i>Macladyena unguis-cati</i>	Cat Claw Vine	1 Gallon	L	20" o.c.
Detention Basin					
1/1	Biofiltration Sod: Slopes <i>Nesostella pulchra</i> <i>Festuca rubra</i> <i>Hordeum californicum</i> <i>Hordeum brachyantherum</i>	Purple Needle Grass Moist fescue California Barley Meadow Barley	Available from Delta Bluegrass - (900) 637-8873		
B	Detention Basin: Bottom <i>Elymus trachycalyx</i>	Yolo Slender Wheatgrass	Plugs	M / H	12" o.c.
Root Barrier					
Root Barrier - Install at locations as shown on drawings. Root Barriers shall be installed per detail. See specifications for additional information.					

- ### Planting Notes
- Plant material quantities shown on drawings are informational only. The Contractor is responsible for all plant material required.
 - Immediately after award of contract, the Contractor shall notify the Owner's Representative if specified plant material is available from commercial nurseries. In a case plant material is not available, the Owner's Representative will provide alternate plant material selections. Such changes will not alter the Contractor's original bid price unless a credit is due to the Owner.
 - Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within 2 hours of filling. The Contractor shall ensure all plant pits have positive drainage. Refer to specifications for exact requirements.
 - All plant material shall comply with form and characteristic requirements as specified. All plant material with comply with ANSI Z601 "Standard for Nursery Stock".
 - Landscape installation specifications are in book form. The Contractor shall conform to all conditions and requirements contained within. The Contractor shall have available on the job site at all time, the Construction Issue Specification Manual for inspection by the Owner's Representative. The Contractor shall insert in the manual all official approved addendums and/or change orders relative to the landscape installation in chronological order.
 - The Contractor is responsible for soil erosion control measures that may be required through the duration of the contract period. Should there be existing soil erosion conditions that require mitigation when the Contractor initially accepts the site, the Owner's Representative or Owner's Representative should be alerted to its existence. Failure of the Contractor to notify the Owner's Representative or Owner's Representative implies acceptance of the site by the Contractor in its existing condition. All costs necessary to mitigate existing erosion problems shall be at the Contractor's expense and at no extra cost to the Owner or increase in original bid amount.
 - The Contractor shall verify locations of all underground utility systems prior to beginning any phase of construction that may cause damage to existing structures. Call C.G.A. to locate existing utilities at 811. The Contractor shall be responsible for the repair/replacement of damaged utilities, to the satisfaction of the Owner or governing agency and at no extra cost to the Owner or increase in bid amount.
 - A 3" layer of decorative bark mulch (3/4" size max) shall be provided in all non-lawn planting areas. Shredded bark is not acceptable. Mulch shall be installed at all locations of mitigation trees.
 - The Contractor shall apply a pre-emergent herbicide to all plant areas following installation.
 - The location of tree, shrubs and groundcover shall be adjusted in field as necessary to accommodate existing utilities etc.
 - Trees planted 5 feet or less of paving shall contain root barriers. Refer to specifications and detail. Install barrier along all edges of paving for a distance of no less than 10' on center per tree.
 - All soil in planting areas shall be amended per recommendations of soils fertility test on Sheet L3.2. Amendments shall be evenly mixed into top 6" of soil.

Shade Calculations

Botanical Name	Common Name	100% Shade	75% Shade	50% Shade	25% Shade	Total Shade
<i>Pistacia chinensis</i>	Chinese Pistache	(5) x 1,256	--	(2) x 628	--	7,536 s.f.
<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	--	--	(9) x 354	--	3,186 s.f.
Shade Provided - Trees						10,722 s.f.
Shade Provided - Covered Parking (Solar Arrays)						12,654 s.f.
Total Shade Provided						23,376 s.f.
Total Paved Area designated for parking (shown as hatched area)						32,186 s.f.
72% Shade						

Shade calculations were determined per the requirements stated in the Chico Municipal Code, Chapter 19.70-15

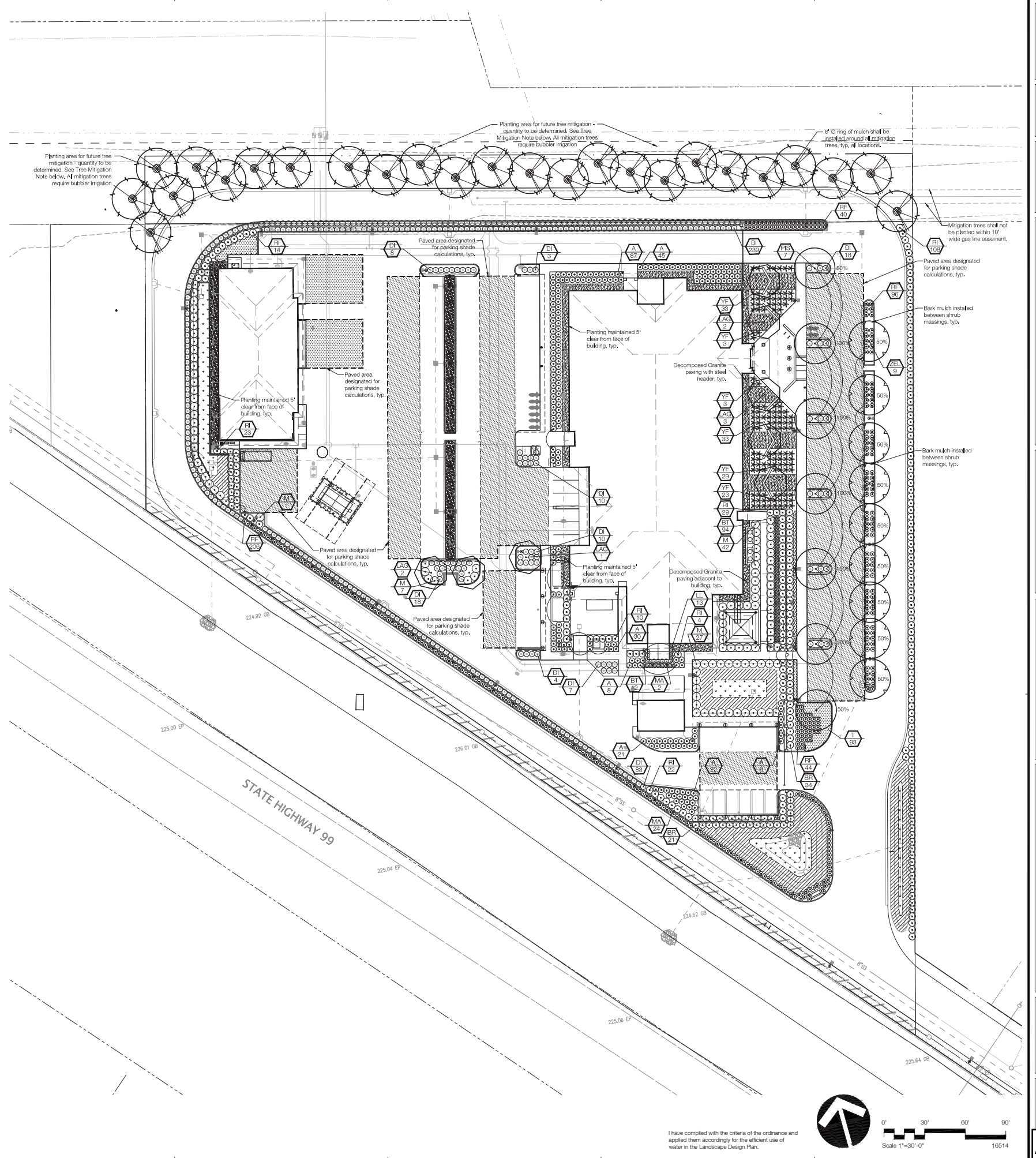
Tree Mitigation Note

It is understood that trees will be removed as a result of the project and that Tree Mitigation will be required by the Chico Municipal Code. Tree mitigation will be addressed by replanting 15 gallon trees and/or through Tree Mitigation fees paid by the Developer. The exact quantity of trees to be removed, mitigated, and the appropriate location for mitigation and replanting, will be determined during the construction process jointly by the City and the Developer.

AB1881 Compliance

Hydrozones and Irrigation Methods:

- No overhead irrigation shall be used in planting areas with mulch.
- All shrub / groundcover areas shall have drip irrigation / bubbler system.
- All trees shall have deep water bubblers.
- Planting areas shall be zoned per water requirements for each plant type.



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2000 Capital Avenue, Suite 120
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916.447.7400 / 916.447.6270 fax / www.hlagroup.com

IDENTIFICATION STAMP
Division of the State Architect
App. No. _____
File No. _____
AC _____ 55
Date: _____
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Reviewed by: _____
Date: _____
CSFMS

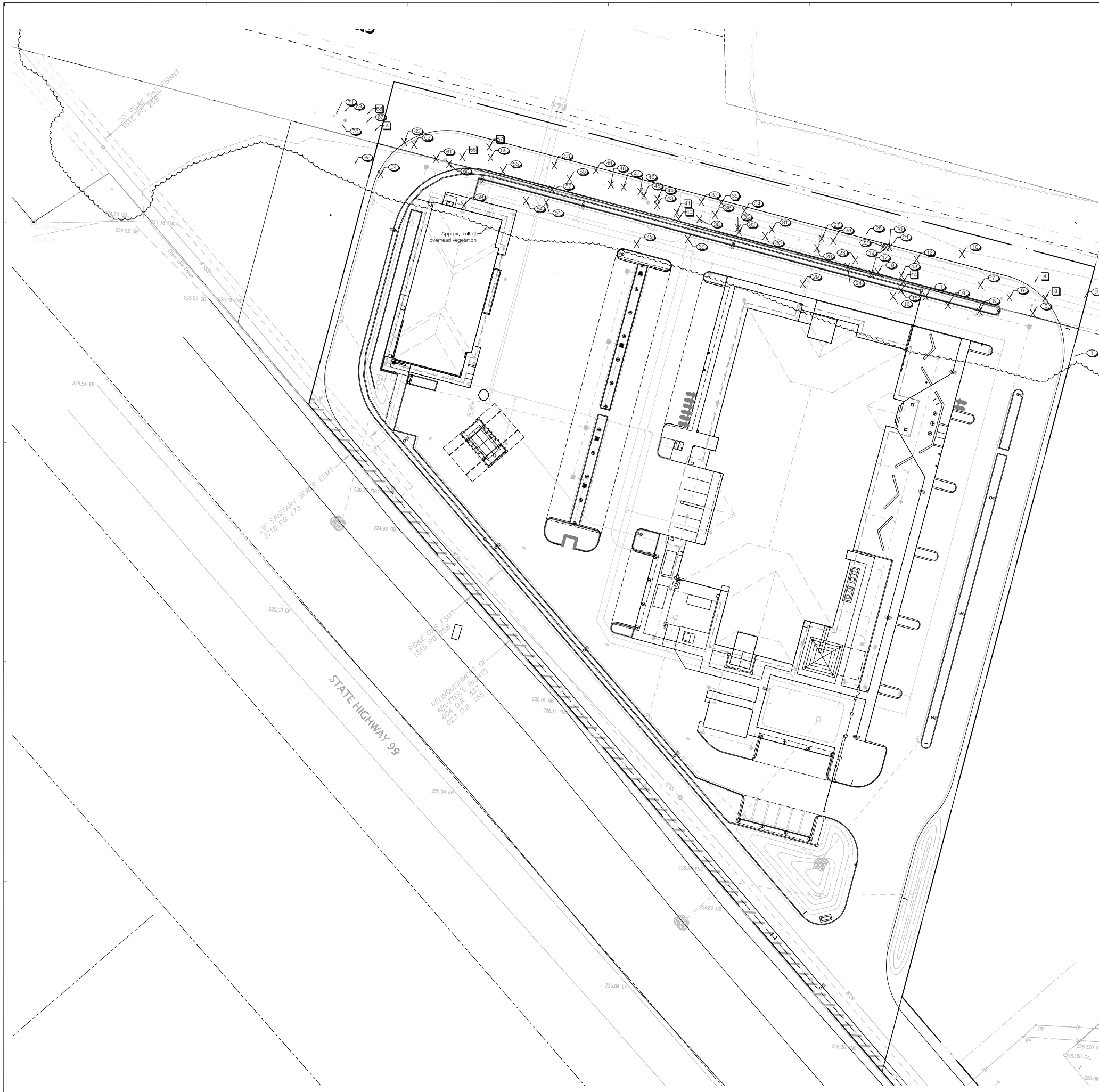
CHP CHICO AREA OFFICE
Chico, CA
DEVELOPER: CHP Facility
Chico - LLC

PLANTING PLAN
DSA SUBMITTAL #1

Job No: 16514
Drawn By: AS
Checked By: SAC
Crd File: ---
Date: 01-08-2015
Revisions

Sheet Number
L3.1

Attachment E



Mitigation Legend

Tag #	Botanical Name	Common Name	DBH	Removed	Mitigated	Mitigated (Inches)
#1	Quercus lobata	Valley Oak	7"	No	No	--
#2	Quercus lobata	Valley Oak	8"	No	No	--
#3	Pistacia chinensis	Chinese Pistache	24"	Yes	Yes	24"
#4	Pistacia chinensis	Chinese Pistache	24"	No	No	--
#5	Quercus lobata	Valley Oak	34"	Yes	Yes	34"
#6	Quercus lobata	Valley Oak	30"	Yes	Yes	30"
#7	Quercus lobata	Valley Oak	14"	Yes	Yes	14"
#8	Quercus lobata	Valley Oak	13"	Yes	Yes	13"
#9	Quercus lobata	Valley Oak	12"	Yes	Yes	12"
#10	Quercus lobata	Valley Oak	10"	No	No	--
#11	Quercus lobata	Valley Oak	30"	Yes	Yes	30"
#12	Quercus lobata	Valley Oak	10"	Yes	No	--
#13	Quercus lobata	Valley Oak	7"	Yes	No	--
#14	Pistacia chinensis	Chinese Pistache	6"	Yes	No	--
#15	Quercus lobata	Valley Oak	6"	Yes	No	--
#16	Quercus lobata	Valley Oak	14"	Yes	Yes	14"
#17	Quercus lobata	Valley Oak	16"	Yes	Yes	16"
#18	Quercus lobata	Valley Oak	33"	Yes	Yes	33"
#19	Quercus lobata	Valley Oak	12"	Yes	Yes	12"
#20	Quercus lobata	Valley Oak	11"	Yes	No	--
#21	Quercus lobata	Valley Oak	10"	No	No	--
#22	Quercus lobata	Valley Oak	6"	Yes	No	--
#23	Quercus lobata	Valley Oak	10"	Yes	No	--
#24	Quercus lobata	Valley Oak	17"	Yes	Yes	17"
#25	Quercus lobata	Valley Oak	8"	No	No	--
#26	Quercus lobata	Valley Oak	16"	Yes	Yes	16"
#27	Quercus lobata	Valley Oak	8"	Yes	No	--
#28	Quercus lobata	Valley Oak	14"	Yes	Yes	14"
#29	Quercus lobata	Valley Oak	6"	Yes	No	--
#30	Quercus lobata	Valley Oak	6"	Yes	No	--
#31	Quercus lobata	Valley Oak	24"	Yes	Yes	24"
#32	Quercus lobata	Valley Oak	36"	Yes	Yes	36"
#33	Quercus lobata	Valley Oak	20"	Yes	Yes	20"
#34	Quercus lobata	Valley Oak	10"	Yes	No	--
#35	Fraxinus species	Ash	8"	Yes	No	--
#36	Quercus lobata	Valley Oak	18"	Yes	Yes	18"
#37	Quercus lobata	Valley Oak	6"	Yes	No	--
#38	Quercus lobata	Valley Oak	20"	Yes	Yes	20"
#39	Quercus lobata	Valley Oak	6"	Yes	No	--
#40	Pistacia chinensis	Chinese Pistache	10"	Yes	No	--
#41	Pistacia chinensis	Chinese Pistache	12"	Yes	No	--
#42	Quercus lobata	Valley Oak	9"	Yes	No	--
#43	Quercus lobata	Valley Oak	6"	Yes	No	--
#44	Quercus lobata	Valley Oak	34"	Yes	Yes	34"
#45	Quercus lobata	Valley Oak	24"	Yes	Yes	24"
#46	Quercus lobata	Valley Oak	12"	Yes	Yes	12"
#47	Quercus lobata	Valley Oak	36"	Yes	Yes	36"
#48	Quercus lobata	Valley Oak	13"	Yes	Yes	13"
#49	Quercus lobata	Valley Oak	7"	Yes	No	--
#50	Quercus lobata	Valley Oak	24"	Yes	Yes	24"
#51	Quercus lobata	Valley Oak	18"	Yes	Yes	18"
#52	Quercus lobata	Valley Oak	24"	Yes	Yes	24"
#53	Quercus lobata	Valley Oak	24"	Yes	Yes	24"
#54	Quercus lobata	Valley Oak	8"	Yes	No	--
#55	Quercus lobata	Valley Oak	36"	Yes	Yes	36"
#56	Quercus lobata	Valley Oak	26"	Yes	Yes	26"
#57	Pistacia chinensis	Chinese Pistache	6"	Yes	No	--
#58	Pistacia chinensis	Chinese Pistache	7"	Yes	No	--
#59	Quercus lobata	Valley Oak	8"	Yes	No	--
#60	Quercus lobata	Valley Oak	21"	Yes	Yes	21"
#61	Quercus lobata	Valley Oak	24"	Yes	Yes	24"
#62	Quercus lobata	Valley Oak	36"	Yes	Yes	36"
#63	Quercus lobata	Valley Oak	8"	Yes	No	--
#64	Quercus lobata	Valley Oak	6"	Yes	No	--
#65	Quercus lobata	Valley Oak	6"	No	No	--
#66	Pistacia chinensis	Chinese Pistache	9"	No	No	--
#67	Quercus lobata	Valley Oak	9"	No	No	--
#68	Pistacia chinensis	Chinese Pistache	7"	No	No	--
#69	Quercus lobata	Valley Oak	10"	No	No	--
#70	Quercus lobata	Valley Oak	49"	No	No	--
#71	Quercus lobata	Valley Oak	36"	No	No	--
Total Trees Removed						58
Total Trees Removed and required for mitigation						33
Total number of (15) gallon trees required to meet CMC 16.66.085						124

Note:
All tree mitigation on site shall follow Chico Municipal Code Chapter 16.66 - Tree Preservation Regulations.
Refer to the Arborists Report - Provided by McCoy's Tree Service for additional information.

Symbol	Botanical Name	Common Name
○	Quercus lobata	Valley Oak
⊙	Pistacia chinensis	Chinese Pistache
□	Fraxinus species	Ash



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Division of the
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App. No.:
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APPROVED
Approval of this plan does not authorize or
assume any liability or warranty from
the applicant. The use of approved plans must
be confined to the project site at all times.
Reviewed by:
Date:
CSFMR

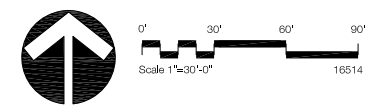
CHP CHICO
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DEVELOPER
CHP Facility
Chico - LLC

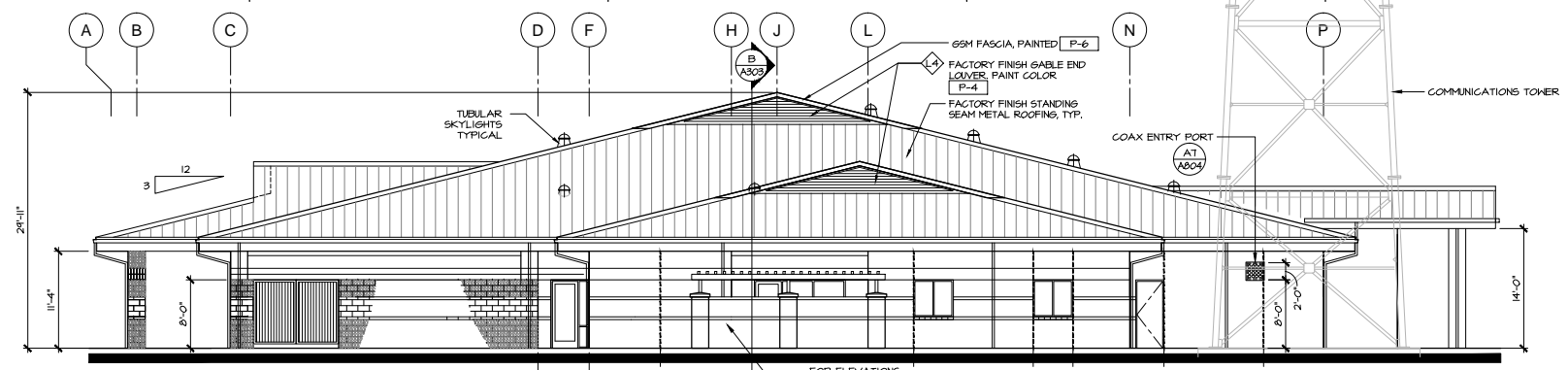
TREE MITIGATION PLAN &
LEGEND
DSA SUBMITTAL #1

Job No: 16514
Drawn By: AS
Checked By: SAC
Ced. File: --
Date: 01-08-2015
Revisions

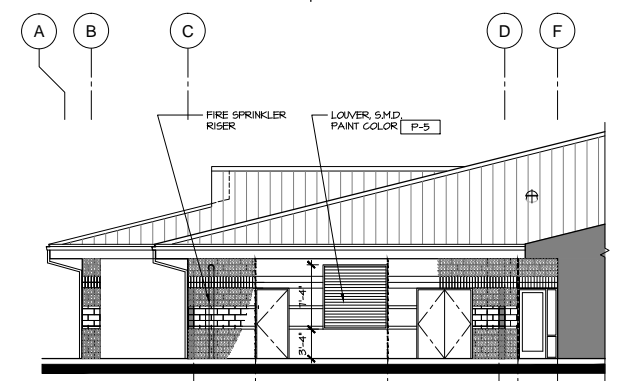
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L3.0

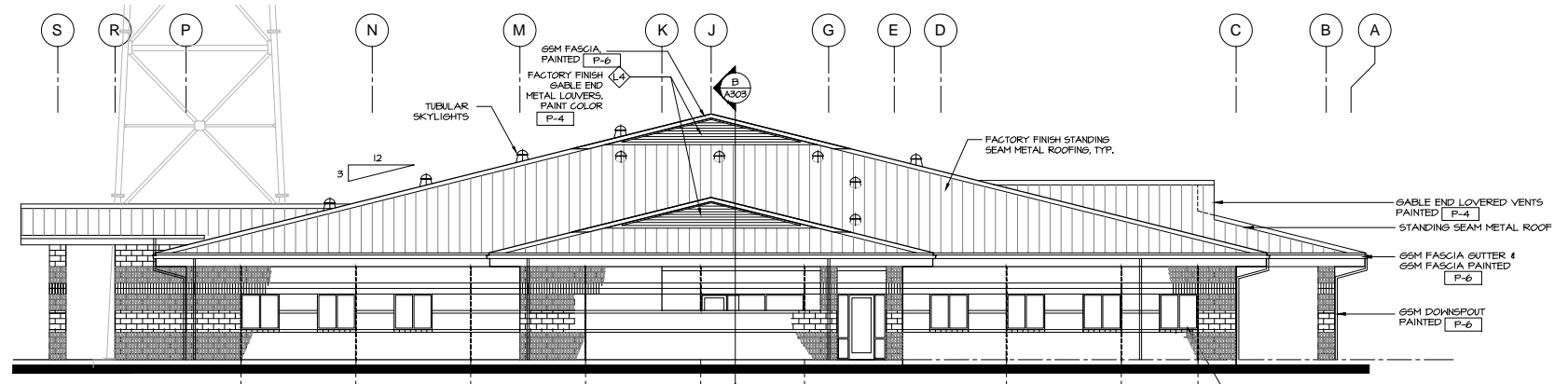




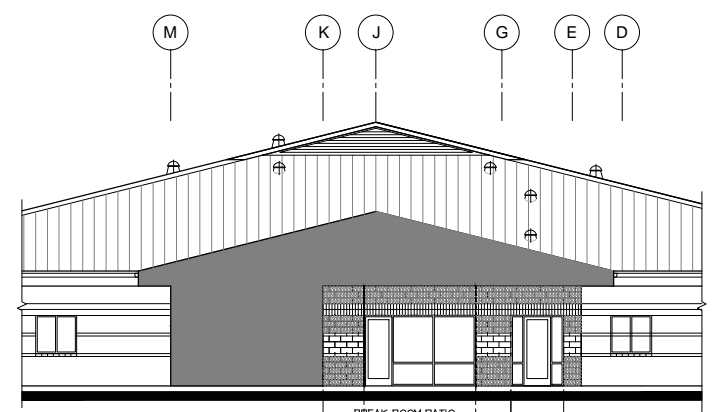
1 SOUTH ELEVATION
 1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



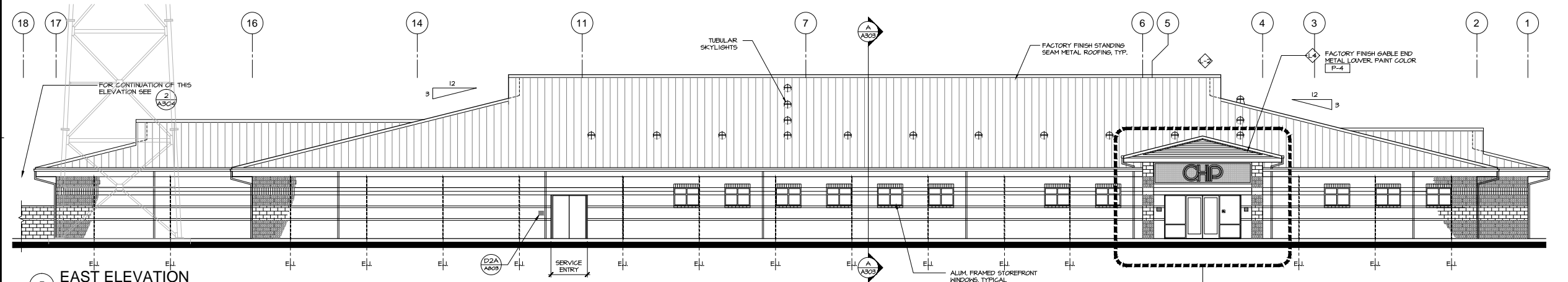
2 PARTIAL SOUTH ELEVATION- (inside mech. yard)
 SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXT. SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



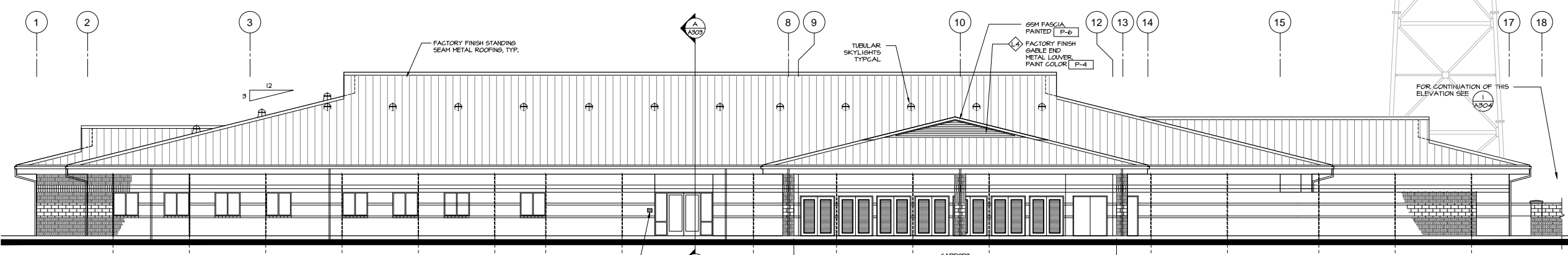
3 NORTH ELEVATION
 1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



4 PARTIAL NORTH ELEVATION- (inside patio)
 SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXT. SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



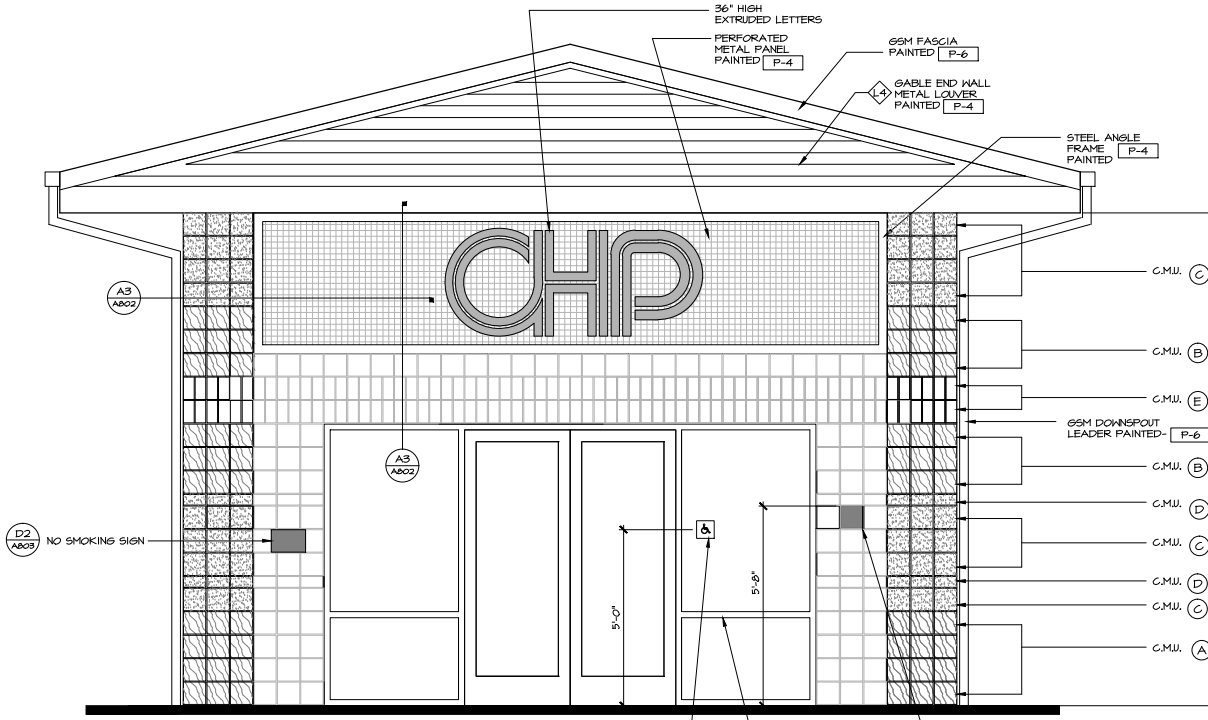
5 EAST ELEVATION
 1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



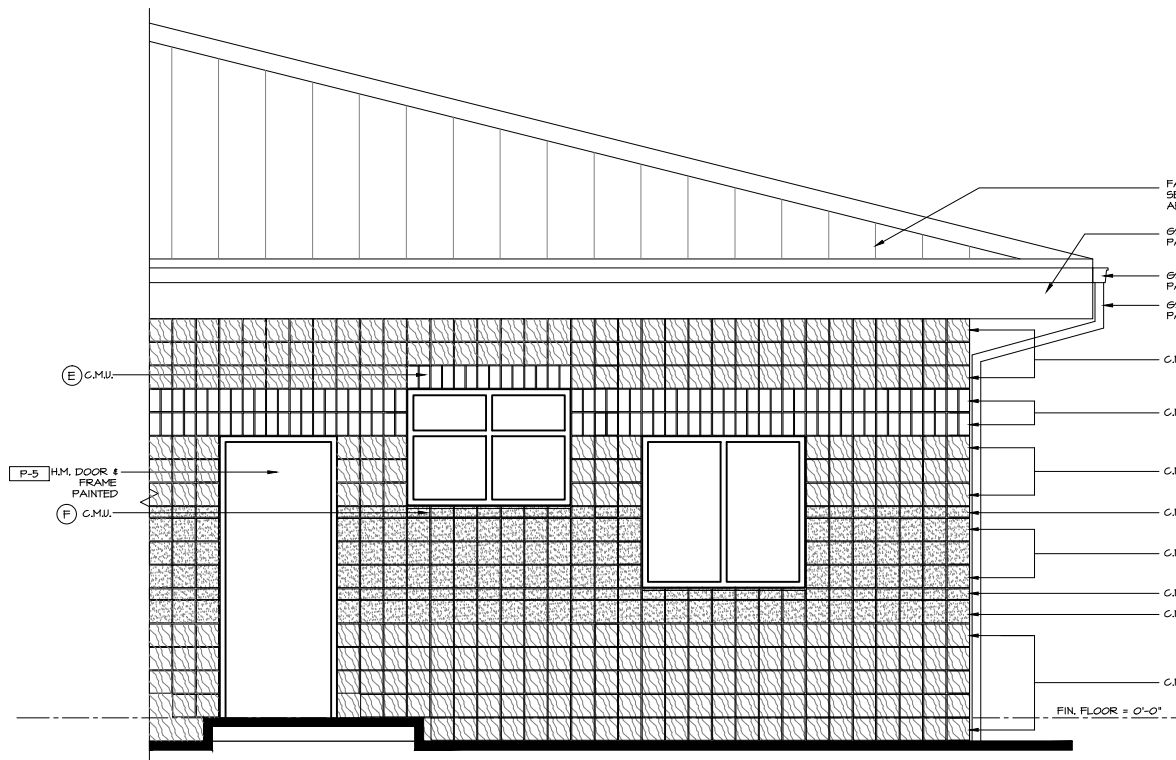
6 WEST ELEVATION
 1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE

MARK	MATERIAL	COLOR	MANUFACTURER	COMMENTS
(A)	CONCRETE MASONRY UNIT TYPE 1	8" HIGH SPLIT FACE SINGLE SCORE - COLOR 693	BASALITE	
(B)	CONCRETE MASONRY UNIT TYPE 2	8" HIGH SPLIT FACE SINGLE SCORE - COLOR 619	BASALITE	
(C)	CONCRETE MASONRY UNIT TYPE 3	8" HIGH PRECISION SINGLE SCORE - COLOR 619	BASALITE	
(D)	CONCRETE MASONRY UNIT TYPE 4	4" HIGH PRECISION SINGLE SCORE - COLOR 619	BASALITE	
(E)	CONCRETE MASONRY UNIT TYPE 5	8" HIGH GROUND FACE THREE SCORE - COLOR 364	BASALITE	
(F)	CONCRETE MASONRY UNIT TYPE 6	4" HIGH SILL, PRECISION SINGLE SCORE - COLOR 619	BASALITE	
(G)	CONCRETE MASONRY UNIT TYPE 7	8" HIGH PRECISION - COLOR 619	BASALITE	
P-4	PAINT	GAUNTLET GRAY #7019	SHERWIN WILLIAMS	
P-5	PAINT	DRIFTWOOD #2107-40	BENJAMIN MOORE	
P-6	PAINT	GREIGE AVENUE #991	BENJAMIN MOORE	

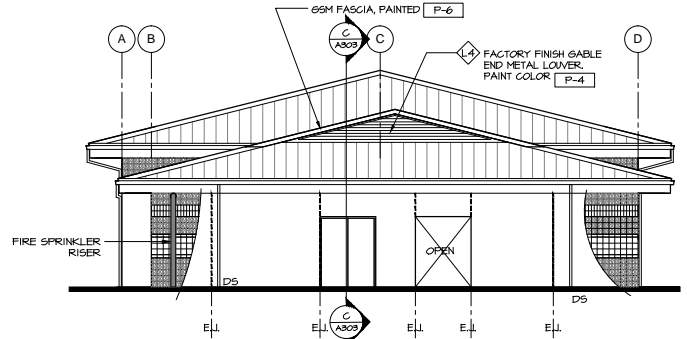
1 EXTERIOR COLOR SCHEDULE



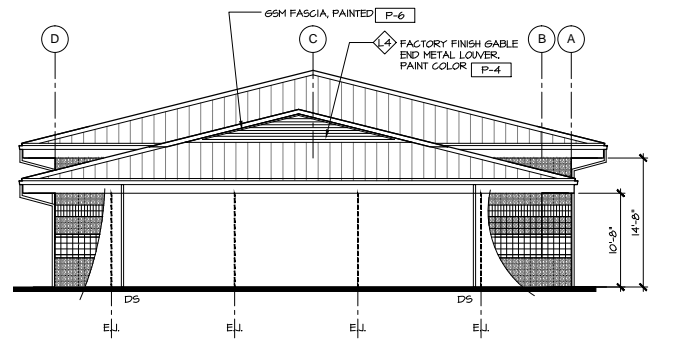
3 ENLARGED ELEVATION
1/2" = 1'-0" See 1/A302 FOR COLOR SCHEDULE, CMU COLORS, TEXTURES & SIZES



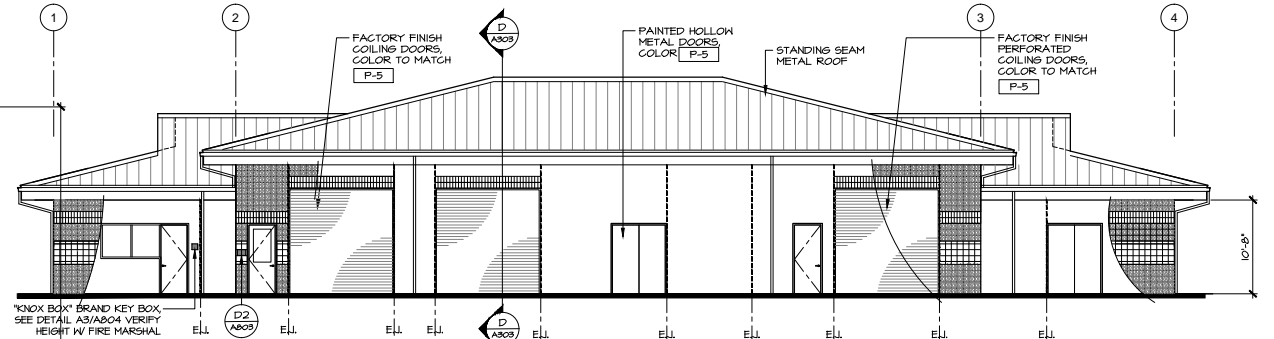
4 ENLARGED ELEVATION (showing typical conditions)
1/2" = 1'-0" See 1/A302 FOR COLOR SCHEDULE, CMU COLORS, TEXTURES & SIZES



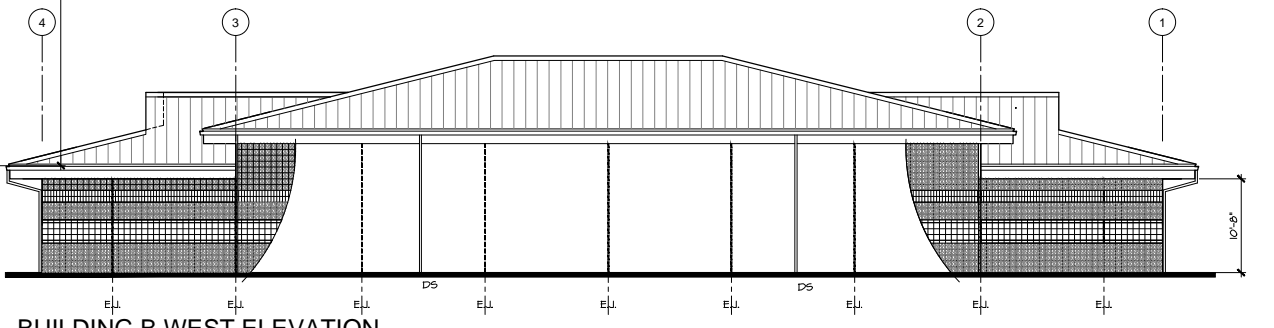
5 BUILDING B SOUTH ELEVATION
1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



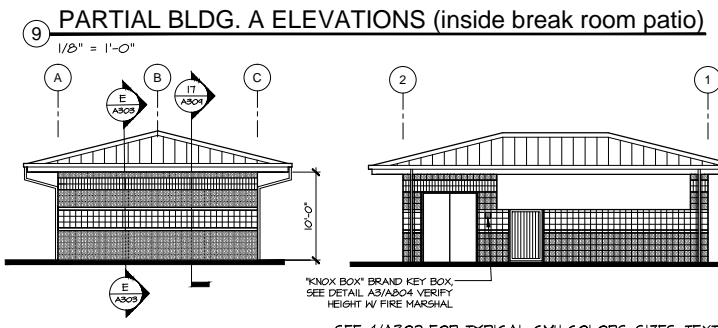
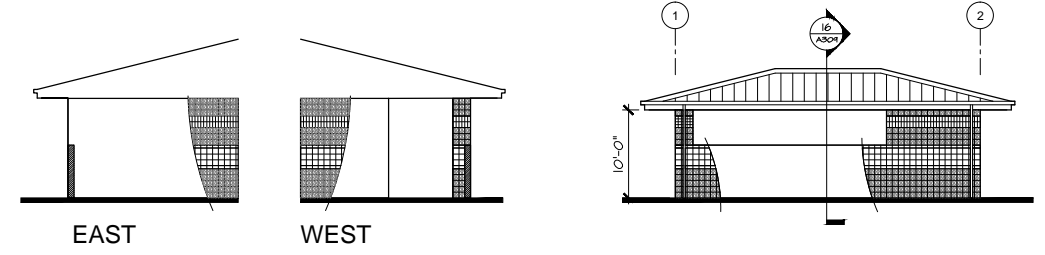
6 BUILDING B NORTH ELEVATION
1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



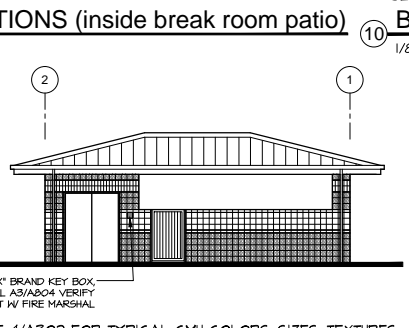
7 BUILDING B EAST ELEVATION
1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



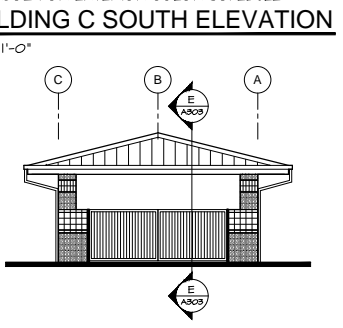
8 BUILDING B WEST ELEVATION
1/8" = 1'-0" SEE 4/A302 FOR TYPICAL CMU COLORS, SIZES, TEXTURES SEE 1/A302 FOR EXTERIOR COLOR SCHEDULE



11 BUILDING C EAST ELEV.
1/8" = 1'-0"



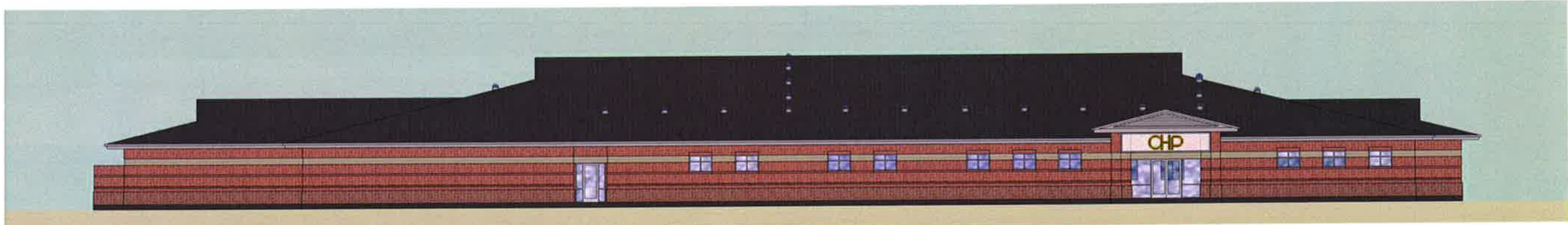
12 BUILDING C NORTH ELEV.
1/8" = 1'-0"



13 BUILDING C WEST ELEV.
1/8" = 1'-0"



BUILDING A NORTH ELEVATION



BUILDING A EAST ELEVATION



BUILDING A SOUTH ELEVATION

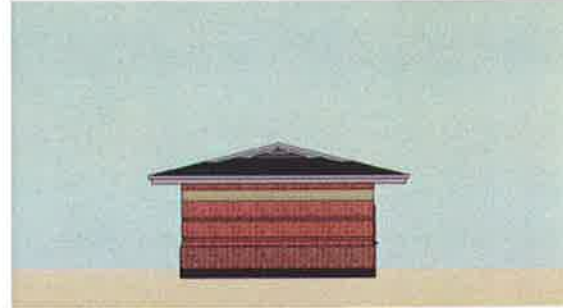


BUILDING A WEST ELEVATION

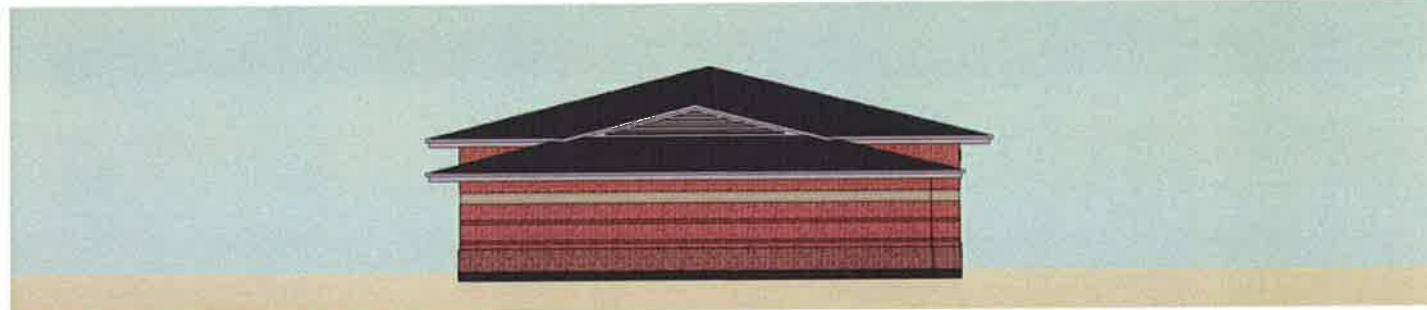


CHICO CHP AREA OFFICE
EXTERIOR ELEVATIONS

May, 2014



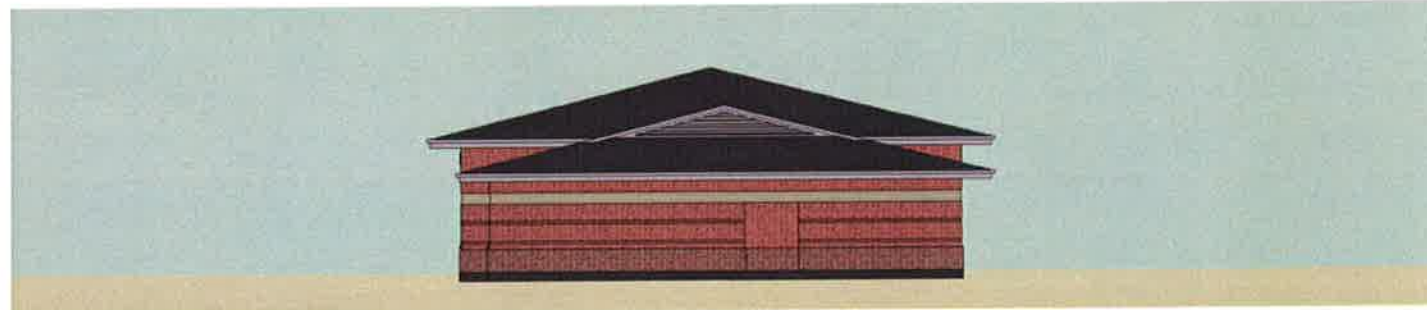
BUILDING C EAST ELEVATION



BUILDING B SOUTH ELEVATION



BUILDING C WEST ELEVATION



BUILDING B NORTH ELEVATION



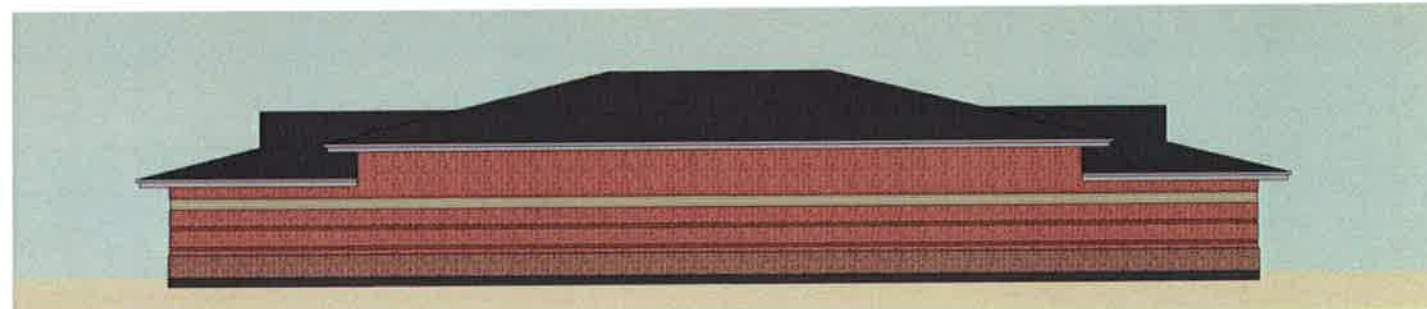
BUILDING C NORTH ELEVATION



BUILDING B EAST ELEVATION



BUILDING C SOUTH ELEVATION

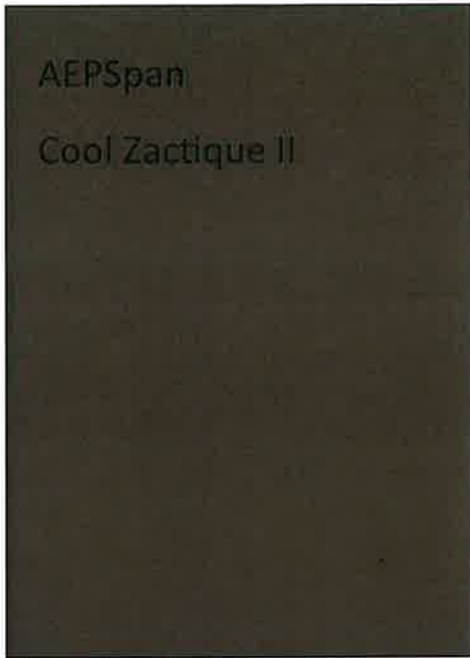


BUILDING B WEST ELEVATION



CHICO CHP AREA OFFICE
EXTERIOR ELEVATIONS

May, 2014



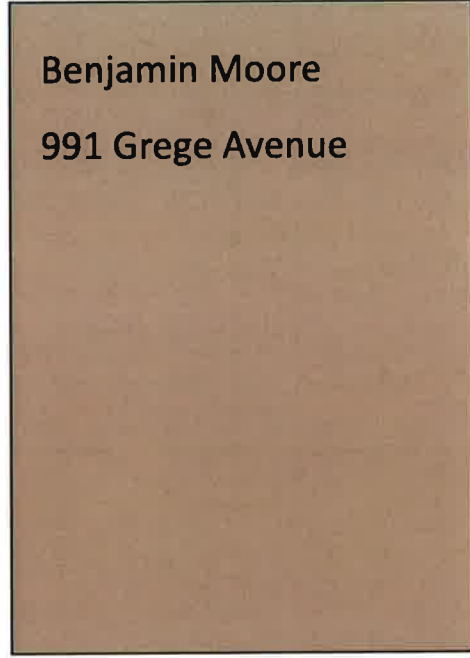
AEPSpan
Cool Zactique II

Standing Seam Metal Roofs



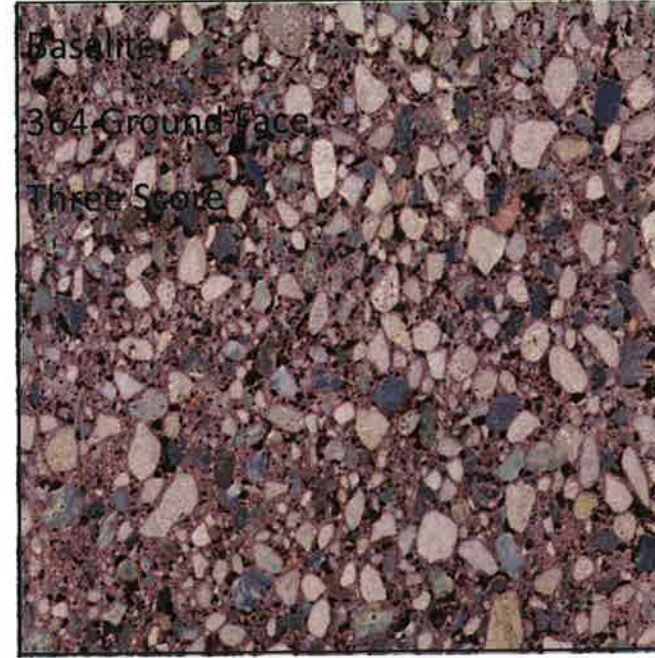
AEPSpan
Cool Parchment

Soffits



Benjamin Moore
991 Grege Avenue

Fascia & Trim



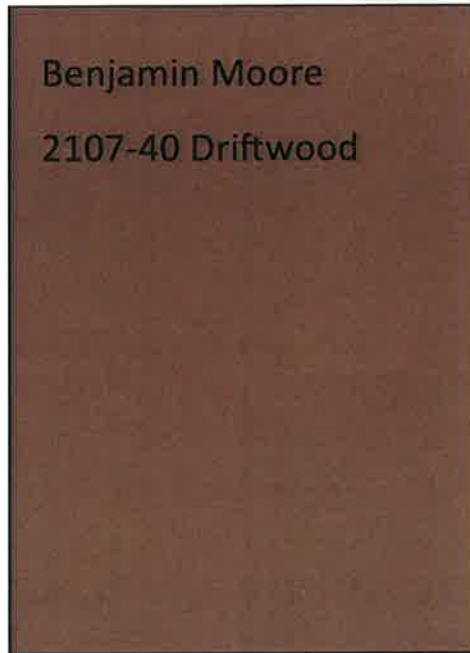
Basalite
364 Ground Face
Three Score

CMU Accent



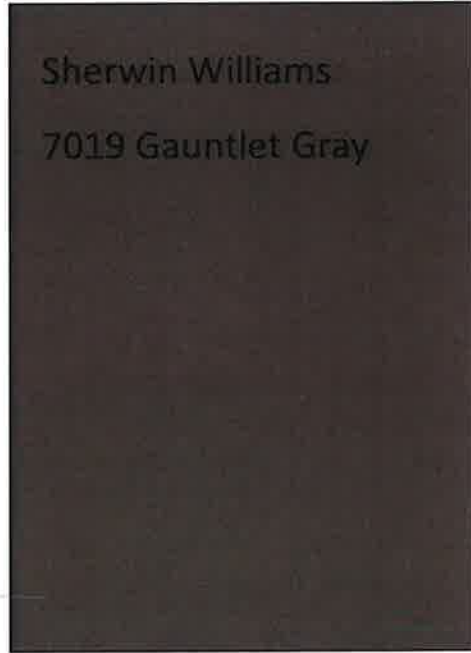
Basalite
619 Split Face
Single Score

CMU Field



Benjamin Moore
2107-40 Driftwood

Exterior Doors & Lockers



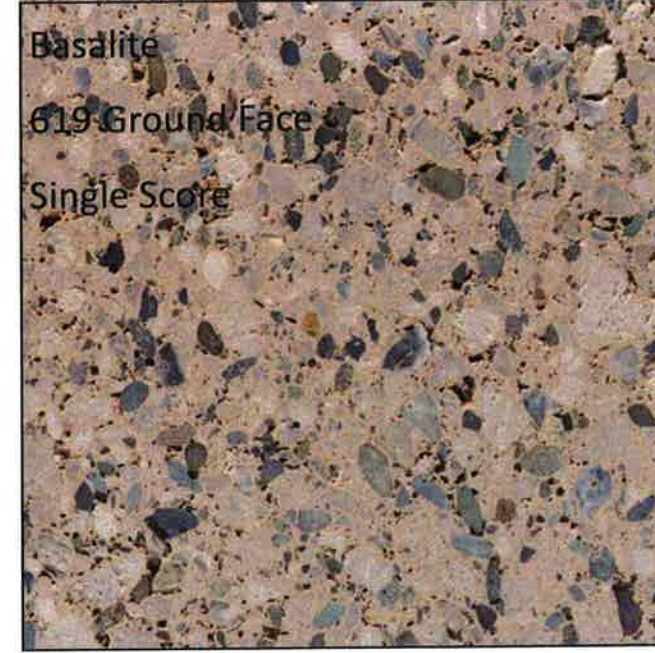
Sherwin Williams
7019 Gauntlet Gray

Carport Structure



Clear Anodized
Aluminum

Window Frames



Basalite
619 Ground Face
Single Score

CMU Sill and Field Accent



Basalite
693 Split Face
Single Score

CMU Base





CHP AREA OFFICE

May 2014



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May 2014



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May 2014

Attachment H



CHP AREA OFFICE

May 2014



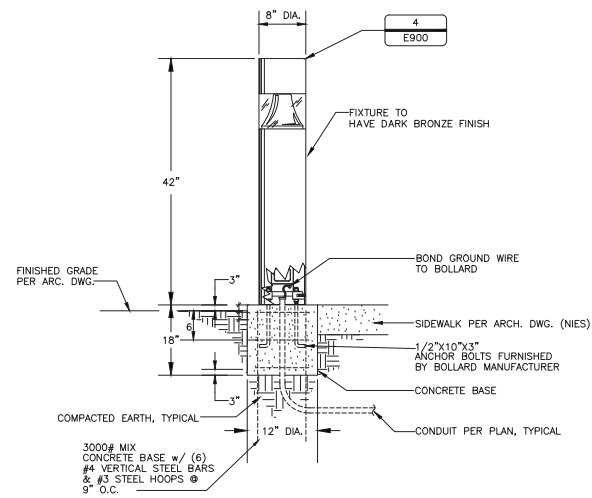
CHP AREA OFFICE

May 2014



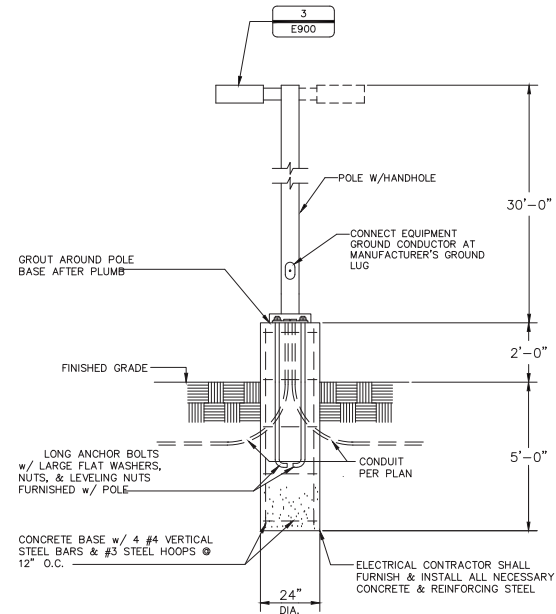
CHP AREA OFFICE

May 2014



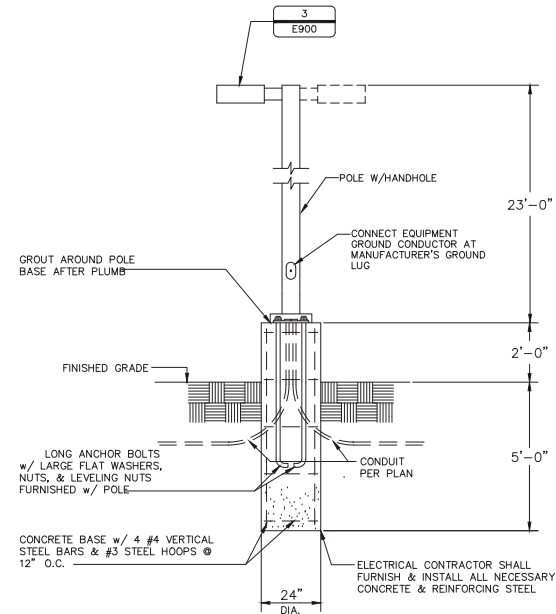
FIXTURE TYPE 'S6' - DETAIL

NO SCALE



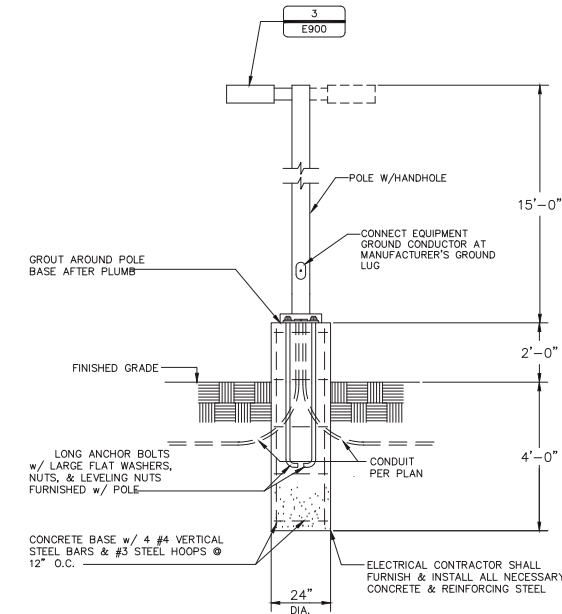
FIXTURE TYPE 'S' & 'S3' - DETAIL

NO SCALE



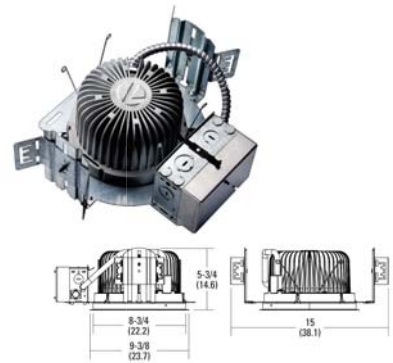
FIXTURE TYPE 'S2' - DETAIL

NO SCALE



FIXTURE TYPE 'S2A' - DETAIL

NO SCALE



FIXTURE TYPES 'RX'

NO SCALE



FIXTURE TYPES 'S6'

NO SCALE



FIXTURE TYPES 'S', 'S2', 'S2A', & 'S3'

NO SCALE



FIXTURE TYPES 'S7' & 'S7A'

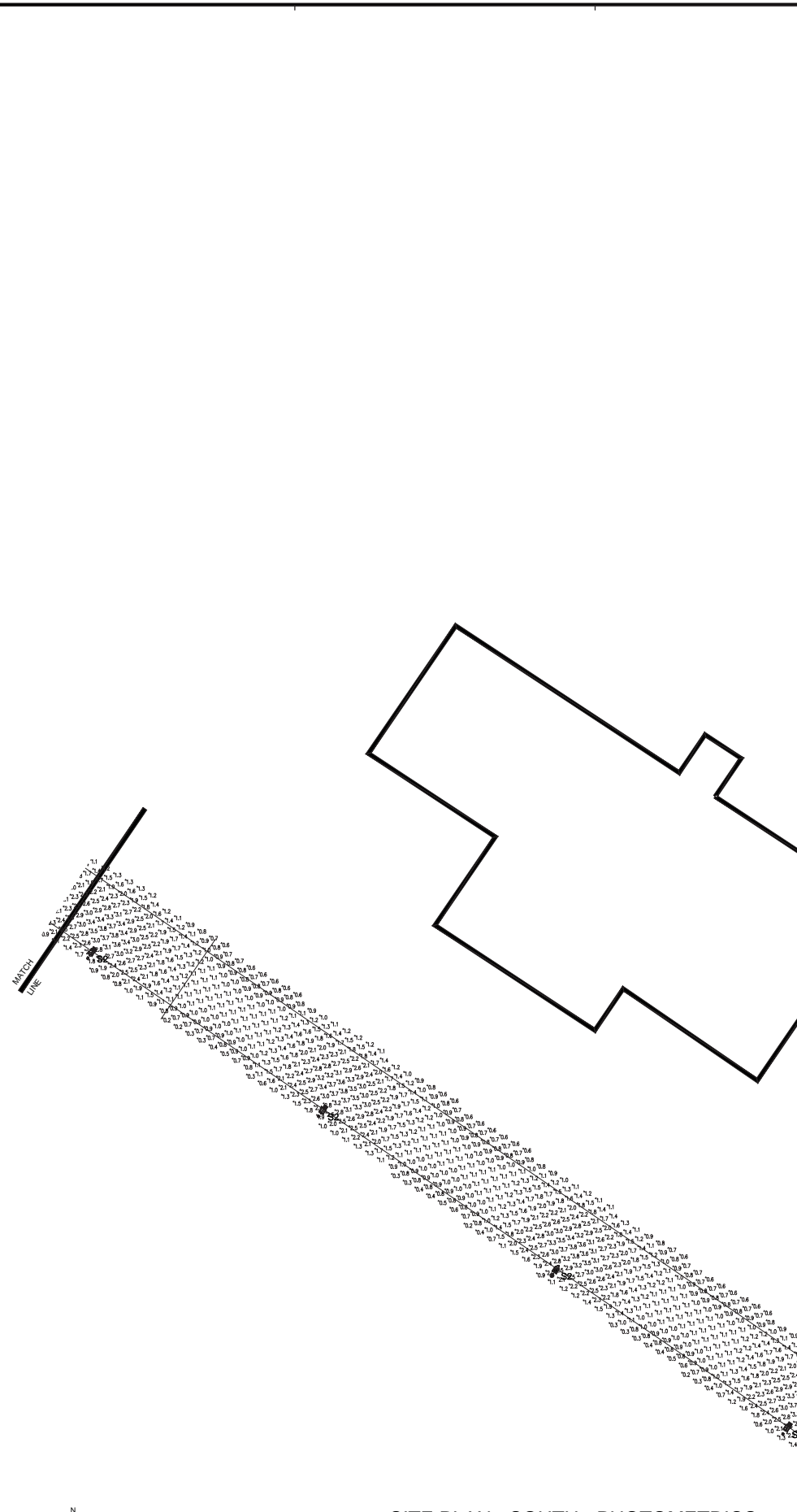
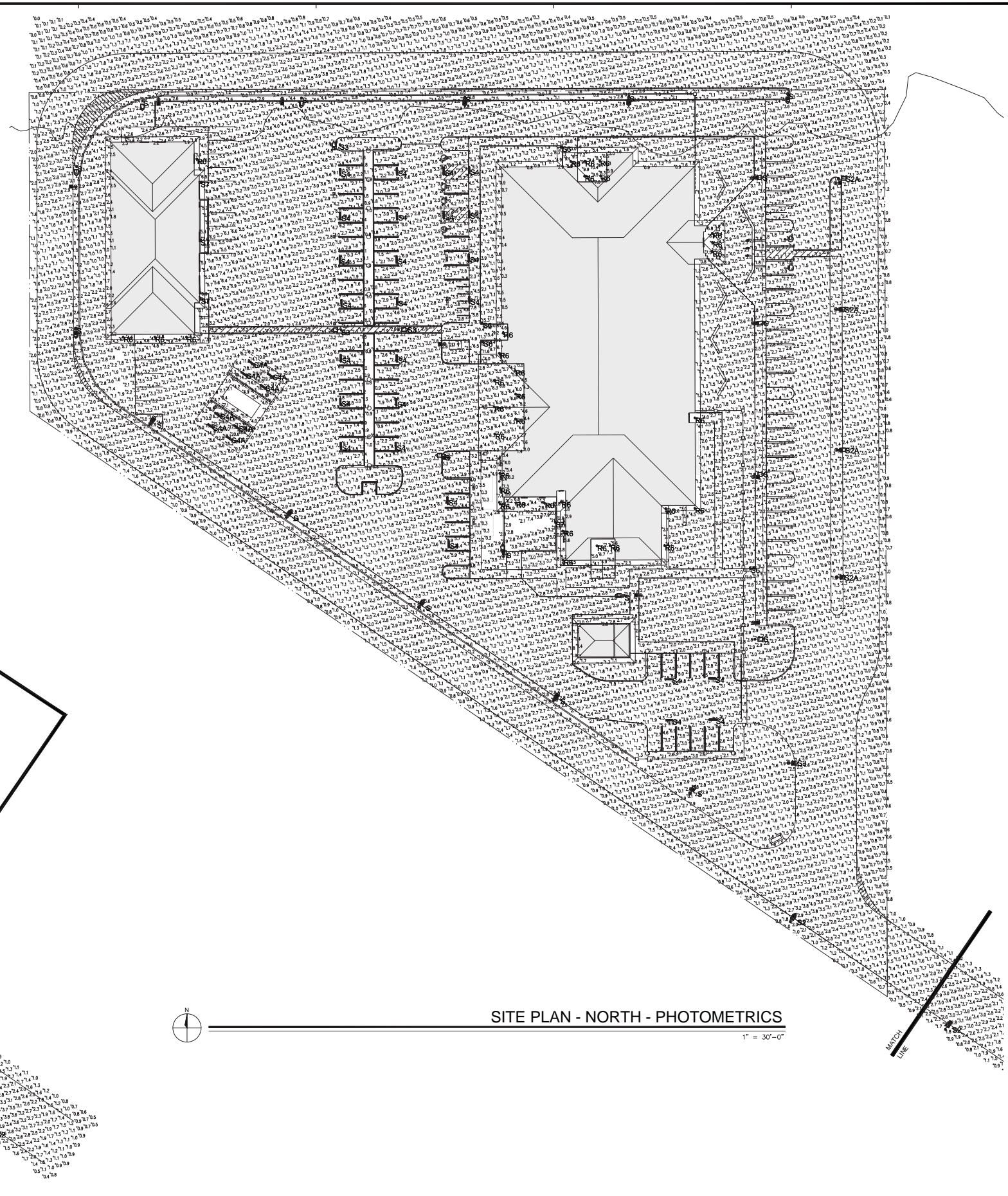
NO SCALE



FIXTURE TYPES 'S4'

NO SCALE

NOTE: FIXTURE MOUNTED UNDER CARPORT.



SITE PLAN - NORTH - PHOTOMETRICS
1" = 30'-0"

SITE PLAN - SOUTH - PHOTOMETRICS
1" = 30'-0"

GLASS
ARCHITECTS

200 E. STREET
Suite 100
Santa Rosa, Ca 95404
Tel: (707) 544-3920
Fax: (707) 544-2514
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RMECE#1130105



SIGNATURE DATE:

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IDENTIFICATION STAMP
Division of the
State Architect

App. No.:
File No.:
AC: SS
Date:
California State
Fire Marshal
APPROVED

Reviewed by:
Date:
CSM#:

CHP CHICO
AREA OFFICE
Chico, CA.
DEVELOPER
CHP Facility
Chico - LLC

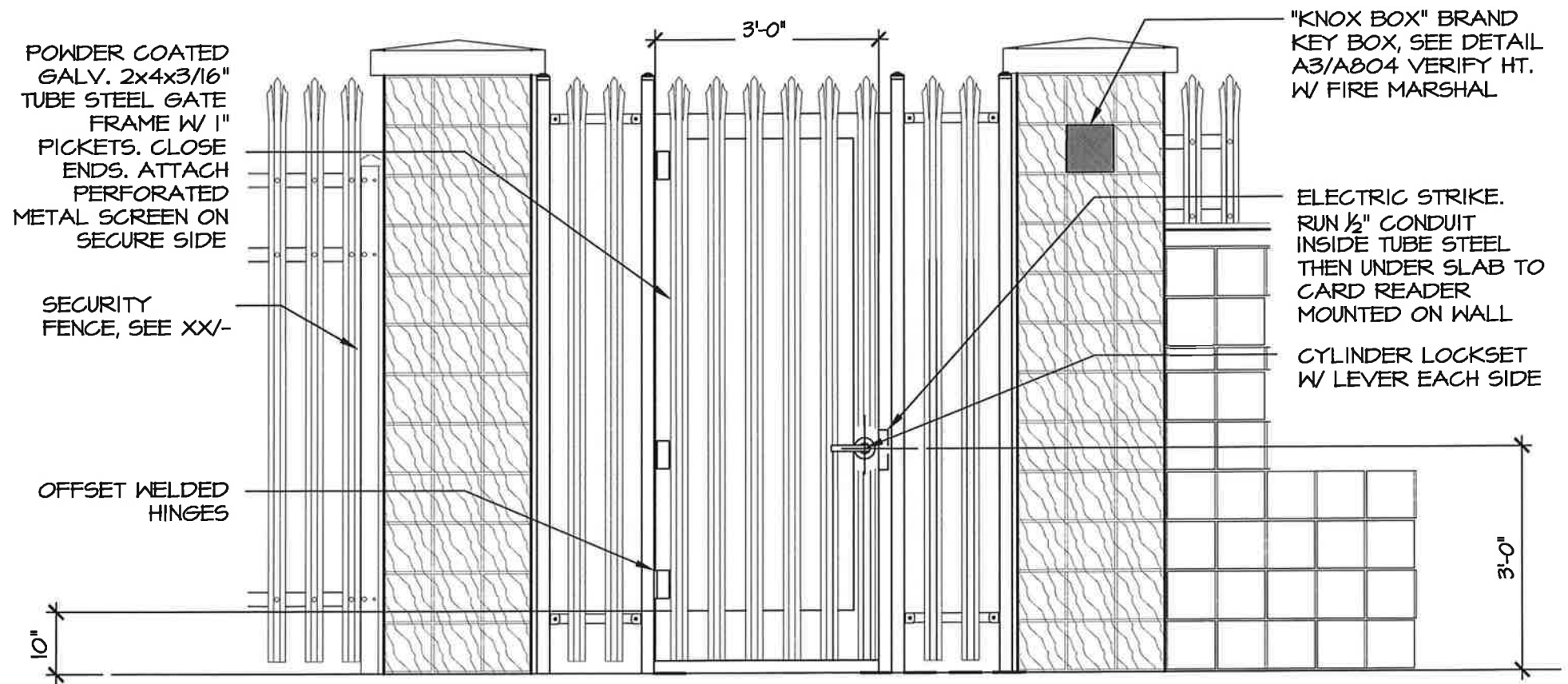
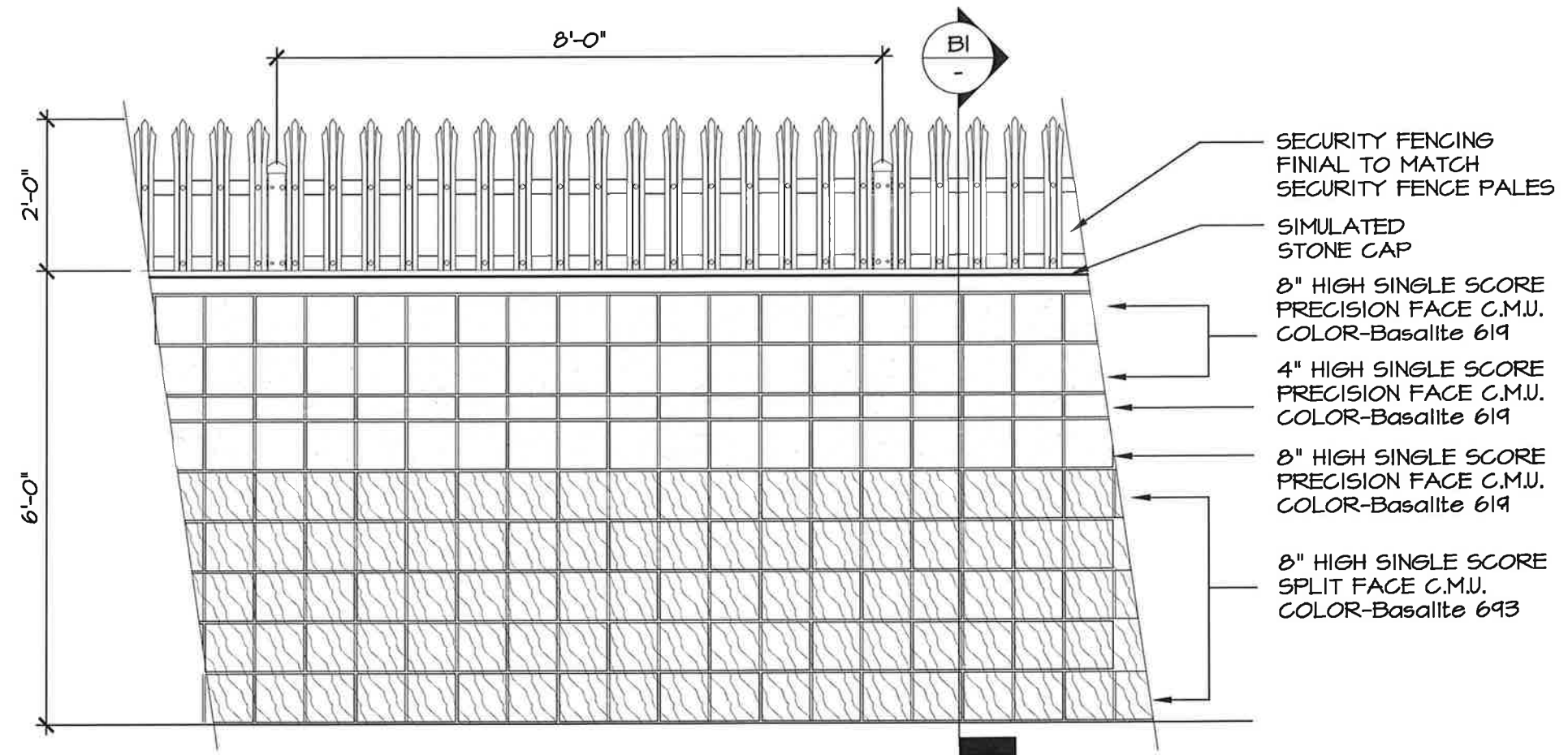


SITE PLAN
PHOTOMETRICS

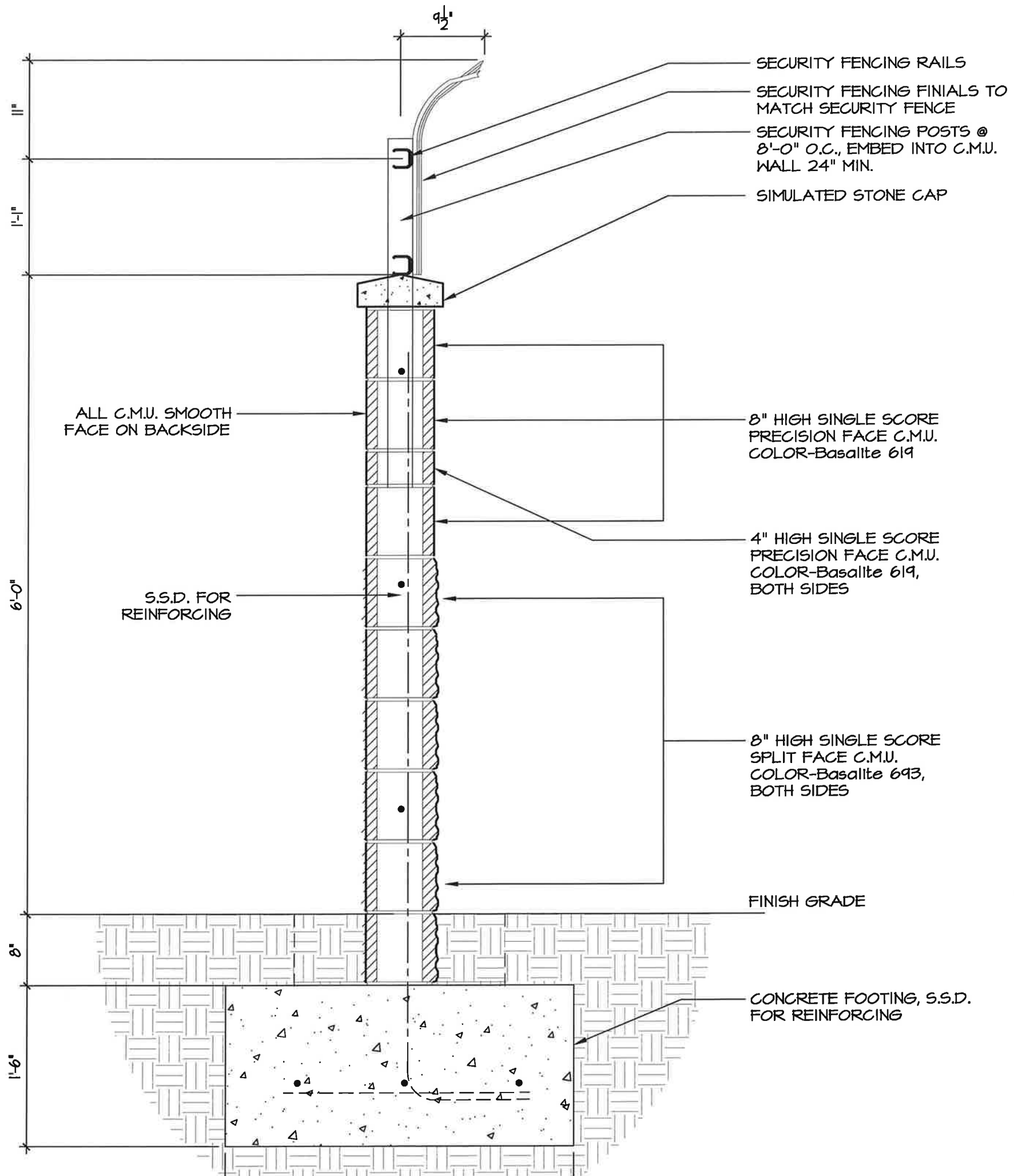
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Date: 01/08/2015
Revision:

Sheet Number

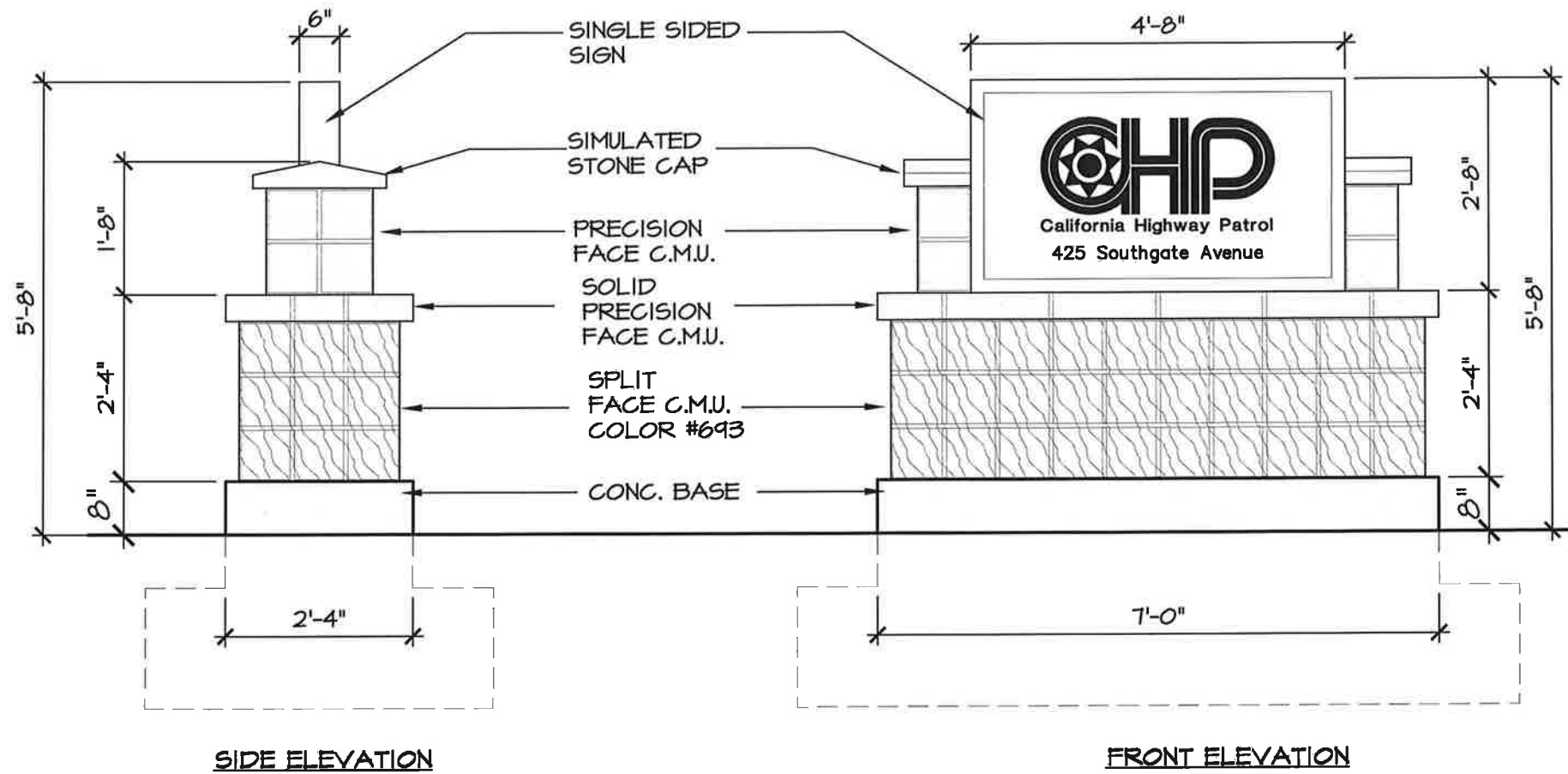
E301



CHP CHICO AREA OFFICE
SITE FENCE ELEVATIONS



CHP CHICO AREA OFFICE
SITE FENCE SECTION



RECEIVED



PLANNING SERVICES DEPARTMENT
 411 Main Street (530) 879-6800
 P.O. Box 3420
 Chico, CA 95927-3420

MAY 12 2014

Application No. 14-05
APPLICATION FOR
Architectural Review and
Historic Preservation Board

CITY OF CHICO
 PLANNING SERVICES

Applicant Information		
Applicant	CHP Facilities - Chico LLC (Aaron McCoy)	Phone 714 414 0286
Street Address	3150 E. La Palma Ave, Suite A	Email AaronM@ContinentalDBI.com
City	Anheim	State CA Zip 92806

Property Owner	E&D Investments, LLC (Erin Sorgel)	Phone 510 618 2503
Street Address	955 Marina Blvd	Email EKSorgel@petersoncat.com
City	San Leandro	State CA Zip 94577

Architect or Historical Consultant	Glass Architects (Eric Glass)	Phone 707 544 3920
Street Address	200 E Street	Email eglass@glassarchitects.com
City	Santa Rosa	State CA Zip 95404

General Project Information		
Project Name	Chico CHP Area Office	Assessor's Parcel Number 040 400 088 00 Parcel Size 5.9 ac
Location/Address	425 Southgate Ave, Chico CA 95928	General Plan Designation
Description	Local CHP Headquarters	Zoning CR Regional Commerical

Submittal Requirements

Application requirements are as indicated on attached checklist. The City's **Design Guidelines Manual** (which is available online at http://www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call the Department at (530) 879-6800.

Applicant Authorization and Signature

Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal. I certify that the information provided with this application is complete, true, and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

Applicant's Signature: *Frank Adles* Date: 4/24/2014

For Office Use Only		
Application Received By	<u><i>ML</i></u>	Butte County Filing Fee \$50 (Check payable to Butte County)
Date	<u>5/12/14</u>	<input checked="" type="checkbox"/> Applies <u>not yet collected.</u>
Assigned Planner	<u>Erica Rodaker</u>	<input type="checkbox"/> Does Not Apply
Tentative Hearing Date	<u>2/18/15</u> Pg <u>3/5/15</u>	Receipt No. <u>189586</u>
		Application Fee \$ <u>1,073.00</u>
		Environmental Review Fee \$ <u>see up 14-10.</u>
		Total Fees \$ <u>1,073.00</u> (Check payable to the City of Chico)

Re-assigned to Mike Sawley 4/15

see up 14-10.