



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 7/20/16

REPORT: July 12, 2016

File: AR 16-09

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (530-879-6807, bob.summerville@chicoca.gov)
Community Development Department

RE: Architectural Review 16-09 (Aguilar/Souza) – Nord Avenue Apartments, 557 Nord Avenue

SUMMARY AND RECOMMENDATION

The applicant is proposing a new 18 unit apartment complex on a 0.92 acre parcel, creating a gross density of 18 units per acre. The applicant recently received use permit approval for the project to allow ground-floor residential uses in the CC Community Commercial zoning district. Surrounding uses are predominantly multi-family residential that appear to have been constructed over 25 years ago. With traditional styling and a blend of new finish materials, the proposal lends a fresh appearance to this student housing area along Nord Avenue.

Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-09 (Aguilar/Souza) subject to approval of the project use permit and the recommended conditions therein.

BACKGROUND AND ANALYSIS

Located on the south side of Nord Avenue approximately one-half mile south of its intersection with West Sacramento Avenue, the 0.92 acre site is located on land designated Commercial Mixed Use on the General Plan diagram and in the CC (Community Commercial) zoning district (see location map, **Attachment A**). Proposed with 18 apartment units, the project creates a gross density of approximately 18 units per acre, consistent with the Commercial Mixed Use designation which allows up to 22 units per acre.

In his Project Description, the architect notes that the site design responds to the deep, linear configuration of the site, with parking along its north side and the apartment buildings along its south side (see project description, **Attachment B**). Three apartment buildings are proposed, each are two-story townhouses. The building closest to Nord Avenue is an 8-plex, with the first two units facing Nord Avenue, the remaining six-units facing the parking lot. The second building is a 4-plex, and the last building to the rear is a 6-plex.

Standard parking lot requirements are satisfied, including five separate bike racks located throughout the site, and two trash enclosures (see site plan, **Attachment C**). Existing chainlink fencing is noted on the site plan to remain, however, staff has received the applicant's concurrence to replace the existing fencing with new six-foot wood fencing (see recommended

conditions below). For active recreation, a sports court is centrally located in the project between the first and second apartment buildings.

Architectural styling is characteristic of traditional rowhouses (see color elevations, **Attachment D**, and black/white elevations, **Attachment E**). Lap siding and stucco wall surfaces alternate between units and building masses for interest. Exterior colors are hues of crème, khaki, and tan (see color samples, **Attachment F**).

All roof designs are gable, with the exception of a hip roof over the two units facing Nord Avenue. Arched stucco entries frame recessed front doors on all front elevations. Front door designs are four-panel with corresponding arched windows above the panels. Front and rear elevations incorporate pop-out masses on the second stories to add interest and reduce flat-wall monotony. A wide (1 x 12) belly band trim defines the first and second stories of each building. Windows are sliders with Craftsman-style grid divider patterns. Outrigger supports are designed below some second-story window pop-outs on front elevations (however this detail appears to be missing on the 4-plex building and should be included if possible).

Chinese pistache and Canary Island pine trees create 67 percent shading in the parking lot yards (see landscape plans, **Attachment G**). For amenity value and to enhance an established character of the site, a mature valley oak tree will be preserved in a landscape island near the southwest corner of the site. The rear yards of each building are noted on the landscape plans as gated maintenance corridors and minimally landscaped with decomposed drain rock and intermittent crape myrtle trees. Landscape plan details (illustrated on the second page L-0.2) include dry-stack fieldstone walls for aesthetic sense-of-place along the project's street frontage, and wood fence details (which is recommended to replace all existing chain link fencing, as well as where noted on the landscape plans). Pedestrian paths are illuminated by 42-inch tall bollard fixtures, and the parking lot is illuminated by 12-foot tall full-cut off fixtures (see landscape plan for locations, and cut sheets, **Attachments H** and **I**).

The overall design lends a much-needed architectural update and eloquence to the surrounding drab apartment projects constructed over the recent decades. Alternating siding materials and colors that correspond to various building masses enliven the architectural design, and accents such as dry-stack stone walls lend a sense of place. An abundance of shade tree canopy in the parking lot and generous ground cover plantings soften the living environment for new tenants of the project along a busy stretch of Nord Avenue.

RECOMMENDED DISCUSSION ITEMS

1. The southwest corner of the 4-plex building appears crowded with the 6-plex building. Discuss ways to increase the separation of the buildings by perhaps breaking up the 6-plex into two buildings, or shifting the 4-plex a few feet easterly into the sports court.
2. Discuss the feasibility of utilizing the rear of each building for passive recreation and landscape accordingly.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 16-09 (Aguilar/Souza). No building permits

related to this approval shall be finalized without prior authorization of Community Development Department planning staff.

2. All ground-mounted HVAC shall be structurally screened as noted on all final site and landscape plans.
3. The final landscape plan shall indicate creeping vines against trash enclosure stucco walls.
4. The final site and landscape plans shall note and illustrate all existing chainlink fencing to be removed and replaced with six-foot tall wood fencing and dimensional cap around the perimeter of the site.
5. A note in bold type face shall be included on the final landscape plans attached with all building plan sets that the valley oak tree to be preserved near the southwest corner of the site shall be preserved in accordance with Chico Municipal Code sections 16.66.110 and 19.68.060. A tree preservation plan, including fencing around the drip line and methods for excavation, shall be prepared by the project landscape architect for review and approval by planning staff prior to any ground-disturbing activities.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). The project is consistent with the General Plan designation and all applicable zoning regulations. The project site is located within city limits on a site less than five acres in size. There is no known value to the site for habitat for endangered, rare or threatened species, and the site can be adequately served by required utilities and public services. Approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality.

Given that the site was historically utilized as a drive-through oil change business, the applicant provided a soil sample study dated December 22, 2009. The study concluded that the samples taken below the surface (40 and 60 inches deep) contain levels of "oil and grease range petroleum" that are well below the published standard and are considered "de minimis". No further action was recommended.

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 on the required findings itemized below.

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

The project is consistent with the following policy of the Land Use Element of the General Plan that supports compatible infill development:

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

The project is consistent with the following goal and policies contained in the Community Design Element of the General Plan:

Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

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.*

From Chapter 1: Community Design, the project is consistent with the following Objective:

“Add visual interest with building materials and color that reinforces the overall architectural design concept and sense of place.” Consistent with old areas of Chico, accents such as dry-stack stone walls lend a sense of place.

From Chapter 4: Residential Project Types, the project is consistent with the following guidelines:

DG 4.1.13 – Orient multiple-family residential development to the street and pedestrians.

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 project lends a timeless and uplifting character to the pastoral setting of the surrounding neighborhood. The Monterey style is consistent on all elevations and exterior lighting appears low-intensive.

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.*

Buildings are positioned along existing parking areas of adjacent apartment complexes, and therefore do not affect surrounding uses. Mature shade trees on adjacent parking areas lend an immediate shade advantage and established character to the proposed project.

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.*

An abundance of shade tree canopy in the parking lot and generous ground cover plantings soften the living environment for new tenants of the project along a busy stretch of Nord Avenue.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting. Interested neighbors were sent notices and report copies by mail or email.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Color Elevations
- E. Black & White Elevations
- F. Color/Material Samples
- G. Landscape Plans (L-0.1 & L-0.2)
- H. Bollard light fixture
- I. Pole light fixture
- J. Application

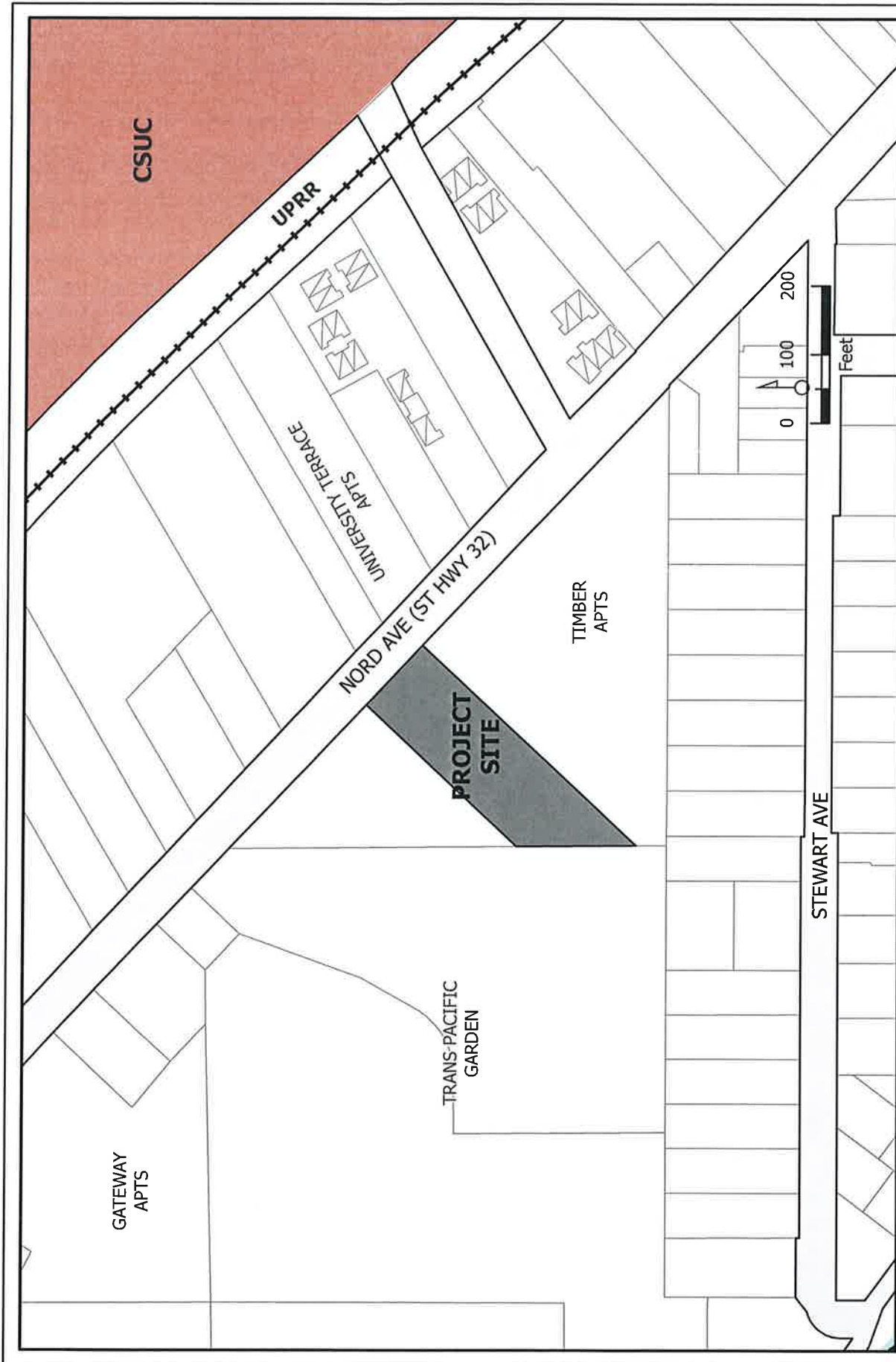
DISTRIBUTION

Internal (1)

Bob Summerville, Senior Planner
File: AR 16-09

External (3)

Rick Souza/Jim Aguilar, 68 Pauletah Place, Chico, CA 95927
Greg Peitz, Architect, 383 Rio Lindo Ave., Chico, CA 95926
Brian Firth Landscape Architect, Inc., 627 Broadway, Suite 220, Chico, CA 95928
Pete Manerino, P.O. Box 7836, Chico, CA 95927



AR 16-09 (Nord Avenue Apartment)
557 Nord Avenue
APN 043-290-010-000

GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

SUBJECT: 557 NORD AVENUE APARTMENTS ARHPB PROJECT DESCRIPTION

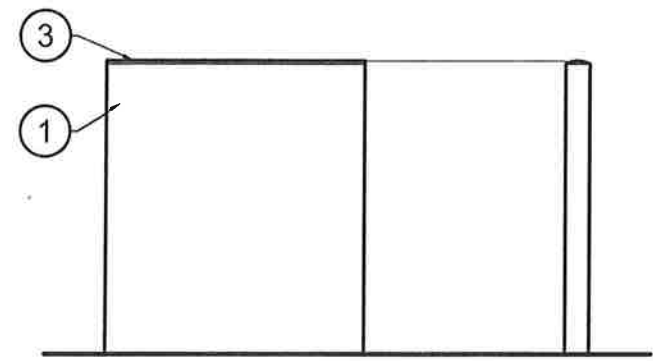
The Aguilar-Souza apartments is an 18 unit student oriented apartment complex of two story townhouses on the Nord Avenue corridor.

Due to the deep, narrow proportions of the lot, the parking has been arranged along the length of the lot parallel with the side property lines to provide easy access to the units which the spaces serve and minimize the exposure of the parking to the traffic traveling down Nord Ave. (DG 4.1.35) The on-site sidewalks are all connected to the public sidewalk to provide a pedestrian friendly orientation. (DG 4.1.35) (DG 4.1.12)

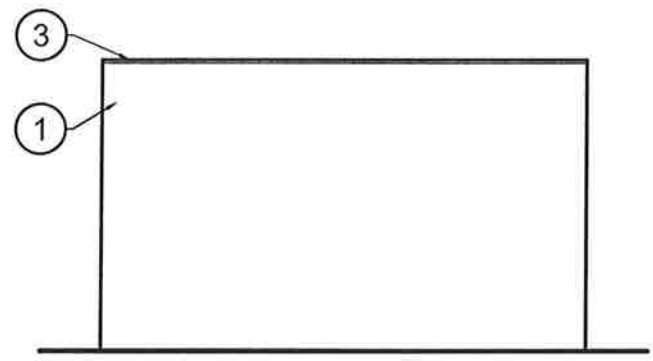
The front two apartments have been turned to face Nord Avenue and have a covered porch to give the street view a more residential, building oriented appearance. (DG 4.1.35)

An outdoor recreation area have been provided at the center of the parcel to break up the building clusters into three areas. The recreation area is a paved area with a basketball court for outdoor play. (DG 4.1.45, DG 4.1.41, DG 4.1.42)

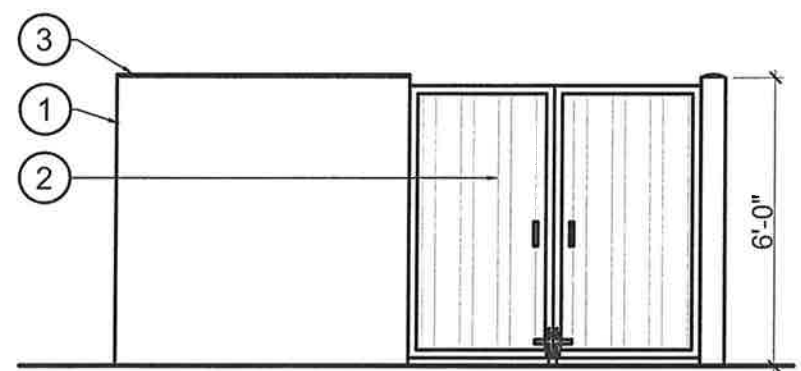
The massing of the buildings has been broken up by varying the facade with different roof lines, colors and siding materials to give the buildings a rowhouse type architectural feel. Each unit has a ground floor entry with individual roof covers to emphasize their identity. (DG 4.1.15, DG 4.2.31)



ELEVATION VIEW (LEFT SIDE)
 NOT TO SCALE



ELEVATION VIEW (RIGHT SIDE)
 NOT TO SCALE



ELEVATION VIEW (FROM FRONT)
 NOT TO SCALE

**TRASH ENCLOSURE
 LEGEND:**

- ① CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
- ② RIBBED, EXPANDED METAL DOORS INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.
- ③ SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS)

UNITS

18 UNITS - (3) BED - (2) SPACES PER UNIT:
 GUEST PARKING 1 SPACE PER 5 UNITS:
 TOTAL REQUIRED: 39.6 SPACES
 PARKING PROVIDED: 39 SPACES

BICYCLE SPACES REQUIRED: 1 PER UNIT
 BICYCLE SPACES PROVIDED: 18 SPACES

GUEST BICYCLE SPACES REQUIRED: 1 SPACE
 GUEST BICYCLE SPACES PROVIDED: 2 SPACES

PARKING

36 SPACES
 3.6 SPACES
 39.6 SPACES
 39 SPACES

1 PER UNIT
 18 SPACES

1 SPACE
 2 SPACES

SITE:
 APN: 043-290-010, 0.92 ACRES

LOT COVERAGE CALCS:

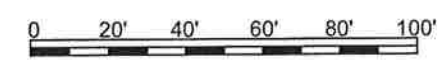
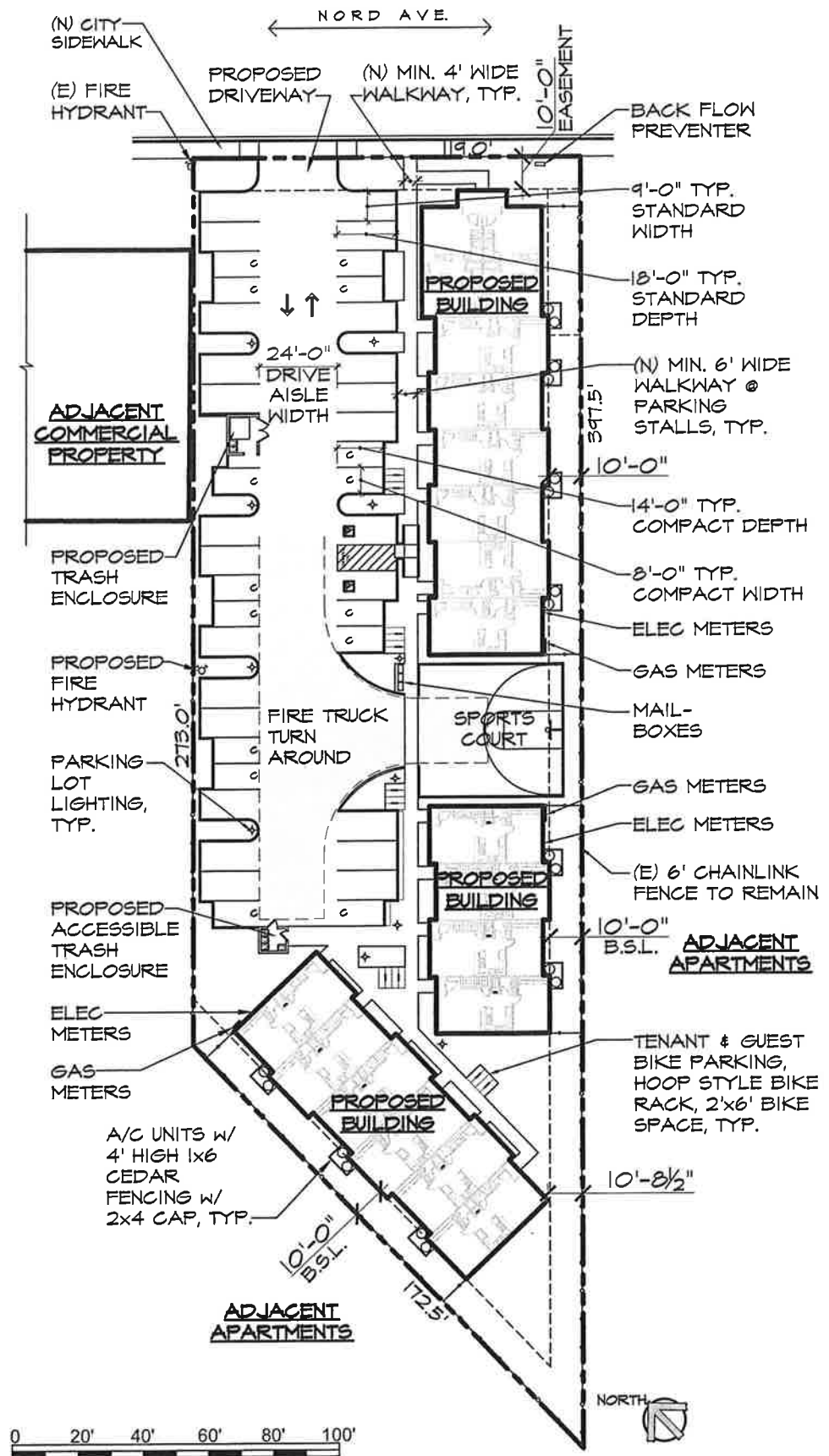
LOT AREA: 40001 S.F.
 BUILDING AREA: 10704 S.F.
 LOT COVERAGE: 26.7%
 MAX. PERCENTAGE ALLOWED: 95.0%

LANDSCAPE OPEN SPACE:

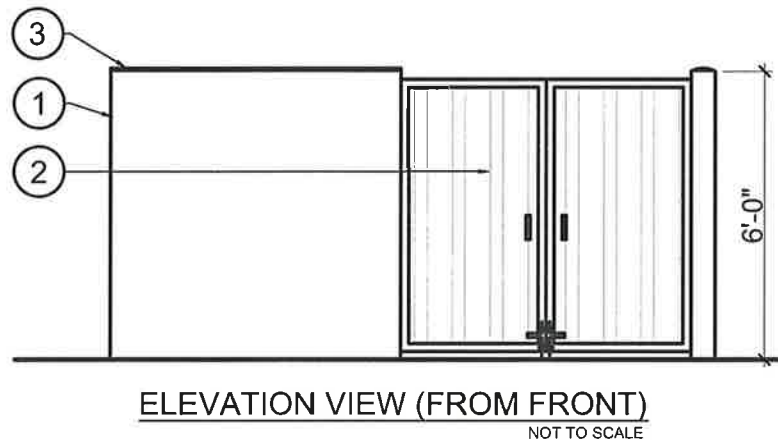
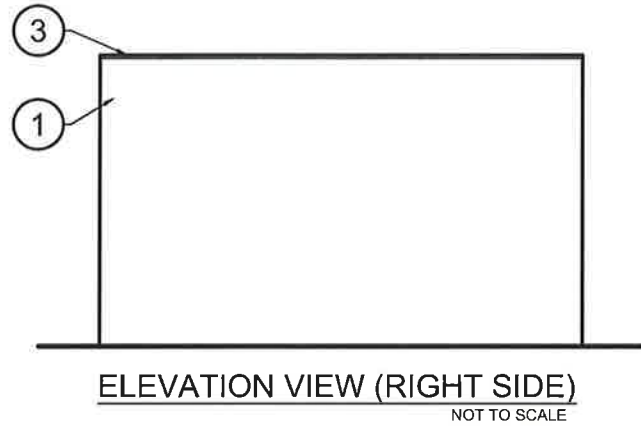
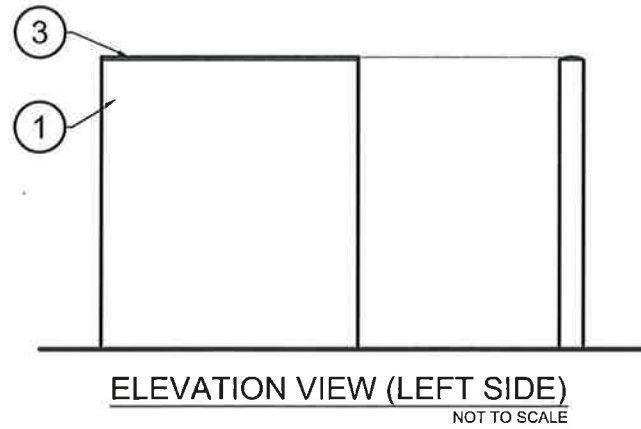
LOT AREA: 40001 S.F.
 LANDSCAPE AREA: 16339 S.F.
 PROPOSED LANDSCAPE AREA: 40.8%
 REQUIRED LANDSCAPE AREA: 5.0%

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SITE PLAN
 1" = 50'-0"



TRASH ENCLOSURE LEGEND:

- ① CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
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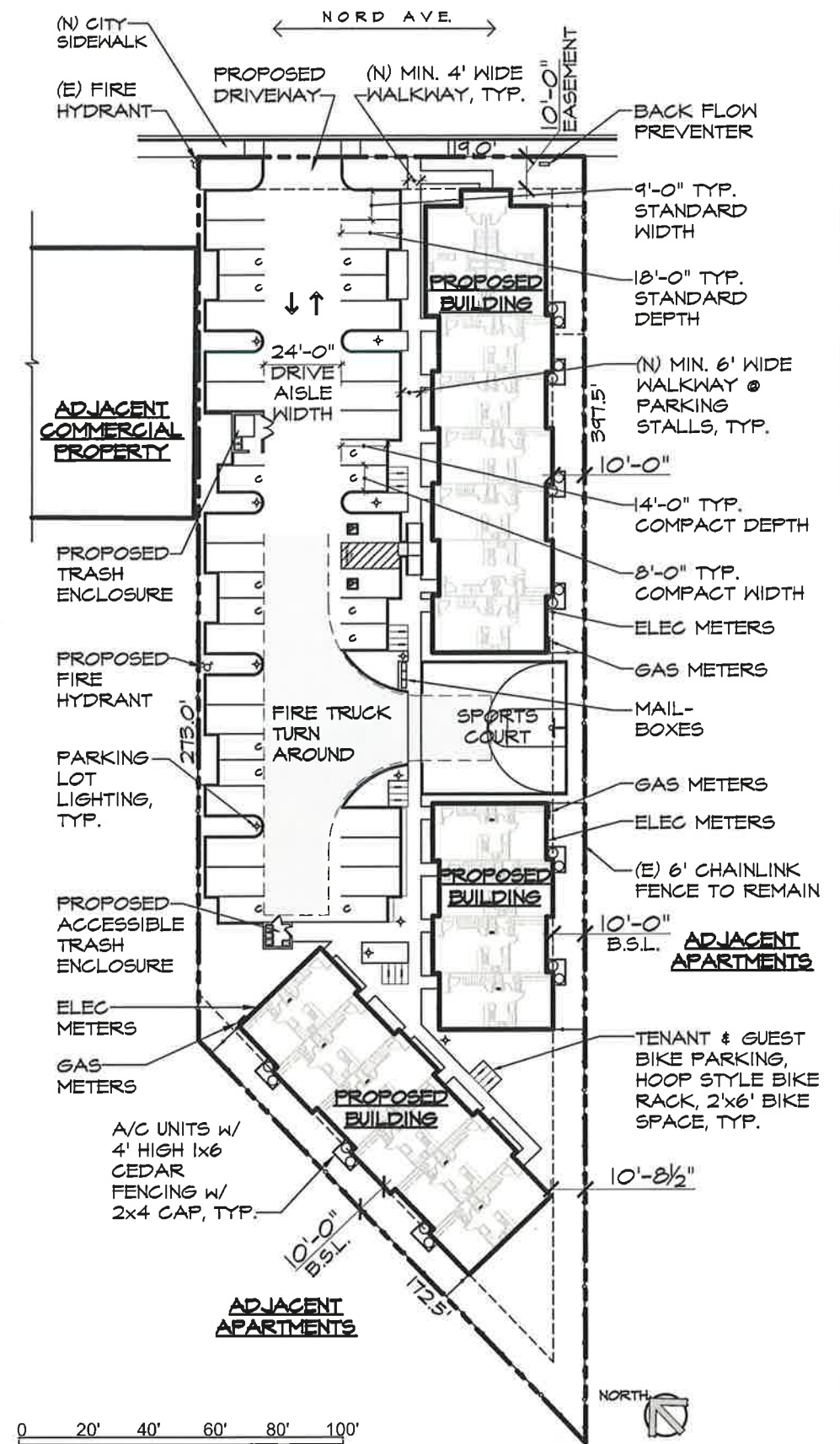
CITY OF CHICO
 PLANNING SERVICES

PARKING

36 SPACES
 3.6 SPACES
 39.6 SPACES
 39 SPACES

1 PER UNIT
 18 SPACES

1 SPACE
 2 SPACES



Revision	Date	By
1	5-13-16	CAS

GREGORY A. PEITZ ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

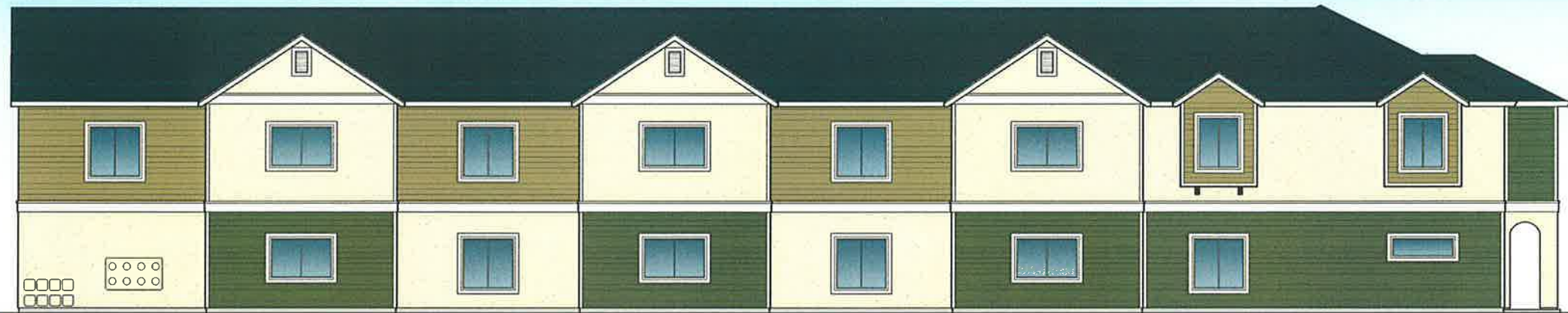
APARTMENTS FOR: JIM AGUILAR & RICK SOUZA
 AT: NORD AVE
 CHICO, CALIFORNIA



AGUILAR/SOUZA APARTMENTS

Date: MARCH 2016
 Scale:
 Drawn: CAS
 Job: 15-2111
 Sheet:

ARB-1



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

NORD AVE APARTMENTS

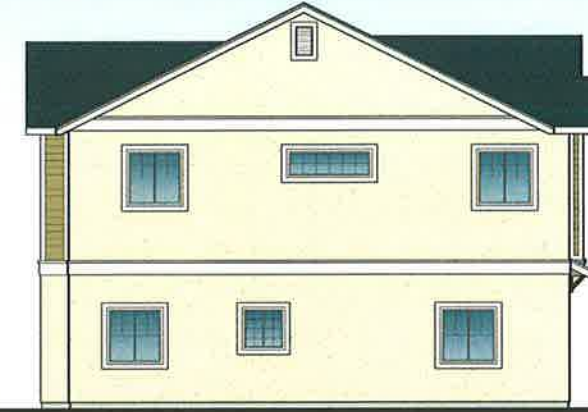
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REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

NORD AVE APARTMENTS

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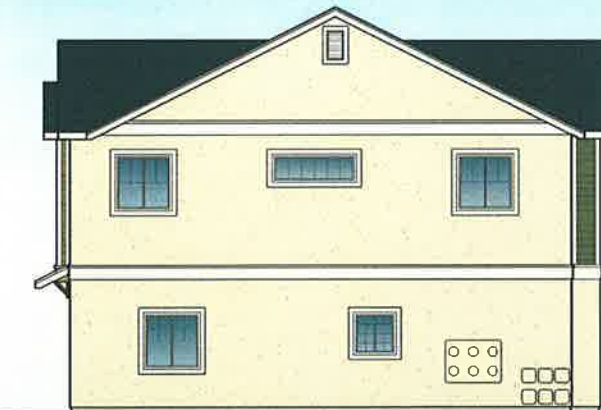
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

NORD AVE APARTMENTS

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5-13-16	CS
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 Email: gpeitz@shgpld.com

FOR: **JIM AGUILAR & RICK SOUZA**
 AT: **NORD AVE**
 CHICO, CALIFORNIA



AGUILAR/
 SOUZA
 APARTMENTS

DATE: MARCH 2016
 DRAWN BY: CAS
 NO: 15-2111

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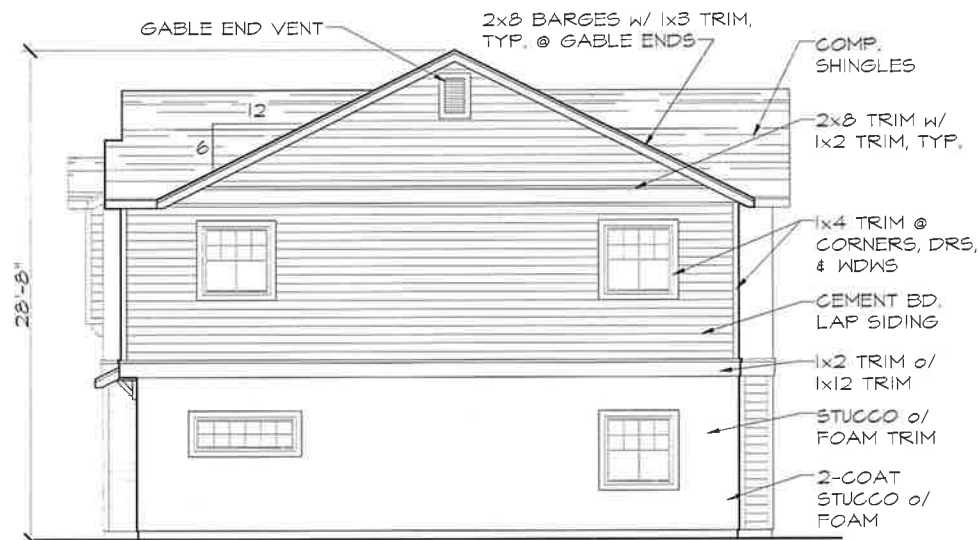


SOUTH-EAST ELEVATION 1/4" = 1'-0"

GAS METERS,
 STACKED
 ELEC. METERS, PAINT
 TO MATCH STRUCTURE



NORTH-EAST ELEVATION 1/4" = 1'-0"



SOUTH-WEST ELEVATION 1/4" = 1'-0"

- GABLE END VENT
- 2x8 BARGES w/ 1x3 TRIM, TYP. @ GABLE ENDS
- COMP. SHINGLES
- 2x8 TRIM w/ 1x2 TRIM, TYP.
- 1x4 TRIM @ CORNERS, DRS. & WDWS
- CEMENT BD. LAP SIDING
- 1x2 TRIM o/ 1x12 TRIM
- STUCCO o/ FOAM TRIM
- 2-COAT STUCCO o/ FOAM

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NORTH-WEST ELEVATION 1/4" = 1'-0"

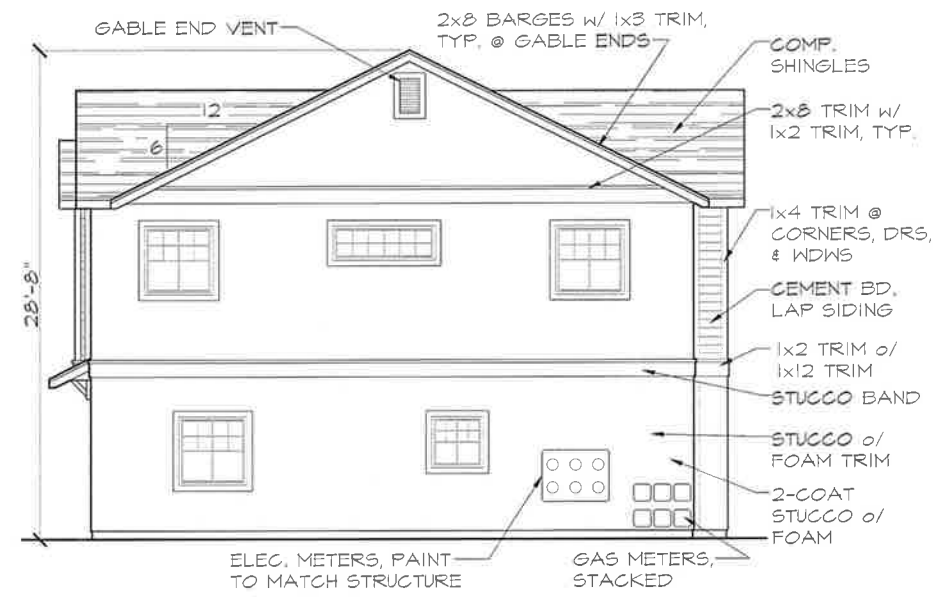
ATTACHMENT E



WEST ELEVATION - 6-PLEX 1/4" = 1'-0"



SOUTH ELEVATION - 6-PLEX 1/4" = 1'-0"



NORTH ELEVATION - 6-PLEX 1/4" = 1'-0"



EAST ELEVATION - 6-PLEX 1/4" = 1'-0"

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FOR: JIM AGUILAR & RICK SOUZA
AT: NORD AVE
CHICO, CALIFORNIA



AGUILAR/
SOUZA
APARTMENTS

DATE: MARCH 2016
DRAWN: CAS
DATE: 15-2111

ATTACHMENT E

ARB5

NORD AVE APARTMENTS

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STUCCO -
'LA HABRA' - OATMEAL



CEMENT BD. SIDING - 'KELLY MOORE'
TUSCAN OLIVE - KMA21-A



CEMENT BD. SIDING - 'KELLY MOORE'
CORTEZ CHOCOLATE - KM4285-3



TRIM - 'KELLY MOORE'
ALHAMBRA CREAM- KM4286-1



ACCENT (DOORS) - 'KELLY MOORE'
COPPER CREEK - KMA53-5



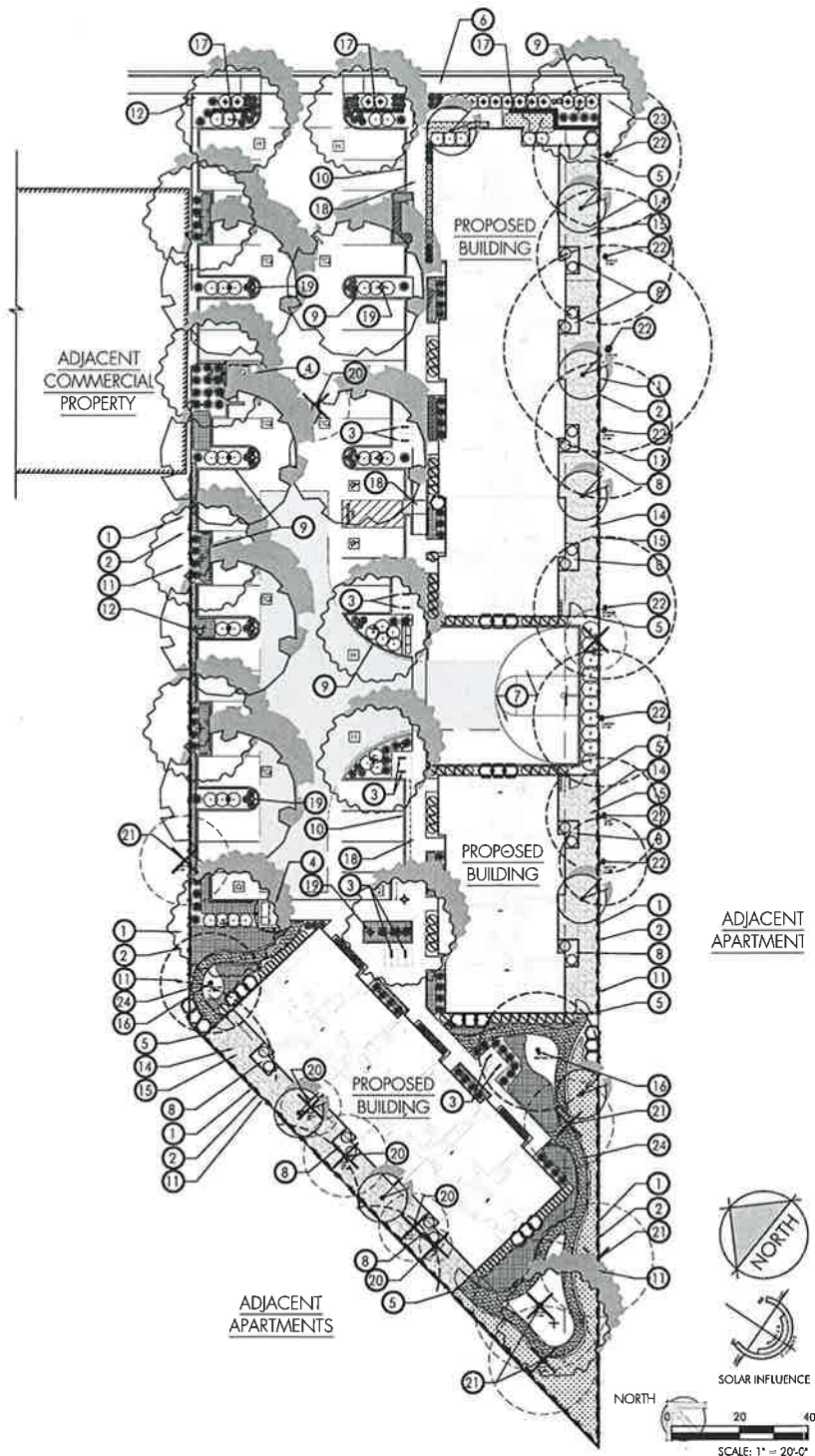
ROOFING -
COMPOSITION SHINGLES -
'OWENS CORNING'
APPALACHIAN SKY

ATTACHMENT F

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A PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	BICYCLE PARKING- INVERTED 'U' STYLE, CYCLOPS MODEL: 2170-3, COLOR: POWDER COAT BLACK
4	TRASH ENCLOSURE- CONCRETE BLOCK, SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS, SCREEN VINES,
5	NEW 6' HIGH CEDAR FENCE WITH CAP AND LOCKING MAINTENANCE ACCESS GATES, HARDWARE PER OWNER.
6	CITY OF CHICO SIDEWALK, TO REMAIN.
7	HALF COURT BASKETBALL COURT.
8	HVAC, SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS.
9	ROOT BARRIER (TYPICAL AT ALL TREES WITHIN 4 FEET OF HARDSCAPE), DEEPROOT MODEL: UB-18 (UNLESS OTHERWISE INDICATED)
10	PARKING AND BACK-UP AREA FOR SHADE CALCULATIONS
11	6' HIGH CHAIN LINK FENCING WITH BROWN PRIVACY SLATS, TRAIN JASMINE ONTO FENCE.
12	FIRE HYDRANT
13	LANDSCAPE SOIL PREPARATION-TYPICAL AT ALL PLANTERS, SEE NOTE, THIS SHEET.
14	MAINTENANCE ACCESS CORRIDOR/ AREA
15	1" TO 1-1/2" DIAM. DECORATIVE DRAIN ROCK OVER WEED BARRIER, TYPICAL AT ALL MAINTENANCE ACCESS CORRIDORS AND AREAS
16	EXISTING VALLEY OAK TREE, TO REMAIN.
17	THREE FOOT HIGH DRYSTACK FIELDSTONE WALL, 12" - 18" DIAMETER MOSS AND LICHEN COVERED FIELDSTONES.
18	CONCRETE SIDEWALKS, TYPICAL THROUGHOUT.
19	PARKING LOT AREA LIGHTS, 12 FOOT HIGH POLES WITH GLARE CUT-OFF SHROUDS TO PREVENT LIGHT FROM SHINING ONTO ADJACENT PROPERTIES, TYPICAL.
20	EXISTING QUALIFYING TREE TO BE REMOVED, SEE SHEET L-0.2 FOR TREE MITIGATION TABLE.
21	EXISTING NON-QUALIFYING TREE TO BE REMOVED
22	EXISTING TREES LOCATED ON ADJACENT PROPERTIES
23	EXISTING UTILITIES, TO REMAIN.
24	CRUSHED ROCK PATHWAYS

13 B SOILS STATEMENT

LANDSCAPE AREAS FORMERLY BENEATH PAVED AREAS AND BUILDINGS ARE COMPACTED AND LIKELY CONTAINS ROCKS AND DEBRIS UNSUITABLE FOR PLANT GROWTH. AS SUCH, SOIL WILL BE EXCAVATED TO A MINIMUM DEPTH OF 24", AND ROCKS AND DEBRIS REMOVED, AND AMENDED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY

LANDSCAPE MULCH

A UNIFORM 2" MINIMUM LAYER OF 1" - 1-1/2" WALK ON FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS UNLESS OTHERWISE NOTED.

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	11,992 SF	
PARKING LOT LANDSCAPE	1,160 SF	9%

H SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			11,992 SF	
SHADE AREA PROVIDED				
40 FOOT DIAMETER CANOPY				
F FULL	1,256 SF	0	0	0
TQ THREE QUARTER	942 SF	6	5,652 SF	47%
H HALF	628 SF	0	0	0
Q QUARTER	314 SF	0	0	0
30 FOOT DIAMETER CANOPY				
F FULL	707 SF	0	0	0
TQ THREE QUARTER	530 SF	0	0	0
H HALF	353 SF	4	1,412 SF	11%
Q QUARTER	177 SF	6	1,062 SF	8%
TOTAL SHADE AREA PROVIDED			8,120 SF	67%

A TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
(Symbol)	PISTACHIA CHINENSIS KEITH DAVIES' SEEDLESS CHINESE PISTACHE	40'	15 GAL, STANDARD
(Symbol)	PINUS CANARIENSIS CANARY ISLAND PINE	30'	15 GAL, STANDARD
(Symbol)	LAGERSTROEMIA INDICA 'WHIT II' P.P.# 10296 DYNAMITE CRAPE MYRTLE	15'	15 GAL, MULTI-TRUNK

A SHRUB LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
(Symbol)	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	1 GAL
(Symbol)	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA	5'	5 GAL
(Symbol)	DIETES BICOLOR FORTNIGHT LILY	4'	5 GAL
(Symbol)	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	5 GAL
(Symbol)	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3'+	5 GAL
(Symbol)	MAHONIA AQUIFOLIUM OREGON GRAPE	4'+	5 GAL
(Symbol)	NANDINA DOMESTICA 'HARBOUR DWARF' HARBOUR DWARF HEAVENLY BAMBOO	2'+	1 GAL
GROUND COVER			
(Symbol)	HYPERICUM CALYCIUM ST. JOHN'S WORT	2'+	1 GAL
(Symbol)	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	4'+	1 GAL
VINES			
(Symbol)	TRACHELOSPERMUM JASMINOIDES STAR JASMINE		1 GAL
(Symbol)	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY		1 GAL

COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	SYMBOL
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND.	A
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	B
<input type="checkbox"/>	TREES TO REMAIN OR BE REMOVED (NOTE SPECIES AND SIZE).	C
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	D
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	E
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY. SEE ARCHITECTS PLAN.	F
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION)	G
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	H
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS.	I
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	J

SEE SHEET L-0.2 FOR
ADDITIONAL INFORMATION
ATTACHMENT G



LICENSE



CONSULTANT

CLIENT

JIM AGUILAR &
RICK SOUZA

CHICO,
CALIFORNIA

PROJECT

APARTMENTS
AT 557 NORD
AVENUE
CHICO,
CALIFORNIA

SHEET TITLE

PRELIMINARY
LANDSCAPE
PLAN

DATES	DESCRIPTION	DATE
	PRELIMINARY LANDSCAPE PLAN	3-15-16
	REVISED PRELIMINARY LANDSCAPE PLAN	5-17-16

Plot Date: May 19, 2016 - 8:15 am

PROJECT NUMBERS

BFLA PROJECT #: 1904
CONSULTANT PROJECT #:

SHEET NUMBER

L-0.1

SHEET 1 OF 2

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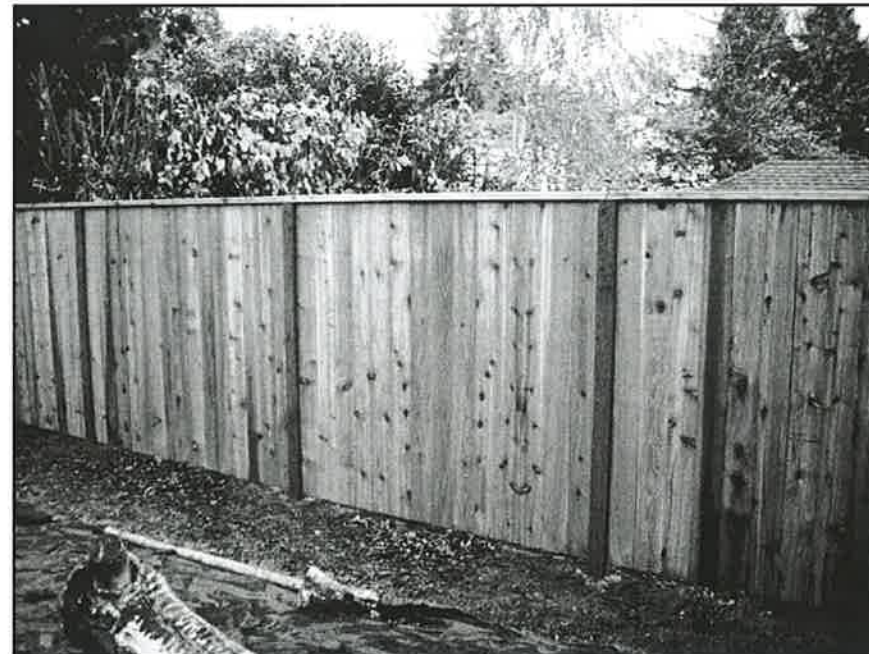
INVERTED "U" STYLE BIKE PARKING



DRYSTACK FIELDSTONE WALL



6 FOOT HIGH CEDAR FENCE WITH CAP



WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA) - Calculation

$$\text{MAWA} = (\text{Eto}) (0.7) (\text{LA}) (0.62)$$

$$\text{MAWA} = 201,631 \text{ Gallons per Year}$$

Where:

- 57.3 = Reference Evapotranspiration (ETo)
- 0.7 = ET Adjustment Factor (percent)
- 8,108 = Landscape Area (LA) (square feet)
- 0.62 = Conversion factor (inches to gallons)

Estimated Water Use for Hydrozones (EWU) - Calculation

$$\text{EWU} = (\text{Eto}) (\text{PF}) (\text{HA}) (0.62) / (\text{IE})$$

Where:

- 57.3 = Reference Evapotranspiration (ETo) (Ref: CIMIS)
- PF = Plant Factor per Hydrozone
- HA = Hydrozone Area (square feet)
- 0.62 = Conversion factor (inches to gallons)
- IE = Irrigation Efficiency per Sprinkler Type

Hydrozone 5: Medium water use trees, shrubs and ground cover; drip. PR= 0.21			
PF =	0.5		
HA =	8,108 (square feet)	0.186134 Acres	
IE =	0.9		
EWU =	160024.8933 (gallons per year)	0.491098 acre-feet/year	213.937 ccf/year

Total Estimated Water Use for All Hydrozones (EWU) - Sum

$$\text{EWU} = 160,025 \text{ (gallons per year)} \quad 0.491098 \text{ Acre-Foot per Year}$$

$$214 \text{ (100 cubic feet per year)} \quad 0.004911 \text{ Acres}$$

Irrigation Schedule

Hydrozone 5: Medium water use trees, shrubs and ground cover; drip.												
Precipitation Rate = 0.21 inches per hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
INCHES / WEEK	43	195	239	401	504	631	702	603	481	308	137	83
DAYS / WEEK	3	4	5	5	6	6	6	6	6	5	3	3
INCHES / WATER DAY	14	41	48	80	84	105	117	100	77	61	46	28
CYCLE / DAY	1	1	1	1	1	1	1	1	1	1	1	1
INCHES / CYCLE	14	41	48	80	84	105	117	100	77	61	46	28
GALLONS / MONTH	1,611	6,162	8,968	15,018	18,603	23,845	26,284	22,573	17,355	11,441	5,113	3,092
CCF / MONTH	215	824	1,199	2,009	2,522	3,161	3,514	3,010	2,307	1,530	683	413

COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	SYMBOL
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND.	(A)
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	(B)
<input type="checkbox"/>	TREES TO REMAIN OR BE REMOVED (NOTE SPECIES AND SIZE).	(C)
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	(D)
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	(E)
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY. SEE ARCHITECTS PLAN.	(F)
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECTS PLANS FOR ADDITIONAL INFORMATION)	(G)
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	(H)
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS.	(I)
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	(J)

TREE MITIGATION

TREE SPECIES	DIAMETER	MITIGATION REQUIREMENT
QUALIFYING TREES		
PALM TREE	30"	YES
VALLEY OAK	6' / 8"	YES
VALLEY OAK	12"	YES
VALLEY OAK	6"	YES
TOTAL DBH OF QUALIFYING TREES		62"
MITIGATION TREES REQUIRED (1 FOR EVERY 6" DBH)		11
1 MITIGATION TREE PROVIDED ON SITE, IN LIEU FEES FOR 10 OFF-SITE TREES REQUIRED		
NON-QUALIFYING TREES		
PRIVET	MULTI-TRUNKED	NO
AILANTHUS	12"	NO
AILANTHUS	12"	NO
AILANTHUS	12"	NO
VALLEY OAK	5"	NO
AILANTHUS	12"	NO

VICINITY MAP



RECEIVED

JUN 01 2016

CITY OF CHICO
PLANNING SERVICES



CONSULTANT

CLIENT

JIM AGUILAR &
RICK SOUZA

CHICO,
CALIFORNIA

PROJECT
APARTMENTS
AT 557 NORD
AVENUE
CHICO,
CALIFORNIA

SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

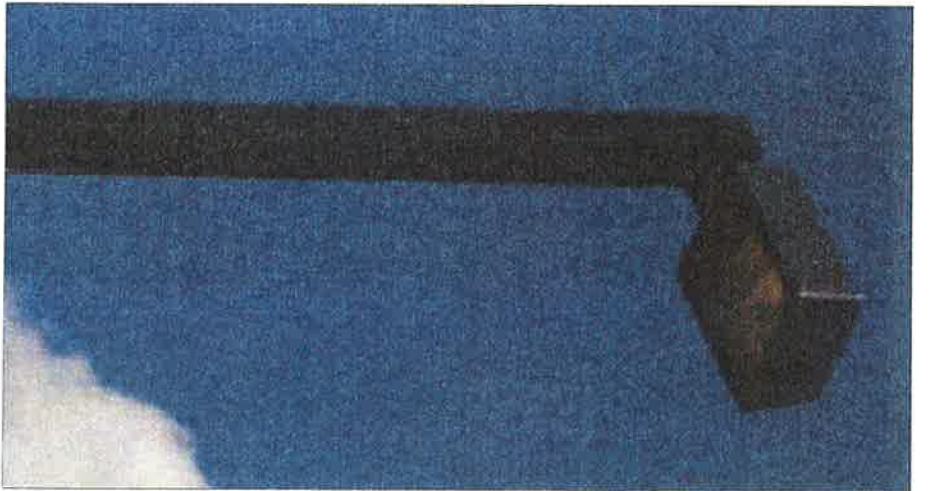
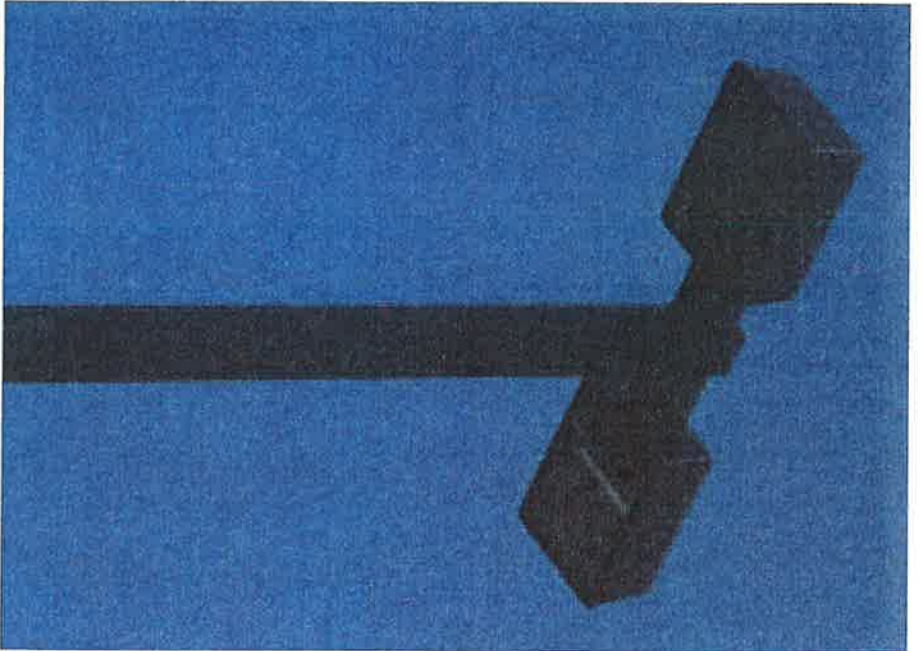
DATES	NO.	DESCRIPTION	DATE
		PRELIMINARY LANDSCAPE PLAN	3-15-16
		REVISED PRELIMINARY LANDSCAPE PLAN	5-17-16

Plot Date: May 17, 2016 - 3:13 pm
PROJECT NUMBERS
BFLA PROJECT #: 1904
CONSULTANT PROJECT #:

SHEET NUMBER

L-0.2

SHEET 1 OF 2



PARKING LOT AREA LIGHTING FIXTURES FOR THIS PROJECT ARE PROPOSED TO BE 'SHOEBOX' STYLE LIGHTING WITH GLARE CUT-OFF SHIELDS TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PARCELS. LUMINERES ARE TO BE INSTALLED AT 12 FEET ABOVE FINISH GRADE.

ATTACHMENT H

BROOK HILL
 LANDSCAPE ARCHITECTURE
 ARCHITECTS, INC.
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 TEL: 303.755.1100
 WWW.BROOKHILLARCHITECTS.COM



CONSULTANT

CLIENT

JIM AGUILAR &
RICK SOUZA
CHICO,
CALIFORNIA

PROJECT
APARTMENTS
AT 557 NORD
AVENUE
CHICO,
CALIFORNIA

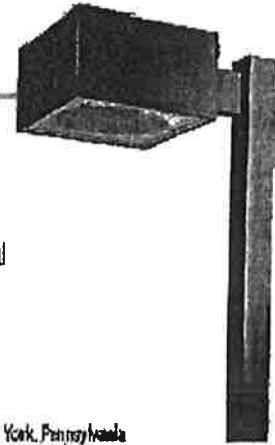
SHEET TITLE
PRELIMINARY
LANDSCAPE
PLAN

DATIS
NO. ZTR0000001
DATE 3/27/16
LANDSCAPE PLAN 3/27/16
PROJECT NUMBER 51716
CONSULTANT NUMBER

Project No. 11-2016-1037-00
PROJECT NUMBER
BILL PROJECT # 100
CONSULTANT PROJECT #
SHEET NUMBER
SHEET 021
OF 02

ATTACHMENT

ECOLUME QUICK SHIP



In response to increasingly tight delivery schedules, Erco has developed a 3-Day Quick Ship Program that makes it easy to order our most popular and versatile luminaires, poles and options. Lamps for all luminaires are in stock.

When specifying, please pay particular attention to the size of luminaire, wattage and optical system desired. Refer to www.site-lighting.com for the most current information.

QUICK SHIP AREA LIGHTING LUMINAIRES

EC14 - Ecolume, 14" square

- 150HPS or 175MH
- Multi-Tap Ballast (120/208/240/277) Tied to 277V
- Bronze Painted (BRP)
- Type SH or FH (Forward Throw)
- Arm Mount, Wall Mount (no arm), Wall Mount with Arm

Ship From: York, Pennsylvania
Dallas, Texas
San Jose, California

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
EC	A	14	1	SH	175MH	277	BRP
EC	A Arm Mount W Wall Mount WA Wall Mount w/Arm	14	1 2 3 4	SH, FH	150HPS, 175MH	120, 208, 240, 277	BRP = Bronze Paint

EC18 - Ecolume, 18" square

- 250HPS, 400HPS, 250MH or 400MH
- Multi-Tap Ballast (120/208/240/277) Tied to 277V
- Bronze Painted (BRP)
- Type SH or FH (Forward Throw)
- Arm Mount, Wall Mount (no arm), Wall Mount with Arm

Ship From: York, Pennsylvania
Dallas, Texas
San Jose, California

PREFIX	MOUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH
EC	A	18	1	SH	250MH	277	BRP
EC	A Arm Mount W Wall Mount WA Wall Mount w/Arm	18	1 2 3 4	SH, FH	250HPS, 400HPS, 250MH, 400MH	120, 208, 240, 277	BRP = Bronze Paint

Add suffix to the end of the order number —

Example: **1 2 3 4 5 6 7 8 9 0 1 1 2 3 4 5 6 7 8 9 0 1 2 3 4** - **1234**

OPTIONS

- Options:
- AP Adjustable Knapick - Pole Mount
 - AT Adjustable Knapick - Tension Mount
 - PTF2 Pole Top Fixer 2 3/8" diameter fitting for use with a 14" - 18" luminaire (2-28" X 4")

STANDARD 'SHOEBOX' STYLE (GARDCO: ECOLUME MODEL: EC A 14 1 3V 150HPS 120 BRP WITH CUTOFF SHROUDS TO ELIMINATE LIGHT SPILLAGE ONTO ADJACENT PROPERTY AND INTO NIGHT SKY).
TYPE OF LAMP: 150 WATT HIGH PRESSURE SODIUM.

FEATURES & SPECIFICATIONS

INTENDED USE

For walkways, plazas or pedestrian areas. **Certain airborne contaminants can diminish integrity of acrylic.** [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

CONSTRUCTION

Bottom housing is 0.188" extruded aluminum. Decorative Aeris top cover is sand-cast with 0.188" minimum wall thickness. Flush-fitting lens is 1/4", clear, 100% virgin acrylic. Exposed hardware is tamper-resistant stainless steel. Four 1/2" x 11" anchor bolts with double nuts/washers and 4 1/2" diameter bolt circle template provided for mounting (shipped separately). Standard finish is dark bronze (DDBT) textured polyester powder finish.

OPTICAL SYSTEM

Reflector system incorporates an anodized, spun aluminum flared cone and an anodized, hydroformed, fluted upper reflector providing a Type V (symmetric) cutoff distribution. Optional cylindrical lower reflector available.

ELECTRICAL

Ballasts are 100% factory tested. Electrical components are unitized on removable power module and accessible through bottom of bollard. Positive-locking, quick-disconnect on secondary circuit.

LISTING

UL Listed (standard). UL listed for wet locations (standard). CSA Certified (See Options).

Catalog Number	
Notes	Type

AERIS™

Architectural Bollard

ASB

**METAL HALIDE
HIGH PRESSURE SODIUM
INCANDESCENT**



ASBX - Smooth



ASBY - Cross



ASBZ - Crown

Standard dimensions — ASB

Square: 8" (20.32)

Height: 42" (106.7)

Max. Weight: 43.2lbs (19.6kg)

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: ASBX 100M R5 TB LPI

Series	Reflector	Voltage	Ballast	Options/accessories	Lamp ⁶
ASBX Smooth ASBY Cross ASBZ Crown	<u>Standard flared cone</u> R5 Type V distribution <u>Optional cylindrical reflector</u> CYA Specular CYB Black CYG Gold CYF Flat	120 208 240 277 347 TB³	<u>HID</u> (blank) Magnetic ballast <u>Incandescent</u> (blank) None	SF Single fuse (120, 277, 347V, n/a TB) DF Double fuse (208, 240V, n/a TB) H24 24" overall height H30 30" overall height H36 36" overall height FD Festoon outlet FG Festoon outlet with duplex ground fault receptacle ⁴ CSA CSA Certified	LPI Lamp included L/LP Less lamp
Wattage <u>High pressure sodium</u> 50S 70S 100S 150S <u>Metal halide</u> 70M¹ 100M¹ <u>Incandescent</u> ²					Finish ⁵ (blank) Dark bronze textured DSST Sandstone, textured DNAT Natural aluminum, textured DWHG White, textured DBLB Black, textured CR Enhanced corrosion resistance

NOTES:

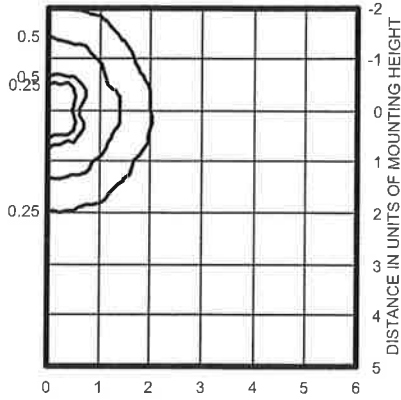
- Requires coated lamp.
- 120V only. 150 max., lamp not provided.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- Cover ships separately.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified.

ATTACHMENT I

ASB Metal Halide, High Pressure Sodium Bollard

ASBX 100M R5

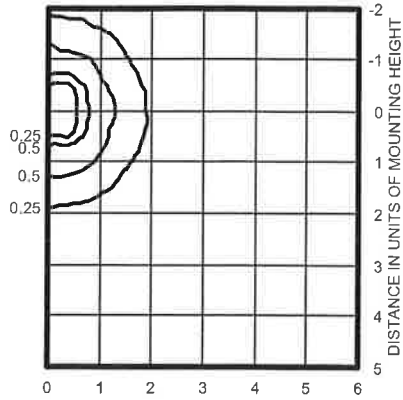
TEST NO: LTL14580



100W lamp, rated 7900 lumens. Footcandle values based on 3' mounting height.
Classification: Unclassified (Type IV, Very Short), Cutoff

ASBX 100M CYB

TEST NO: LTL14581



100W lamp, rated 7900 lumens. Footcandle values based on 3' mounting height.
Classification: Type IV, Short, Cutoff



PLANNING DIVISION

411 Main Street (530) 879-6800
P.O. Box 3420
Chico, CA 95927-3420
www.chicoca.gov

Application No. 16-09

APPLICATION FOR
Site Design and Architectural Review

RECEIVED

APR 14 2016

CITY OF CHICO
PLANNING SERVICES

- Administrative []
Conceptual []
Board Review []

Applicant Information

Applicant Name: Greg Peitz Architect, Phone: 894.5719
Applicant Street Address: 383 Rio Lindo Ave, Email: gregpeitz@sbcglobal.net
City: Chico, State: CA, Zip: 95926
Property Owner: Jim Aguilar & Rick Souza, Phone: J: 519.4714 R: 321.6116
Property Owner Address, Email: jimaquilar@gmail.com, rick.souza@gmail.com
City, State, Zip
Architect or Historical Consultant: Greg Peitz Architect, Phone: 894.5719
Address: 383 Rio Lindo Ave, Email: gregpeitz@sbcglobal.net
City: Chico, State: CA, Zip: 95926

General Project Information

Project Name: Nord Ave Apartments, APN: 043-290-010, Parcel Size: .92 Acres
Location/Address: 557 Nord Ave, General Plan Designation: CMU
Description: multi-family housing, Zoning: CC

Submittal Requirements

Application requirements are as indicated on attached checklist. The City's Design Guidelines Manual (which is available online at 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.

Applicant Authorization and Signature

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, Date

For Office Use Only

Application Received By: Efrén Sanchez, Butte County Filing Fee \$50, Receipt No. 16192
Date: 4/14/16, Application Fee \$ 4,469.00
Assigned Planner, Applies, Does Not Apply (checked), Environ. Review Fee \$
Tentative Hearing Date, Total Fees \$ 4,469.00 (Check payable to City of Chico)

Application Submittal Checklist

PATH to Fract units

need **PROJECT DESCRIPTION** - Submit a brief project description that includes the architectural concept and design approach. Indicate any applicable Design Guidelines from the City of Chico Design Guidelines Manual and how related Design Objectives in the Manual are met. If alternate design solutions are proposed other than those in the Design Guidelines Manual, please state how related Design Objectives in the Manual are met.

ALL SUBMITTED DRAWINGS - Applicants should only submit two folded full-size color copies (all sides of structure) and two color reductions (11 X17-inch) of all drawings with the initial application. Following a determination of application completeness, Planning staff will request additional copies as necessary, including an electronic copy (typically, for a total of **EIGHTEEN** 11 x 17-inch drawings). All drawings must be to scale (including a graphic bar scale) with a north arrow oriented towards the top of the sheet of all plan drawings.

SITE PLAN - Indicate the Dimensions of Pertinent Features

- Title Block ✓
- Property Lines ✓
- Existing/proposed structures and improvements ✓
- Parking spaces and access, including freight delivery areas and required bicycle parking ✓
- Existing natural features, including trees ✓
- Landscape areas ✓
- Surrounding conditions/structures/improvements ✓
- Location of light fixtures, fences, etc. ✓
- Existing/proposed right-of-way(s) ✓
- Building setbacks ✓
- Major landmarks in proximity ✓
- Pedestrian circulation, including connection to public right of way ✓
- Location of HVAC units, utility structures, electrical cabinets/panels, backflow prevention devices, etc. ✓
- Location and height of freestanding signs ✓
- Trash/Recycling enclosure location and materials ✓
- Existing/Proposed Easements ✓
- Parking Summary by Use ✓
- Site coverage summary (percentage of buildings/parking/landscaping) ✓

ARCHITECTURAL DRAWINGS - Indicate the Dimensions of Pertinent Features including building height and roof pitch

- Detailed exterior elevations (full color-all sides, identified by cardinal direction, including trash/recycling enclosures, carports, etc.) *need*
- Utility panels, plumbing fixtures, meters, conduits, A/C units ✓
- Accurate depiction/specification of materials/colors ✓
- Location, design, type, and intensity of lighting *spec*
- Location of proposed signage on building ✓
- Utility/Service Entrances ✓
- Floorplans, if available ✓

ENVIRONMENTAL QUESTIONNAIRE

LANDSCAPE PLAN - Indicate the Dimensions of Pertinent Features

Please refer to "Recommended Street and Parking Lot Trees", available at the City of Chico Counter and website, for appropriate species.

- Planting plan with legend ✓
- Statement as to soils types and any special planting techniques required ✓
- Trees to remain or be removed (note species and size) ✓
- Fence/Wall locations, heights, designs ✓
- Hardscape features and materials ✓
- Exterior lighting - location, height, design, type of lamp, and intensity and IES cutoff classification ✓
- Screening methods for trash enclosures, mechanical equipment, and parking areas ✓
- Percentage of pavement shading in parking area (minimum of 50% required) ✓
- Outdoor amenities/break areas ✓
- AB 1881 compliance/conceptual hydrozones and irrigation methods ✓

SIGNAGE - N/A

- Table of total signage square footage/height ✓
- Sign details - type, illumination, color, and materials ✓

MATERIALS AND DETAIL

- Color and material sample board - samples should include roofing, paint and stain finishes and textures, canvas and plastic coverings, special glass application and frames, wrought iron or other custom design elements, and masonry choices. ✓
- An accurate reproduceable color copy of the material/sample board. ✓

OTHER (Consult with Staff as to need)

- Visual Simulation (when over 50,000 sq. ft. or at elevation over 250 feet.) ✓
- Perspective drawings/Computer Simulation ✓
- Conceptual model ✓
- Roof and floorplans ✓
- Lighting photometrics ✓
- Consideration for public art ✓

Design Guidelines Manual Quick-Check

Proposals should reflect the following principles from the City's Design Guidelines Manual:	<i>Reflected in proposal?</i>	
	Yes	No
The building has a clear architectural concept carried throughout all elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All four sides of the building have received equal design consideration.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Materials or textures are wrapped around the sides of the building, rather than abruptly terminated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building texture is used to create interest or complements an architectural concept or feature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design takes into account existing trees, vegetation, and vistas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design takes into account the character, massing, and setbacks of neighboring buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signage is designed as an integrated architectural element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior lighting is directed downward and onto the site; light sources are concealed from offsite view.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**PLANNING SERVICES
DEPARTMENT**

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

For Application No. _____

Environmental Questionnaire

The following information is requested to expedite the environmental review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Feel free to ask a staff Planner if you have any questions; omissions and errors could delay your project.

Project Information		
Describe the proposed project.		
Multi family housing		
Is grading proposed with the project? If yes, for what purpose and approximately how many cubic yards?		
Yes. Approximately 12,000 square feet for a parking lot.		
Will the project include outdoor lighting? (Include type and location)		
Yes. Parking lot lighting and recessed lighting at porches.		
Estimate the approximate square footage of proposed impervious surfaces, including building area, concrete, paving and other hardscape features.		
Approx. 23,500 sq. ft.		
List the requested City permits and other public agency approvals required for this project, including County, State and Federal agencies. Please be aware that omissions may delay environmental review.		
Permit Name/Type	Responsible Agency	Date Request Submitted

For Office Use Only	
Project Title	SCH No.
	Receipt No.
Assigned Planner	Environmental Review Fee \$
Received By	Date Received



Project History

Have any previous environmental studies or documents been prepared for the project site? If yes, please describe.

No

Was this project heard by the Development Review Committee? When?

No

Existing Conditions

Describe the existing and historic use of the site.

Existing motor vehicle repair building

Provide a concise statement describing the current environmental setting of the project site.

Existing multifamily apartment buildings and retail buildings on adjacent lots.

Are there residents/tenants who will need to be relocated as a result of the proposed project?

No.

Site Features

Is the project located near any of the following: schools, churches, day care facilities, health care facilities, streams, parks, nature preserves, or undeveloped natural land? Please describe:

Chico State within a few blocks

Does the site contain trees over 6" in diameter or native vegetation? Would the project remove these features?

Yes, 30" palm and (3) valley oaks to be removed.

Are any endangered, threatened, rare or sensitive species suspected of existing on site? Describe:

No.

Have any known historical, archaeological, or paleontological resources been identified on site?

No.



Water Features

Will a new storm drainage outfall, or improvements to the existing storm drainage outfall, be necessary?

Yes

Does the project site include any surface water features including creeks, tributary channels or areas of ponding water in the wet season?
Describe:

No

Toxins and Hazardous Substances

Is there a history of contaminated soil or groundwater associated with this site?

No

Are any underground storage tanks or other subsurface structures located on site (not including utilities)?

No

Will the project involve the use or disposal of potentially hazardous materials including flammable, explosive, or toxic substances?

No

Other Pertinent Information

Please describe any other characteristics or effects of the project that may be of environmental consequence.

Required Signatures

I hereby certify that the information provided above is true and correct to the best of my knowledge and belief.

Applicant's Signature

Date