



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 11/2/16

REPORT

DATE: October 26, 2016

File: AR 16-14

TO: Architectural Review and Historic Preservation Board

FROM: Mark Corcoran, Senior Planner, (879-6800, zoning@chicoca.gov)
Community Development Department

RE: Architectural Review 16-14 (CSUC Student Housing) – 1118-1218 Nord Avenue
(APNs 043-200-030, -031, -035, -036)

REPORT IN BRIEF

The proposed project includes the construction of a 173 unit apartment complex that will include two (2) four story multi-unit buildings, a four story parking garage, and a swimming pool and recreation area on a 4.62 acre site.

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 project, subject to conditions.

Proposed Motion:

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-14 (CSUC Student Housing), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a 173 unit apartment complex located at 1118-1218 Nord Avenue, which currently has an 86 unit apartment complex which will be removed (see Location Map, **Attachment A** and, Applicant Project Description, **Attachment B**). The property is designated Medium High Density Residential on the General Plan diagram and located in the R3-AOD-COS (Multi-Family Residential zoning district with Aircraft Operations and Corridor Opportunity Site overlays) zoning district. Surrounding uses include multi-family and single family residential dwellings and an office building. The site is within walking and biking distance to the University of California – Chico, and is near Class I and Class II bicycle facilities, Butte County Transit lines, and commercial services.

Vehicle access to the site is via a single controlled entry driveway off of Nord Avenue. Pedestrian access to the site is via a pedestrian entrance off of Nord Avenue and an entrance from the end of Columbus Avenue (see Site Plan, **Attachment C**).

The multi-unit buildings will be up to 55 feet tall and will contain three wall materials: decorative stone will be used along the first floor entrances and extensions, exterior plaster will be installed on the recessed elevations, and vertical plank siding will be installed above the decorative stone (see Building Elevations, **Attachment D**). The windows will be white framed vinyl and architectural laminated roof shingles will be installed on each building roof. The

vehicular entrance to the parking garage will be framed in decorative stone with the remainder of the walls being finished with exterior plaster. The color scheme includes greys, earth tones, matted and bright whites, and brick red (see Color Pallet, **Attachment E**). All utilities will be roof-mounted and shielded from view.

The project will include a four story, five level parking structure with 350 vehicle parking spaces. An additional six vehicle spaces will be located within the project site outside of the parking structure. Of the 350 vehicle parking spaces within the parking structure, 80 of the spaces will be rear tandem spaces. In addition, 173 bicycle parking spaces will be included within the parking structure allowing for one bicycle space to be available for each residential unit.

The proposed project will include a swimming pool and pool deck next to a clubhouse and fitness center, and an open space recreation area. In addition, the site design and building orientation will create two smaller courtyard seating areas (see Hardscape Plan, **Attachment F**).

The landscape plan calls for a variety of species with moderate to low water demands including a mixture of trees, shrubs, and perennials (see Landscape Plan, **Attachment G**). The proposed Landscape Plan includes the planting of 88 new trees which will be composed of seven different species: Crape Myrtle, Round-Lobed Sweet Gum, Canary Island Pine, Keith Davey Chinese Pistache, Chanticleer Pear, Scarlet Oak, and African Sumac. A tree survey completed for the proposed project determined that of the 111 trees currently on the site, 32 trees meet the definition of tree as it is written in Chapter 16.66 of the City Municipal Code. Of the 32 trees meeting the definition, two Valley Oaks, one on the southeastern property line (tree number 43) the other on the northwestern property line (tree number 51), are planned to be retained by the proposed project if possible. Condition of Approval 6 will require the project applicant to submit a Tree Removal Permit to the City prior to the removal of any of the trees meeting the definition of a tree as written in Chapter 16.66 of the City Municipal Code from the project site.

All exterior lighting would be low-intensity and energy efficient. Entrances, cantilevered façade volumes and roof eaves would be provided with recessed down lighting (see Photometric Plan, **Attachment H**). One monument sign will be installed by the entrance to the project site from Nord Avenue and another will be installed at the pedestrian entrance from the Columbus Avenue. The existing wall along the western property line will be painted and stone veneer pilasters will be installed while a new capped split face block wall with stone pilasters will be installed along the eastern property line (see Wall and Fence Plan, **Attachment I**). Tubular steel fencing will be installed on the northern and southern property lines.

RECOMMENDED DISCUSSION ITEMS

Staff recommends that the Board discuss the following items and condition the project as necessary:

Tree Species Included in Landscape Plan: As proposed, the Landscape Plan includes Round-Lobed Sweet Gum and African Sumac tree species. Staff does not believe these tree species meet the intent of Chapter 16.66 of the Municipal Code to ensure quality development and enhance scenic beauty through the propagation and maintenance of trees.

Recommendation: Require the applicant amend the proposed Landscape Plan to replace the Round-Lobed Sweet Gum and African Sumac tree species with comparably sized trees from the City's Approved Street and Parking Lot Trees List.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

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.*

At 37 dwelling units per acre the proposal falls within the allowable density range for the –COS overlay zone (15 to 70 units per acre). The project is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project design is also consistent with policies that call for a strong pedestrian orientation that promotes walking by connecting internal pedestrian paths to the public sidewalk and by including architectural features that provide way-finding to the front doors (CD-3.2 and CIRC-4). 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 design, materials and color palette are visually compatible with the surrounding residential developments, while incorporating elements that encourage a pedestrian-oriented environment and help to establish a sense of place (DG 1.2.21, 1.2.31, 4.1.11, 4.1.13). The project provides variation in massing and roof plane heights, adding to aesthetic appeal (DG 4.1.15, 4.1.23) The project is also consistent with DGs that call for residential buildings to increase safety/security by, incorporating entry porches, and large windows that face the street (DG 4.1.11, 4.1.13, and 4.1.24).

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.*

Vehicle parking is covered and interior to the site, thus not visible from the street. The proposed building materials are typical for residential developments and are compatible with the surrounding development which is a mixture of light-industrial, commercial and residential. Parking lot and exterior lighting is shielded and at pedestrian scale thereby not creating any unnecessary source of glare or contribute to the night sky pollution.

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 the site in that they provide functional, adequate setbacks, with the off street parking and recreation area located on the project interior. Although the structures would be four stories, they would not unnecessarily block views or dominate their surroundings as the overall building height would be less than 65 foot maximum building height permitted within the –COS overlay zone.

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 landscape plan includes a variety of trees and shrubs that would serve useful functions and have a range of colors and textures that would provide visual interest throughout the year. The trees proposed along Nord Avenue would provide visual relief for the buildings, and the interior plantings would contribute to an attractive living environment. Trees proposed along northern property line would enhance privacy between the adjacent properties.

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 16-14 (CSU Student Housing). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. The approval documents for this project consist of the following exhibits:
 - a. Site Plan (date stamped Oct 3, 2016),
 - b. Building Elevations (date stamped Oct 3, 2016),
 - c. Color Pallet (date stamped Oct 3, 2016),
 - d. Hardscape Plan (date stamped Oct 3, 2016),
 - e. Landscape Plan (date stamped Oct 3, 2016),

- f. Photometric Plan (date stamped Oct 3, 2016), and
 - g. Wall and Fence Plan (date stamped Oct 3, 2016).
-
- 4. All bicycle parking shall be of a design, such as an inverted “U” or similar, that allows two points of contact with the bicycle frame.
 - 5. Prior to the removal of any trees meeting the definition for a tree as written in Chapter 16.66 of the City Municipal Code the project applicant shall submit a Tree Removal Permit application to the City for review.
 - 6. The Landscape Plans shall be modified to remove the Round-Lobed Sweet Gum and African Sumac tree species to be replaced with comparably sized trees from the City’s Approved Street and Parking Lot Trees List.

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.

DISTRIBUTION

Internal (3)

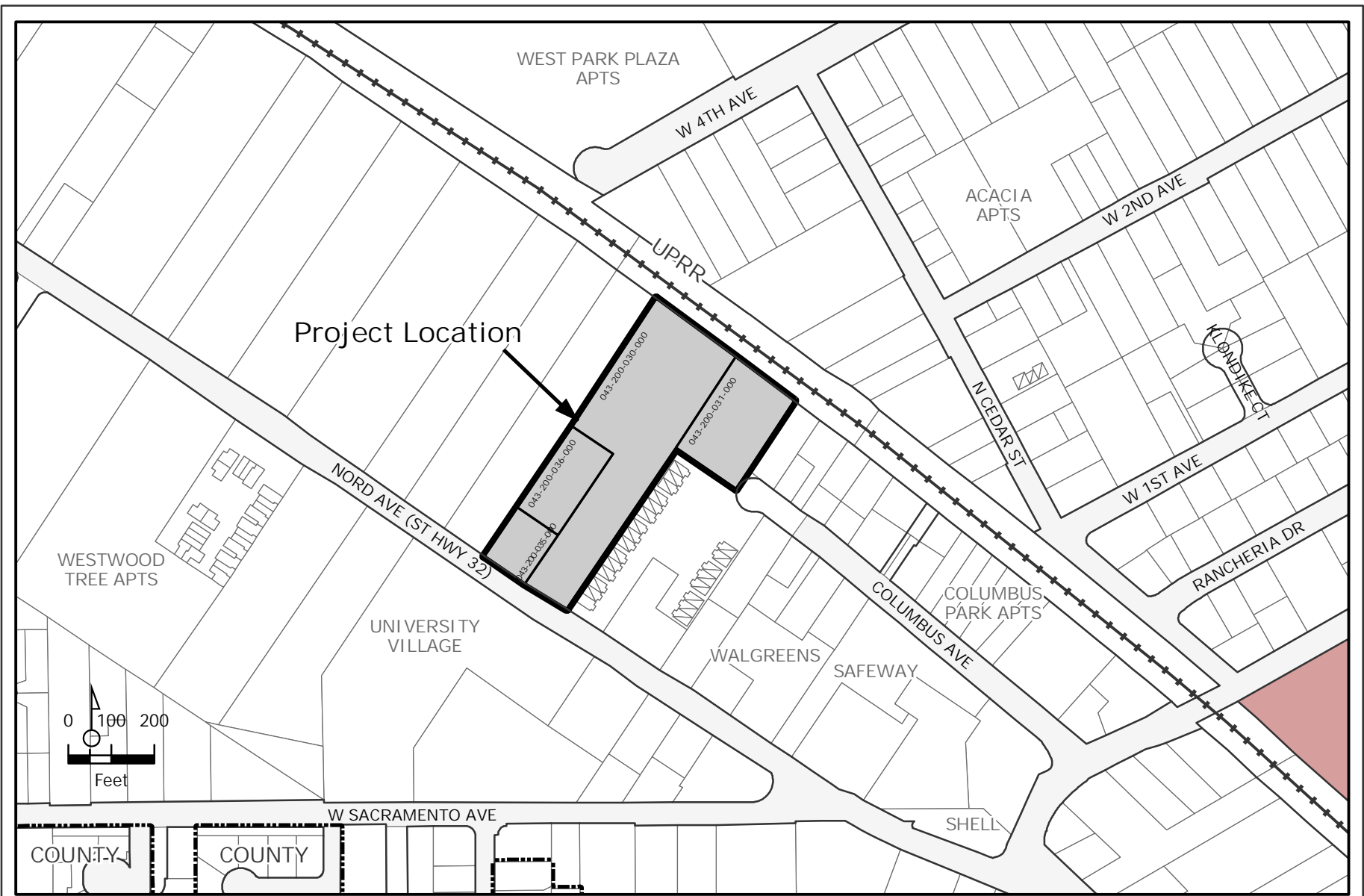
Mark Wolfe, Community Development Director
Mark Corcoran, Senior Planner
File: PDP 16-14

External (1)

Carol Swartz, AMCAL Equities, 30141 Agoura Road, Suite 100, Agoura Hills, CA 91301

ATTACHMENTS

- A. Location Map
- B. Applicant Project Description
- C. Site Plan
- D. Building Elevations
- E. Color Pallet
- F. Hardscape Plan
- G. Landscape Plan
- H. Photometric Plan
- I. Wall and Fence Plan
- J. Tree Survey Report



AR 16-14 (CSUC Student Housing)
 1118 - 1218 Nord Avenue
 APNs 043-200-(030, 031, 035, 036)-000



Nord Avenue Student Housing
1118-1218 Nord Avenue
Chico, California

APNs: 043-200-030, -031, -035, -036

APPLICATION FOR SITE DESIGN AND ARCHITECTURAL REVIEW

PROJECT DESCRIPTION

AMCAL Equities LLC is proposing to develop a student housing project on a 4.62-acre site at 1118-1218 Nord Avenue. The Project will have two 4-story wood frame courtyard buildings for the residential units and a 4-story concrete garage attached to the rear residential building. The project will include 173 residential units housing 652 students and parking for 356 cars. By virtue of the courtyard design, the project focuses on the abundant exterior spaces, each with a unique character, designed to service the varied needs of the students. Although designed to cater to the needs of students at CSU Chico, this project will be entirely privately funded.

Zoning/General Plan

The project site has a Medium High Density Residential General Plan designation and is zoned R-3-AOD-COS (Airport Compatibility Zone D, Corridor Opportunity Site).

Site Description

AMCAL Equities is under contract to acquire this 4.62-acre assemblage of parcels that fronts Nord Avenue and is bounded on the northwest by the railroad right-of-way. Columbus Avenue ends at a cul-de-sac which provides access to the rear portion of the site. The parcels are located less than half a mile from the CSU Chico campus and have easy access to the bike path that runs along the rail right-of-way to campus. This portion of Nord Avenue is part of a mixed-use neighborhood with commercial shopping (including a supermarket and drugstore) as well as small restaurants catering to students and locals alike. Several self-storage facilities line Nord Avenue, running back to the railroad right-of-way. There are a number of multi-family apartment/condominiums in the area, including Woodland Commons and Grove apartments, on either side of the site and University Village, off-campus housing owned by the university, across Nord Avenue. The L-shaped assembly has a narrow and deep configuration, with less than 150 feet of frontage on Nord Avenue.

The site is an assemblage of four separate parcels. AMCAL Equities is in escrow with the two owners of the sites, Mr. Erik Twist, owner of 1218 Nord Avenue (043-200-035) and Mr. Ram Saroay, owner of 1118 (043-200-030, -031, -036) Nord Avenue. The transactions are scheduled to close on November 15, 2016. Both owners have provided their written consent to allow Amcal to pursue these entitlements. The lot merger will not be recorded until after AMCAL takes ownership of all of the parcels.

The residences on both sites are at least 50 years old. 1218 Nord Avenue is developed with a one-story single family home, built in 1945. 1118 Nord Avenue is the home of Walnut Grove Apartments—with a

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Project Description and Additional Information

1118-1218 Nord Avenue

total of 86 1-bedroom units. The units are in 1- and 2- story buildings. Most of the site has been paved over and is in disrepair. Given the age of the buildings, AMCAL expects to find lead-based paints and ACM (asbestos containing materials) in the buildings and will abate prior to demolition. A Phase 1 Environmental Report was prepared in June 2016. Other than the use of these materials, no other issues were discovered to require additional investigation. An arborist also prepared a study of the site. Although 31 trees, as defined by the City of Chico, were identified, none require special protection. AMCAL intends to replace a number of trees (according to City ordinance) and to pay a mitigation fee for the rest, the exact numbers are to be determined.

Building Description

AMCAL Equities is proposing a purpose-built student housing¹ project with top-of-the-market resident amenities. As part of the university-serving community, the project is designed to address the specific needs of students. It is our intent to meet the City’s development requirements and to enhance the vibrant neighborhood already serving CSU Chico.

Project Summary Chart:

<i>Residential</i>					<i>Program</i>	
<u>Unit Type</u>	<u>Beds</u>	<u>#</u>	<u>SF</u>	<u>Mix</u>	<u>Component</u>	<u>Rentable SF</u>
Studio	1	3	487		Residential	196,222
Studio	1	24	351	16%	Amenity SF	7,430
					Landscaped SF	83,000
2 Bedroom/2 bath	4	36	919			
2 Bedroom/2 bath	2	12	919	28%	Parking	
					Regular	276
4 Bedroom/4 bath	4	56	1,393		Rear Tandem	80
4 Bedroom/4 bath	6	23	1,505	46%	Total Automobile	356
						2.06 per unit
						0.55 per bed
5 Bedroom/4 bath	5	19	1,558	11%		
	652	173	1,134	100%		

Residential Living:

The student housing is accommodated in two 4-story buildings—a C-shaped building housing the leasing office, recreation center and about 60% of the units; and an E-shaped building that abuts the garage, in a modified wrap. Residents of the E-building have direct access to the garage at all floors.

¹ Unlike traditional market-rate housing, purpose-built student housing is leased by the bed, rather than by the unit, and units are fully furnished. Students can request roommates or apartment mates or the operator will provide matching services similar to that typically provided by schools. The project features common amenities catering to this market. Apartments are designed as typical market rate units, although with a larger average bedroom and bath count.

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Residential units typically housing 2 to 6 students are clustered around the three project courtyards. Typical floors have 9' ceiling height, two elevators, trash room (regular and recycle) common study areas and bicycle storage racks on each floor. Each unit includes a full kitchen, living room, and washer-dryer, in addition to bedrooms and bathrooms. Each floor has at least one studio unit, one of which may be leased to an upperclassman engaged by the operator, who will act as Resident Advisor in looking after the students, providing programming and resources, and maintaining order on the floor. Most units on the floor are 4- or 5-bedroom units and nearly all have bed/bath parity (in other words, there is one bathroom for each bedroom). Approximately one-third of the beds will be double occupancy (two beds in a bedroom sharing a bathroom), although the two bedroom units are designed to accommodate 2, 3, or 4 students so that there is flexibility to adjust the mix in response to student demand. Ground floor units facing the courtyards will have private patios. For the safety of the students, we prefer not to provide balconies.

Amenities:

Amenities geared to students form the heart of this project. Generous and varied outdoor areas augment a variety of indoor spaces. At the Nord Avenue entrance, a 1,500 square foot leasing and management office also houses on-site security. Central to the site is the 6,000 square foot student recreation center. It includes large group study areas, self-service café and lounge areas for quiet, informal gathering, a game room/multipurpose area, yoga studio and 2-story fitness center. These rooms open out to the large courtyard patio area.

The project includes four distinct exterior zones. The large courtyard will serve as the active hub for the site. It is the link between the leasing office and recreation center and includes the patio with grills and seating areas just outside the recreation space, a large pool and spa area, with lounge chair decks, and a multisport turf court. On the other side of the courtyard building is our super-sized game allée, with giant versions of "Jenga", bowling, and other games. Several "slack lines" will also be set up in this landscaped area, with scattered seating arrangements. This allée is also designed to serve as a fire access road for the project. Two other courtyards are designed to support quieter activities, with small seating areas and fire pits.

Parking:

Although we expect that students will primarily walk and bike to class, we understand that many students may have cars for use on weekends. Therefore, we have designed the project to allow for parking in excess of the City code. The project includes a 4-story, 5-level parking structure that can accommodate 350 cars; the city requires 239 spaces, which could be reduced 25% further to 179 spaces. Eighty of the spaces are rear tandem spaces. Rental of parking spaces will be unbundled from bed or unit rental, however dual car bays will only be leased to students living in the same apartment. Convenience parking for 6 cars is provided near the leasing office and near the recreation center entry.

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Project Description and Additional Information

1118-1218 Nord Avenue

Exterior Design:

The project has been designed in a craftsman style to echo the local vernacular seen in historic parts of Chico and northern California. The façade has a very rich appearance due to the complexity of form that results from the expression of the plan in three dimensions. This more human scale of the building is further enhanced by the use of materials and form creating a distinct base, middle and top. The base of the buildings is faced in stone, which varies in height from just a few feet above grade to more than 2 stories high in places. A variety of color and materials (stucco, wood-type plank) is used on the elevations—changes in materials are accentuated by painted trim—which establish different reference points and enrich the elevations. The roof forms are a combination of shed and hip roofs in keeping with the craftsman vernacular. Other craftsman details, such as decorative eaves and trimmed windows, are used throughout the project. Combining these elements in a myriad of ways assures that the project has interest from all points on site.

Development Metrics:

Category	Metric	Allowed	Provided
Density	18-70 du/acre	84-325 units	173 units
Front Setbacks	Feet	15 feet	15 feet
Rear Setback	Feet	15 feet	15 feet
Side Setback	Feet	5 feet	10 feet and 31 feet
Building Height	Feet	65 feet	51 feet (4 stories plus roof)
Parking-Automobile	.75 space/studio 1.5 space/unit others— further 25% reduction allowed	239 spaces (or 179 spaces after reduction)	356 spaces (including 80 tandem)
Parking-Bicycle	1 space per unit	173	173 minimum
Landscape Area	% of Site	35%	41%

Conformance to Design Guidelines:

This project has been designed in accordance with many of the design principles laid out in the City's Design Guidelines, Chapter 1 Community Design and Chapter 4 Residential Project Types. Consideration for the common space and pedestrian experience on the site, appropriate massing and scale, and unique and varied elevations with details drawing from Chico and Northern California vernacular have been guiding principles as we developed the site plan and project aesthetic. We have used these guidelines and design precepts to inform our decisions as we grappled with the difficulties of site access and configuration and the specific needs of a student housing project. Below is an itemization of these important design features:

APPLICATION for SITE DESIGN AND ARCHITECTURAL REVIEW

Project Description and Additional Information

1118-1218 Nord Avenue

CHAPTER 1: COMMUNITY DESIGN

1.1 SITE DESIGN

DG 1.1.11 Incorporate recognizable design elements that relate to the immediate neighborhood or community.

The Nord Avenue Student Housing project is designed to fit within the greater Chico/Northern California design tradition—Craftsman-style buildings are used to create unique outdoor areas, enhancing the indoor/outdoor traditions of the region. The landscaping further reinforces this tradition.

DG 1.1.13 Reinforce a pedestrian-friendly environment regarding building placement and orientation.

Leveraging the long, narrow site configuration, we have placed the three main draws of the site in such a way as to encourage students to walk the site. The leasing and management office is at Nord Avenue, the recreation center is in the middle of the site and the parking structure is along the rear of the site. Residential units run between these nodes. We expect that students will walk along the sidewalk or through the courtyards often.

DG 1.1.14 Minimize views of automobiles from the public right-of-way by locating the majority of parking areas and major driveways to the rear or side of sites wherever feasible.

With the exception of 6 spaces for convenience parking, all parking will be in a 4-story parking structure at the rear of the site, out of view from the residents and neighbors.

DG 1.1.15 Place buildings close to streets to reinforce a pedestrian friendly environment.....

To continue the rhythm of buildings along Nord Avenue, the front building and leasing office are sited at the front setback line.

DG 1.1.24 Provide for multimodal connections between other developments and adjacent neighborhoods....

The project site has two entries—Nord Avenue and Columbus Avenue. We expect that cars, bicycles and pedestrians will use both entries. Nord Avenue provides easy access to the City and to convenience retail just down the street. Nord Avenue also includes mass transit and has a bike lane. Columbus Avenue is a quiet cul-de-sac and is anticipated to be the main point of access for those on their way to school. Those riding their bikes to campus can access a dedicated bike path on the other side of the railroad right-of-way that can be crossed at the base of Columbus Avenue.

DG 1.1.31 Consider useable public space early in the site design phase and not as afterthoughts for large expanses of unusable or leftover pavement areas.

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Buildings have been designed so as to create a variety of spaces for student use and assembly. These spaces form the organizing principle of the plan. The three courtyards are programmed to provide different experiences based on the needs of the students—from the large, active courtyard to the smaller scale, quiet courtyards.

DG 1.1.32 Consider pedestrian gathering areas or plazas as part of the spatial arrangements for projects with multiple buildings.

The three courtyards and the game allée form the organizing principle for this plan.

DG 1.1.33 Define pedestrian gathering areas with architectural elements such as special surface textures, seating, landscaping, art, water features, or lighting.

In the courtyards and along the allée, many gathering areas are provided for—these may be around fire pits, in landscaped nooks, along low walls in the courtyards, or alongside the turf sports field. Low levels of lighting and architectural features highlight these spaces.

DG 1.1.34 Utilize elements that reinforce a sense of place, referencing architectural or cultural ties to the surrounding neighborhood and then to the greater Chico community.

The Craftsman-style of the project references the rich architectural heritage of Chico and northern California.

DG 1.1.35 Include architectural or site design features to enhance safety and surveillance.

Landscaping, lighting along paths, windows facing common areas and public rights-of-way, and access-controlled perimeter gates and fencing provide for enhanced safety and surveillance. Further, facilitating use of the total site is a defensive design precept. Here, circulation through the allée is encouraged by providing access from the garage exit and the front building as well as providing programming that is sure to keep this area active. Residential buildings are also access-controlled and video surveillance is used at main ingress/egress points.

DG 1.1.42 Create “useable” parks and open space areas for residential projects for both passive and active recreational purposes.

The project includes outdoor spaces for both passive and active recreational purposes. The allée and the large courtyard feature games, sports areas, a pool and a barbecue/dining area. The large courtyard can accommodate large gatherings/events. The two small courtyards are quieter areas, with places that allow for study or contemplation or small group gatherings.

1.2 ARCHITECTURE

DG 1.2.11 Utilize the massing, scale, and form of new buildings as transitional elements between new and existing development to maintain a pedestrian-level scale throughout the City.

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Along Nord Avenue, the pedestrian scale of the City is maintained by the articulation of the massing at increments similar to that found in single family homes. The entry to the leasing office, the public face of the project, is emphasized through the use of materials, fenestration and a trellis, all pedestrian-scale actions. Although, the overall height of the project is taller than many other projects in the area, it is appropriate for the commercial Nord Avenue frontage. Variations in roof form softening the project scale.

DG 1.2.12 Respond to the context and potential linkages to the surrounding neighborhood.

This project will link the surrounding neighborhood at both Nord and Columbus Avenue. Students will energize Columbus Avenue as they walk and bike to school along this street. Access to the local restaurants and retail will be along Nord Avenue.

DG 1.2.13 Create a scale and character of development that does not overwhelm the surrounding neighborhood.

Although the scale of development along highly travelled Nord Avenue is generally one to two stories in height, the large trees planted in the median and along the avenue effectively create a much higher presence along the frontage. The massing of this project is broken down to reduce the expanse of façade that is visible on the street front, appearing as a series of smaller masses rather than a single large mass. The overhead trellis at the leasing office entry also serves to lower the scale in keeping with other projects in the area.

DG 1.2.21 Relate the design of building facades and roofs to the immediate neighborhood or greater Chico community through the use of architectural or cultural motifs, historical references or references to the natural environment.

The Craftsman style of this project traces to historic Chico and northern California precedents. The use of hip roofs, shed roofs, and ornamented eaves are a rich component of this style as are the use of contrasting trim windows, stone base wainscot, and stucco and/or siding at vertical surfaces.

DG 1.2.22 Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place.

Hip and shed roofs are incorporated to emphasize key corners and components of the buildings, in keeping with craftsman style architecture.

DG 1.2.32 Use building materials that reinforce a sense of permanence, history, or place.

The project features stone bases, wood and stucco vertical walls, wood trim at windows and changes in material, typical to craftsman design. Shingle roofing with wood detail at the eaves is also a hallmark of this style.

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1.3 DOWNTOWN

Not Applicable

1.4 ART IN PUBLIC SPACES

DG 1.4.11 Include elements or themes that reinforce the site's sense of place or the greater Chico community culture.

Landscaping elements, including such details as low walls, trellises, and gazebos, also tie to the craftsman aesthetic, enhancing the sense of place.

DG 1.4.13 Incorporate functional design elements, as well as aesthetic, whenever possible.

As noted above, the landscaping elements such as low walls, trellises, and gazebos serve as areas for congregation or relaxation as well as aesthetic features.

1.5 EXTERIOR LIGHTING

DG 1.5.11 Clearly light entrances and eaves of porticos for ease of access, safety, and security.

Project and building entries will be lit to enhance access and security.

DG 1.5.12 Subdue and well-integrate exterior lighting into the overall landscape plan.

Exterior lighting will be designed into the project to enhance the overall experience of the site.

DG 1.5.14 Incorporate the minimum intensity necessary for safety and security to minimize glare impacts and energy consumption.

In accordance with California codes, the exterior lighting design will be sufficient to ensure safety but will minimize impacts on neighbors and will be part of an energy efficiency strategy.

DG 1.5.15 Architecturally integrate full cutoff fixtures for all parking and security lighting.

Fixtures for security and parking lights are full cutoff.

DG 1.5.16 Use pedestrian-scale lighting along pedestrian walkways to avoid glare.

Pedestrian scale lighting is used throughout the site.

1.6 SIGNAGE

DG 1.6.11 Enhance a project's identity, while protecting the character of residential neighborhoods, business areas, streetscapes and vistas.

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Project signage will be incorporated into monument signs at the two project entries and into the Nord Avenue façade for visibility along that frontage as shown on the elevations.

DG 1.6.12 Maintain consistency in size, material, and location within each development.

The architectural treatment of the signage will be consistent throughout the project.

DG 1.6.13 Shade, shield, subdue, or direct illumination of signs so that the light intensity will not negatively impact surrounding properties or night skies.

As a residential community, signage lighting shall be handled in such a way as not to disturb tenants, neighbors or impact the night skies.

DG 1.6.14 Enhance the building and do not dominate the elevation with signage.

Limited signage (excluding emergency and wayfinding) is needed for this project. A sign will be integrated into the Nord Avenue façade, and two monument signs will be used at each of the project entries.

DG 1.6.16 Pedestrian-scaled monument signs on bases are preferred over pole-mounted varieties.

No pole mounted signs are to be used.

1.7 ENERGY CONSERVATION

1.7.12 Optimize use of energy-efficient fixtures for external lighting, including parking lots, buildings, and signage.

As required by the state, energy efficient lighting will be used in the parking structure, buildings and for signage.

DG 1.7.13 Consider deciduous shade trees in landscape design along the south and west sides of buildings, allowing heat gain in colder seasons and providing shade during hotter seasons.

Throughout the property deciduous trees will be used to both mitigate weather impacts and as design features consistent with the northern California environment.

1.7.15 Minimize unshaded pavement along south and west elevations.

The project has no pavement along these elevations.

1.8 CORPORATE ARCHITECTURE

Not Applicable

APPLICATION for SITE DESIGN AND ARCHITECTURAL REVIEW

Project Description and Additional Information

1118-1218 Nord Avenue

CHAPTER 4: RESIDENTIAL PROJECT TYPES

4.1 SITE DESIGN

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

By providing the project amenities (leasing/management, recreation, and parking) along the spine of the project, the experience of the site is primarily pedestrian in nature. Entries into the residential buildings are located to facilitate the students as they walk to school or head to the rec building for activities.

DG 4.1.15 Avoid monotonous streetscape for projects with two or more buildings by altering building setbacks or by variations in massing, building size, materials or facades and roof forms.

Both the public streetscape and the internal streetscape are designed in a cohesive manner that incorporates an active building massing with varied roof forms, materials and facades, creating an interesting and engaging project.

DG 4.1.23 Design multi-family buildings with varieties of building masses to avoid a monotonous or institutional appearance.

Not only does the configuration of the buildings around courtyards provide variety and interest to the building massing, but also on a smaller scale, the relief of the facades, from 5 to 8 feet deep, enriches the way one experiences the project.

DG 4.1.33 Provide special paving (textural change), landscaping, low walls, and other design elements to alert vehicles to pedestrian areas and add visual interest.

Very little of the site is accessible by automobile as parking is provided in a dedicated structure and there is only one road. However, along the interior roadway, landscaping, fencing and other architectural treatments are used to add visual interest and alert both drivers and pedestrians to the presence of the other.

DG 4.1.34 Provide vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.

The project site has two points of connection to the surrounding neighborhood—Nord Avenue and Columbus Avenue. We expect that cars, bicycles and pedestrians will use both entries. Nord Avenue provides easy access to the City and to convenience retail just down the street. Nord Avenue also includes mass transit and has a bike lane. Columbus Avenue is a quiet cul-de-sac and is anticipated to be the main point of access for those on their way to school. Those riding their bikes to campus can access a dedicated bike path on the other side of the railroad right-of-way that can be crossed at the base of Columbus Avenue.

APPLICATION for SITE DESIGN AND ARCHITECTURAL REVIEW

Project Description and Additional Information

1118-1218 Nord Avenue

DG 4.1.41 Provide convenient pedestrian access from all residential units to common open space areas and amenities.

The common open space areas and amenities are located throughout the project site. Sidewalks and pathways as well as multiple building entries provide convenient access for all residents to these features.

DG 4.1.2 Integrate common open space areas into the overall site design.

Oriented around three featured courtyards and the allée, the common open space areas are the organizing principles for the site design.

DG 4.1.43 Include in the total useable open space areas for a project a combination of both common areas and private yards or patios.

Geared to enhance the student experience, the useable open space areas focus primarily on common areas. However, ground floor units that face the courtyards will have private patios as a special amenity. For reasons of safety and security, balconies are not provided in this project.

DG 4.1.44 Appropriate lighting for common open space areas should enhance a safe and secure environment, while not creating unnecessary glare impacts to residents or adjacent neighboring properties.

In accordance with local and state requirements, lighting in the common open space will be provided at sufficient levels to enhance the safety and security of the area while not impacting residents and neighbors.

DG 4.1.45 Provide one or more of the following amenities which may be counted towards useable open space requirements (selected):

- Picnic tables and barbeque area (with shade structure)
- Swimming pool
- Indoor recreation facility
- Sports courts
- Other active or passive recreation areas that meet the intent of this guideline.

Outdoor and other recreational amenities feature prominently in this project. The large courtyard includes a dining and barbeque area just off the recreation center, a large pool area with lounges, and a turf sports field. The allée includes giant game courts as well as a slack line area. The two smaller courtyards feature more passive recreational amenities including fire pits and small landscaped seating areas. The project also includes a 6,000 square foot indoor recreation center that features a yoga studio and workout facility, lounge and multipurpose room. It also includes large study areas for group work.

APPLICATION for SITE DESIGN AND ARCHITECTURAL REVIEW

Project Description and Additional Information

1118-1218 Nord Avenue

DG 4.1.53 Enhance a safe and secure environment with appropriate lighting for parking areas, while not creating unnecessary glare impacts for residents

The parking structure is oriented on the site so that its exterior walls do not face the residential units, thus there are no glare impacts. The parking structure will be designed to have the appropriate level of lighting for safety and security while meeting the state's energy efficiency requirements.

DG 4.1.55 Soften unaesthetic views of parking areas from residential units with landscape buffers including low berms, hedges, or walls, or widened landscape areas.

With the exception of six convenience parking spaces, all parking is located in the parking garage. The structure is oriented so that none of the residential units view into the parking area. Views of the garage from across the railroad right-of-way will be softened by enhanced planting in the rear setback yard.

DG 4.1.63 Carports and garages should be custom designed to complement the project architecture in terms of design, materials, and colors.

Where visible and as appropriate, the architecture of the garage will pick up key design motifs from the rest of the project.

4.2 ARCHITECTURE

DG 4.2.11 Reduce architectural massing into smaller components that are representative of individual dwelling units. Design techniques to reduce mass include:

- Fenestration that defines entries, windows, porches, or patios;
- Articulation of dormers, overhangs, balconies, wall projections and porches;
- Varied roof forms (e.g. hip, gable, dormers, and varied roof pitch) that are appropriate to the overall architectural style;
- Thoughtful material changes to create harmonious variations;
- Staggered or jogged unit plans that are harmonious in scale and repetition to the proposed buildings.

The scale of the project is visually moderated by the use of the techniques noted above, consistent with Craftsman design. Individual window openings are defined by contrasting trim. Hip and shed roof forms are used to create variation at the roof line. Façade materials include stone facing, stucco and plank—with changes of material highlighted by contrasting trim. Unit plans are designed to naturally jog the elevations creating a relatable scale and repetition throughout the project.

DG 4.2.13 Clearly define individual units by building masses, entries, and roof forms to avoid an institutional appearance.

APPLICATION for SITE DESIGN AND ARCHITECTURAL REVIEW

Project Description and Additional Information

1118-1218 Nord Avenue

Active façade and roof lines emphasize scale at both the unit and room level, avoiding an institutional appearance.

DG 4.2.14 Achieve a pedestrian-level scale by placing lower architectural masses and smaller architectural details closer to sidewalks and street frontages including front porches, entry overhangs, trellises, and steps, with attention to window proportions and trim sizes.

Pedestrian level scale is emphasized in this project by the use of the varying height base wainscot and trim, as well as the trimmed windows. The articulation in the horizontal dimension also provides interest for the pedestrian.

DG 4.2.22 Utilize architectural design themes or styles to establish a unified project identity.

The project is designed in a craftsman style throughout. These references and a cohesive color and material palette carry through to the landscaping and signage as well.

DG 4.2.31 Enhance visual interest on front elevations facing public right-of-ways or open space by the following methods:

- Select façade colors and accent materials from a rich palette that enhances the streetscape;
- Provide additional detail along the base of multi-story buildings such as wainscots;
- Reduce monotony along expansive facades or multi-story facades by use of trim with sufficient depth and detail, window boxes, brackets, overhangs, trellises, lattice, and/or art.

Visual interest is provided throughout the project by the incorporation of the above cited methods integral to the project design. The façade includes a variety of materials and colors consistent with the area and northern California heritage. Stone facing is used at the base of the buildings to ground the facades. Trim and detail are provided above the base to break up the facades and provide visual interest.

DG 4.2.41 Clearly denote front entrances by use of distinct architectural elements, massing, and materials

Entries to the buildings are emphasized through the use of awnings and projections as well as the special use of materials, such as the raising of the stone facing to the above the entry doors.

DG 4.2.43 Include in the design of building entries architectural elements that provide protection from the elements, including rain and excessive heat gain by utilizing techniques that can include the following:

- Functional roof or porch overhangs
- Awnings
- Recessed building alcoves

APPLICATION for SITE DESIGN AND ARCHITECTURAL REVIEW

Project Description and Additional Information

1118-1218 Nord Avenue

The entries to the buildings include roofs or awnings to serve as both a visual indication of entry and protection from the elements.

DG 4.2.44 Offer sufficient security for residents with clear visibility of entry doors from the public right-of-way and by the use of adequate lighting without glare impacts to off-site residents.

Building entries are designed so that they are clearly visible from the common areas and walkways within the project. Lighting will be provided to enhance security and safety without impacting off-site residents with glare.

RECEIVED

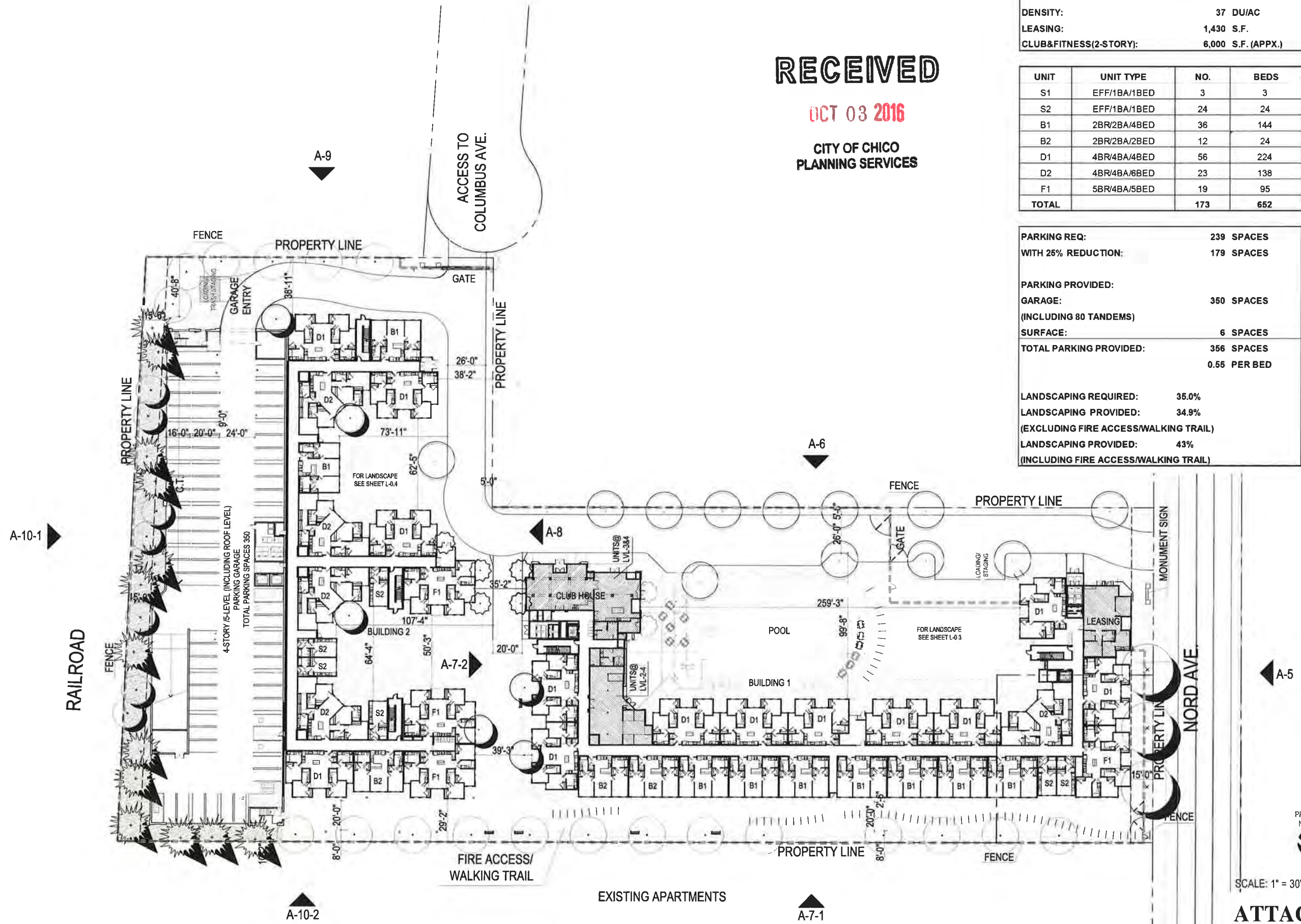
OCT 03 2016

CITY OF CHICO
PLANNING SERVICES

4-STORY WRAP W/ 4-STORY(5-LEVEL) GARAGE			
SITE AREA:	4.62 (+/-) ACRE		
UNITS:	173 UNITS		652 BEDS
DENSITY:	37 DU/AC		
LEASING:	1,430 S.F.		
CLUB&FITNESS(2-STORY):	6,000 S.F. (APPX.)		

UNIT	UNIT TYPE	NO.	BEDS	PARKING REQ.	
S1	EFF/1BA/1BED	3	3	0.75	2
S2	EFF/1BA/1BED	24	24	0.75	18
B1	2BR/2BA/4BED	36	144	1.50	54
B2	2BR/2BA/2BED	12	24	1.50	18
D1	4BR/4BA/4BED	56	224	1.50	84
D2	4BR/4BA/6BED	23	138	1.50	35
F1	5BR/4BA/5BED	19	95	1.50	29
TOTAL		173	652		239

PARKING REQ:	239 SPACES
WITH 25% REDUCTION:	179 SPACES
PARKING PROVIDED:	
GARAGE:	350 SPACES
(INCLUDING 80 TANDEM)	
SURFACE:	6 SPACES
TOTAL PARKING PROVIDED:	356 SPACES
	0.55 PER BED
LANDSCAPING REQUIRED: 35.0%	
LANDSCAPING PROVIDED: 34.9%	
(EXCLUDING FIRE ACCESS/WALKING TRAIL)	
LANDSCAPING PROVIDED: 43%	
(INCLUDING FIRE ACCESS/WALKING TRAIL)	



PROJECT NORTH
SCALE: 1" = 30' - 0" (24"x36" SHEET)
ATTACHMENT C

1118 NORD AVE.
CHICO, CA
HPA# 16201

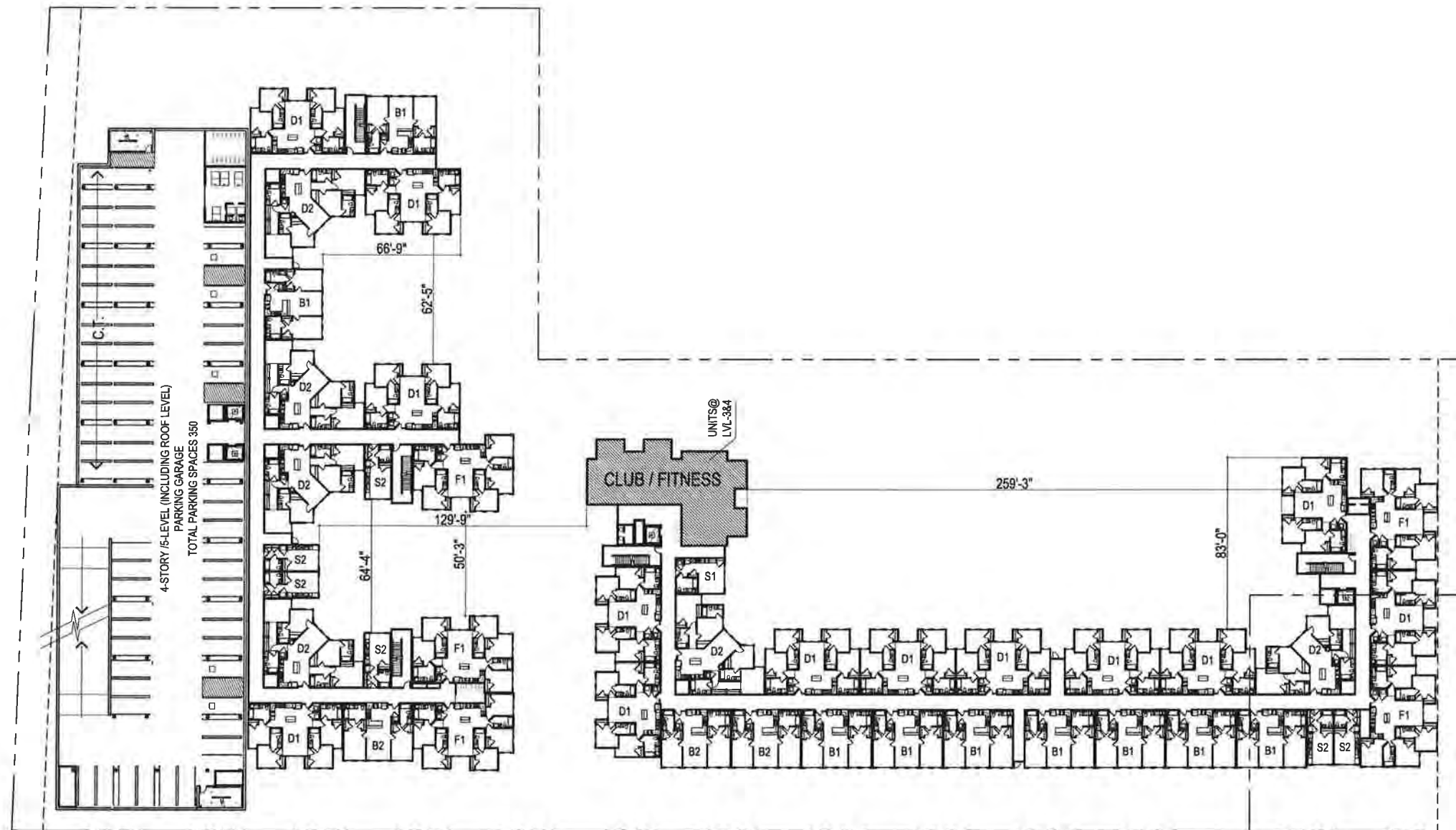
CONCEPTUAL SITE PLAN
September 2, 2016

SITEPLAN

AMCAL
A-1

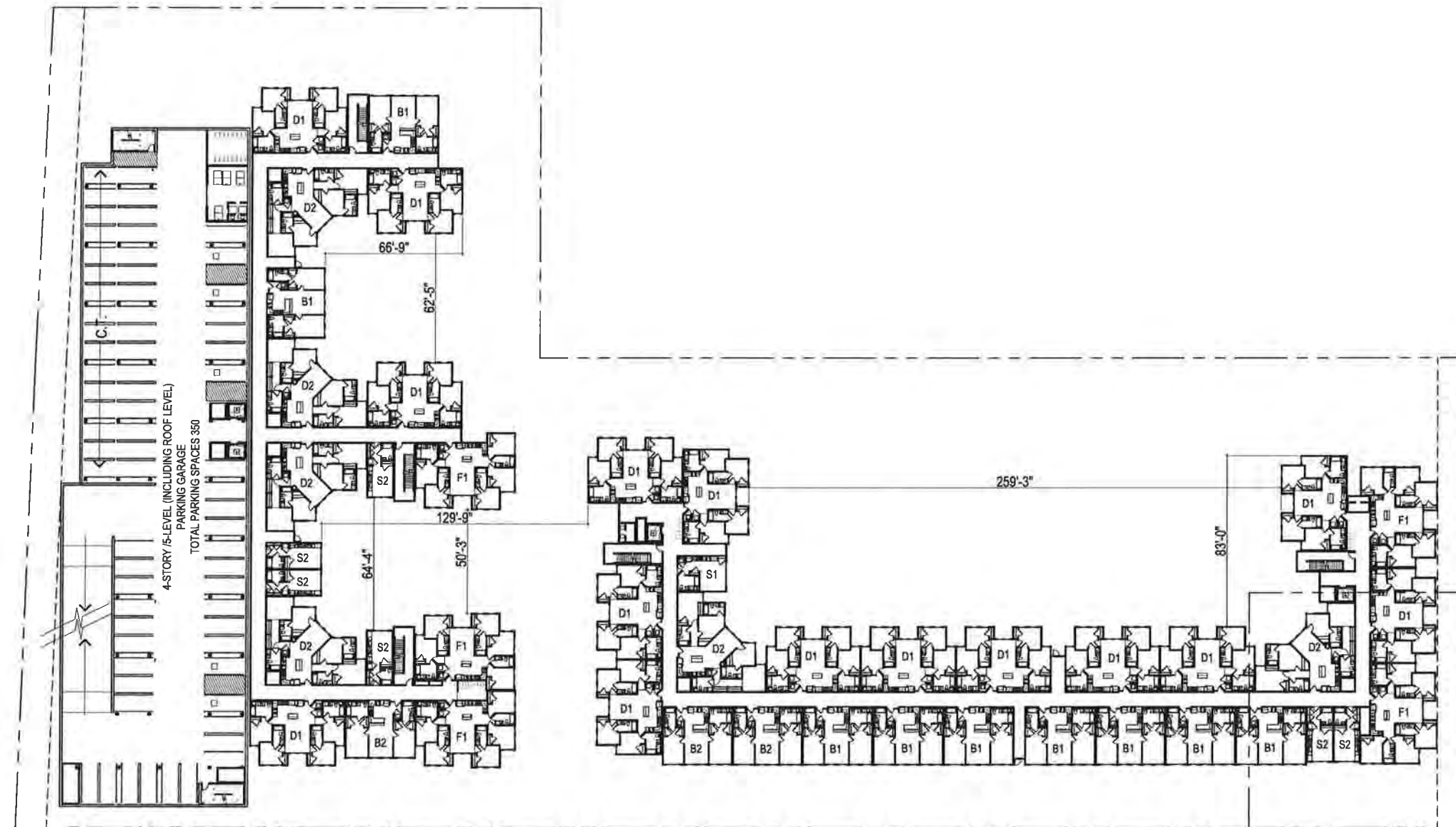
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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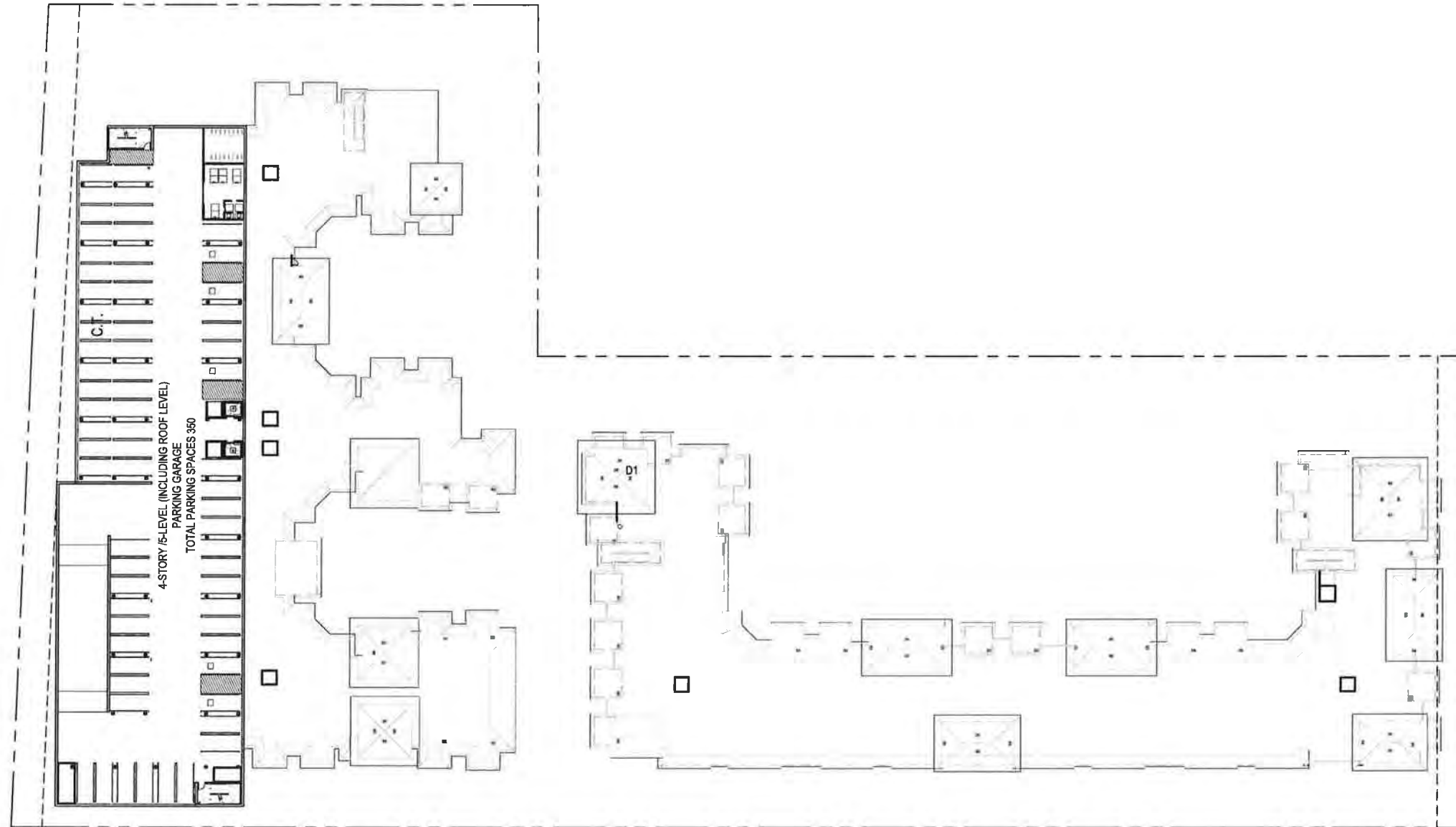
SCALE: 1" = 30' - 0" (24"x36" SHEET)

ATTACHMENT C **D**



SCALE: 1" = 30' - 0" (24"x36" SHEET)

ATTACHMENT C)



SCALE: 1" = 30' - 0" (24"x36" SHEET)

ATTACHMENT C



EAGLE ROOFING 4697 Blend VINYL WINDOW WITH WHITE FRAME HARDIE PLANK SIDING SHERWIN WILLIAMS SW 7019-Gauntlet Gray EX-PLASTER SHERWIN WILLIAMS SW 6077-Everyday White HARDIE PLANK SIDING SHERWIN WILLIAMS SW 6153-Protégé Bronze EX-PLASTER SHERWIN WILLIAMS SW 6995-Superwhite EX-PLASTER SHERWIN WILLIAMS SW 2822-Downing Sand ENVIRONMENTAL STONEWORKS Pro Stack-Cedar Mesa

UNIT F1

UNIT D1

UNIT F1 LEVELS 2-4
LEASING LEVEL 1

PROPERTY LINE

PROPERTY LINE

ROOF
LEVEL-4
LEVEL-3
LEVEL-2
LEVEL-1

53'-11"
10'-1"
10'-1"
10'-1"
11'-1"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



ATTACHMENT D



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



A ATTACHMENT D



BLDG 1 NORTH ELEVATION



BLDG 1 EAST ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

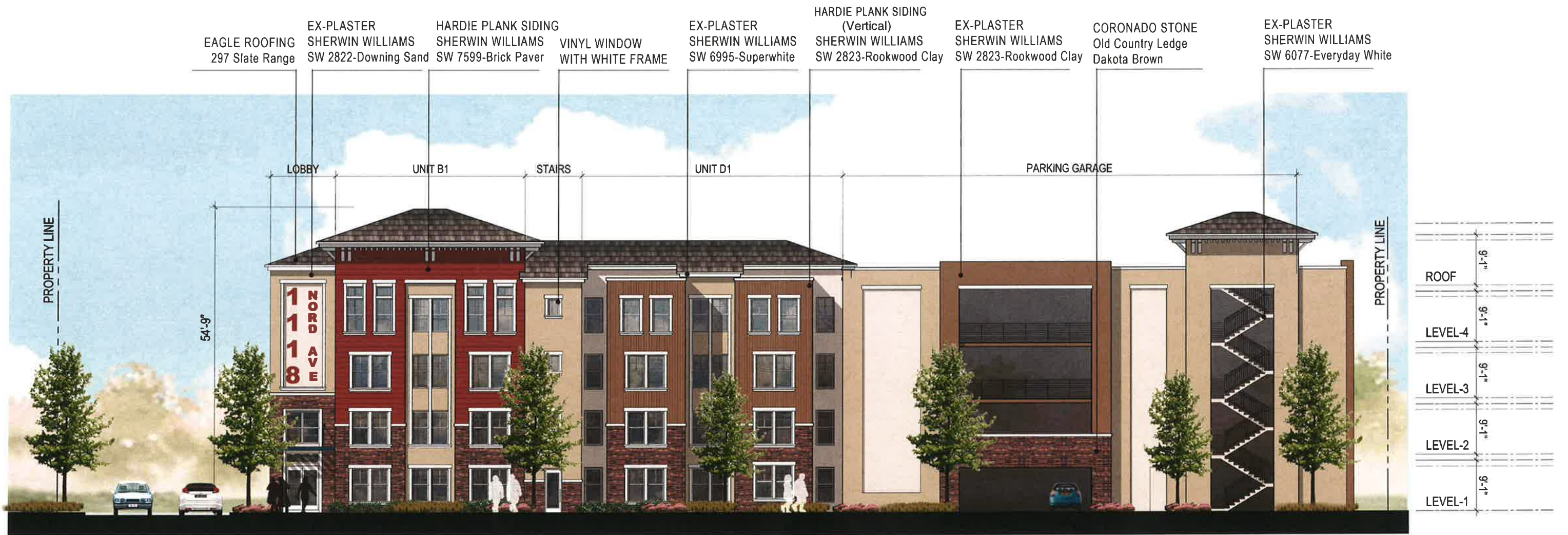


ATTACHMENT D



SCALE: 1/16" = 1'-0" (24"x36" SHEET)

A ATTACHMENT D



SCALE: 1/8" = 1'-0" (24"x36" SHEET)

A ATTACHMENT D



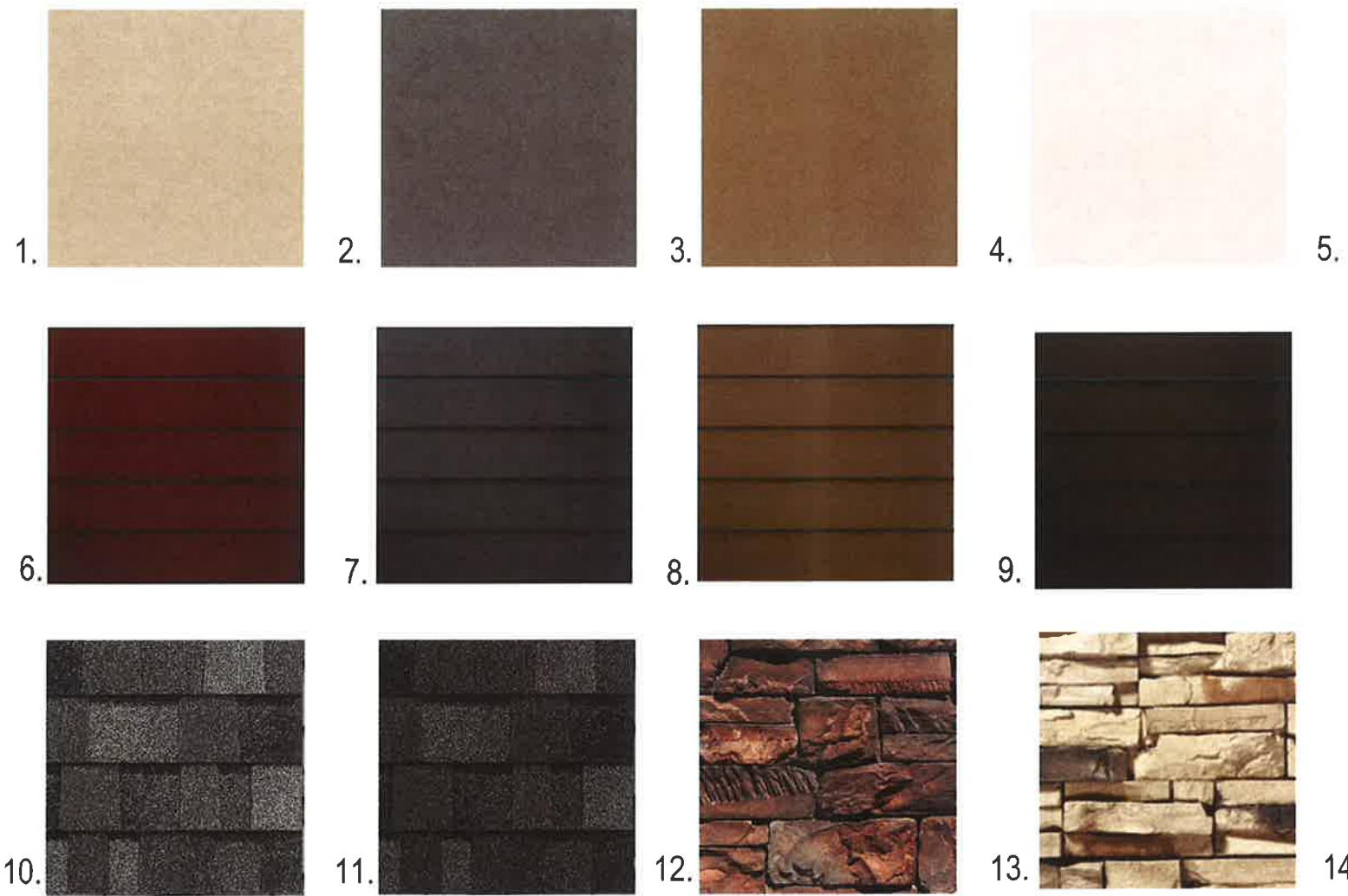
GARAGE EAST ELEVATION



GARAGE & BLDG 2 NORTH ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

A ATTACHMENT D



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| 10. Estate Gray
OWENS CORNING | 1. EX-PLASTER
SHERWIN WILLIAMS
SW 2822-Downing Sand | 6. HARDIE PLANK SIDING
SHERWIN WILLIAMS
SW 7599-Brick Paver | 14. VINYL WINDOW
WITH WHITE FRAME | 2. EX-PLASTER
SHERWIN WILLIAMS
SW 7019-Gauntlet Gray | 8. HARDIE PLANK SIDING
SHERWIN WILLIAMS
SW 2823-Rookwood Clay | 3. EX-PLASTER
SHERWIN WILLIAMS
SW 2823-Rookwood Clay | 12. CORONADO STONE
Old Country Ledge
Dakota Brown | 4. EX-PLASTER
SHERWIN WILLIAMS
SW 6077-Everyday White | 11. Onyx Black
OWENS CORNING | 14. VINYL WINDOW
WITH WHITE FRAME | 7. HARDIE PLANK SIDING
SHERWIN WILLIAMS
SW 7019-Gauntlet Gray | 4. EX-PLASTER
SHERWIN WILLIAMS
SW 6077-Everyday White | 9. HARDIE PLANK SIDING
SHERWIN WILLIAMS
SW 6153-Protégé Bronze | 5. EX-PLASTER
SHERWIN WILLIAMS
SW 6995-Superwhite | 1. EX-PLASTER
SHERWIN WILLIAMS
SW 2822-Downing Sand | 13. ENVIRONMENTAL STONEWORKS
Pro Slack-Cedar Mesa |
|----------------------------------|---|---|--------------------------------------|--|---|--|---|---|---------------------------------|--------------------------------------|---|---|--|---|---|--|



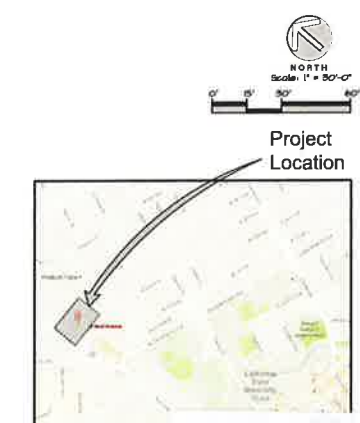
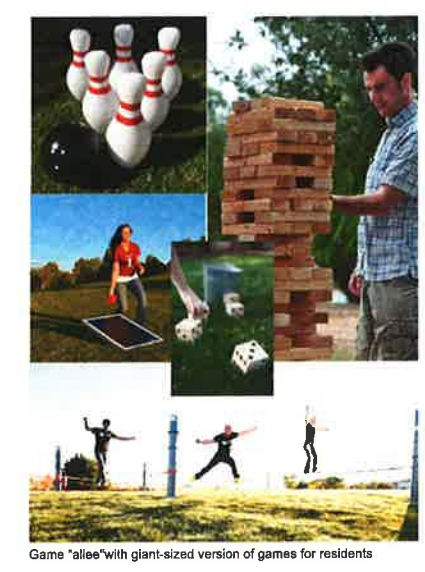
SCALE: 1/8" = 1'-0" (24"x36" SHEET)



A ATTACHMENT E



Concept Images



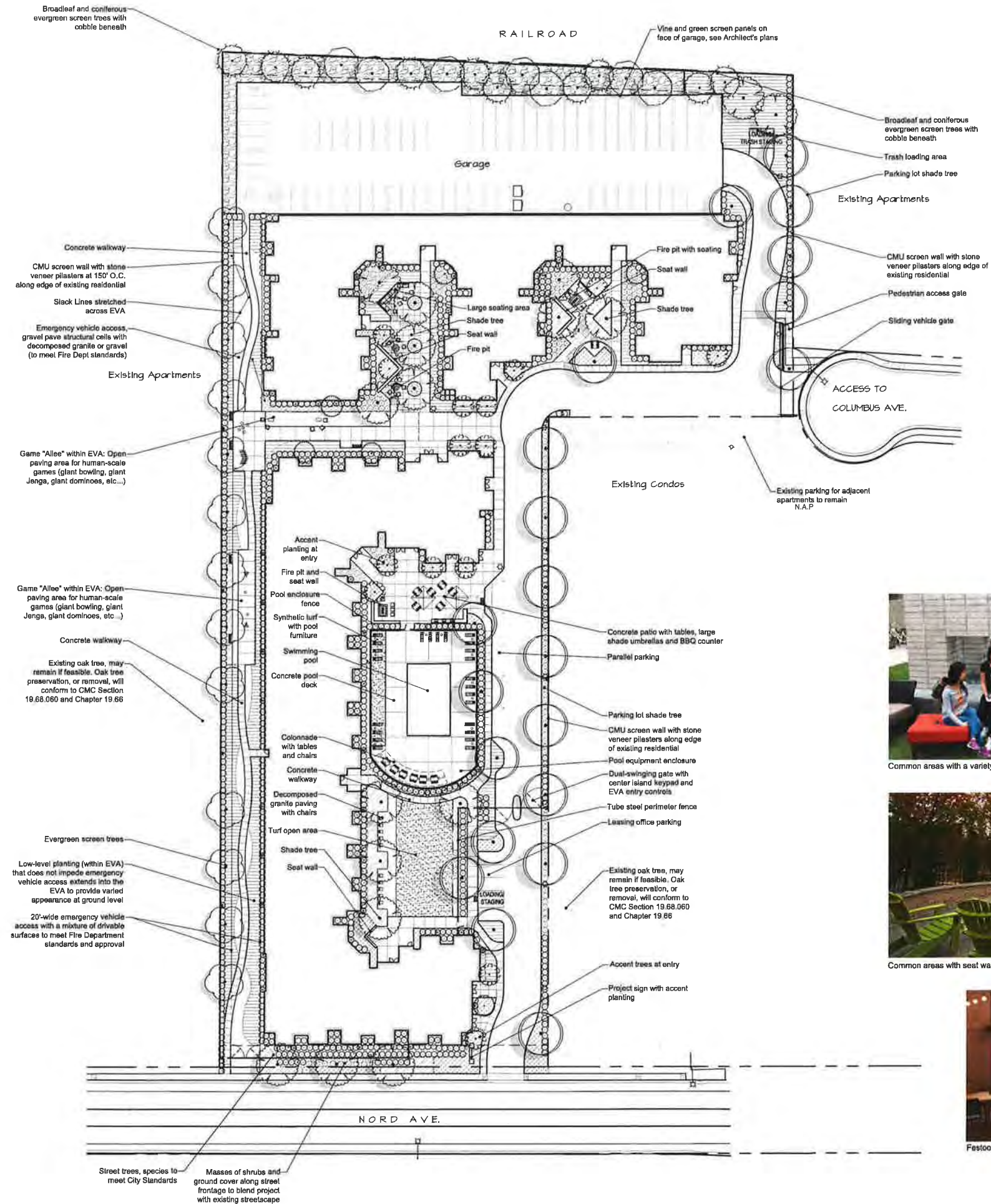
Revisions	Date	By
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Chico Student Housing
1118 Nord Avenue
Chico, CA 95928

Am-Cai Multi Housing, Inc.
30141 Agoura Road
Suite 100
Agoura Hills, CA 91301
818-706-0694
818-889-9156 Fax

Illustrative Site Plan

Scale: 1" = 30'-0"
Date: September 1, 2016
Drawn: [Checked]
TDF / THH
Project No.: 16-1020
Sheet Number: 101



Concept Images



Courtyards at residential buildings with sectional seating, fire pits, and shade elements



Swimming pool with furniture



Common areas with a variety of seating and paving materials allow for groups of various sizes



Game "allee" with giant-sized version of games for residents



Common areas with seat walls, seating, fire pits, and outdoor barbeque counters



Festoon lights at outdoor common areas create ambiance and security



Revisions

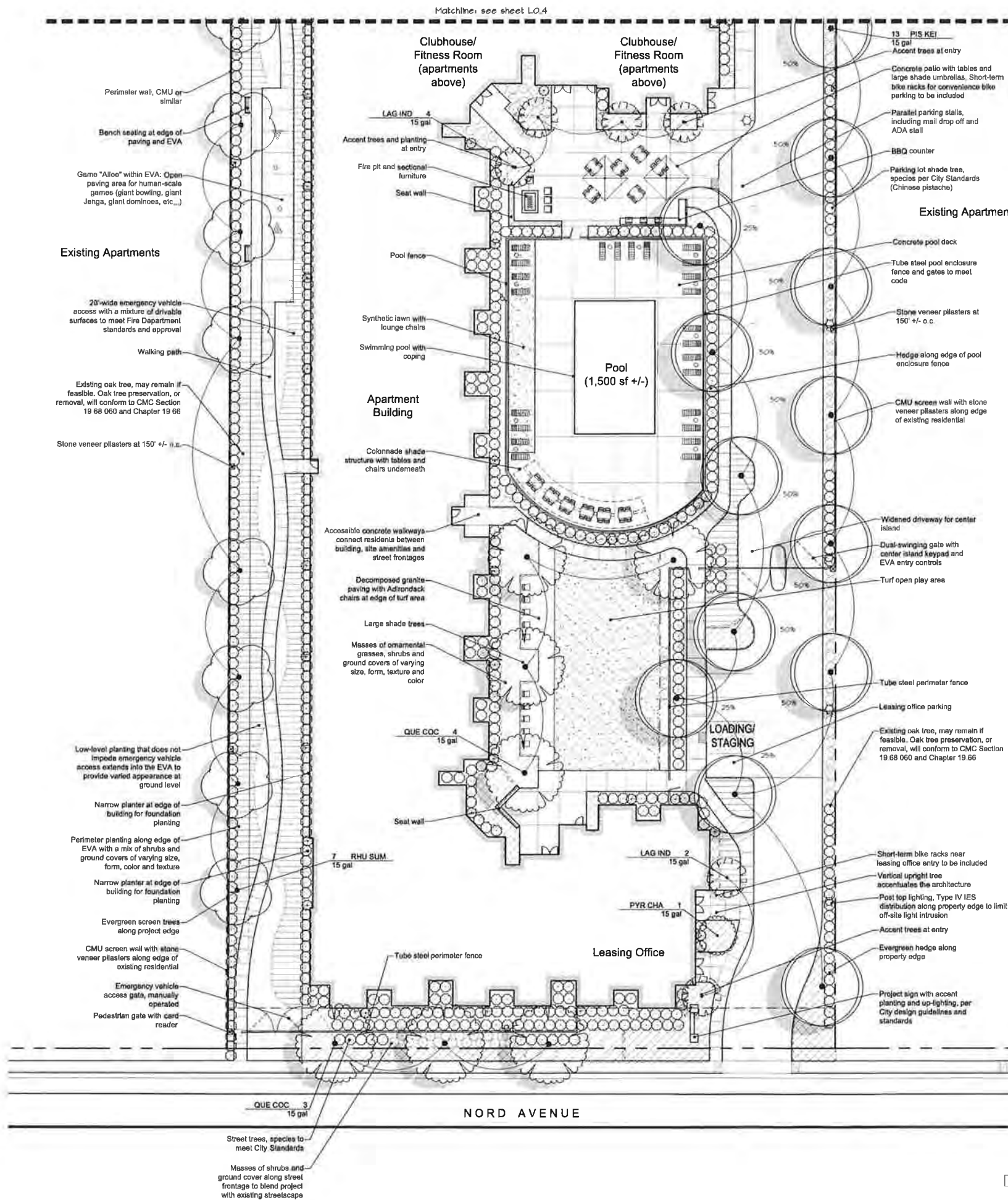
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Chico Student Housing
1118 Nord Avenue
Chico, CA 95928

Am-Cal Multi Housing, Inc.
30141 Agoura Road
Suite 100
Agoura Hills, CA 91301
818-706-0564
818-889-9154 Fax

Overall Site Plan

Scale:
1" = 30'-0"
Date:
September 1, 2016
Drawn/Checked:
TDF / THH
Project No.:
16-1026
Sheet Number:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
LAG IND	Lagerströmia indica	Crape Myrtle	15 gal	7
LIQ ROT	Liquidambar styraciflua	Round-lobed Sweet Gum	15 gal	7
PIN CAN	Pinus canadensis	Canary Island Pine	15 gal	10
PIS KEI	Pistacia chinensis	Kaith Devay	15 gal	21
PYR CHA	Pyrus calleryana	Charitcheer	15 gal	6
QUE COC	Quercus coccinea	Scarlet Oak	15 gal	17
RHU SUM	Rhus sumatrana	African Sumac	15 gal	13

Preliminary Plant Palette

Shrubs	Groundcovers
<ul style="list-style-type: none"> Ernstia upright shrub - 5 gal Quercus semperparvula 'Tiny Towers' Thuja occidentalis 'Emerald' 	<ul style="list-style-type: none"> Turf Soaked turf Low flowering accent shrubs - 1 gal Agapanthus africanus Dielsia bicolor Hemerocallis hybridus Larix laricina Rhododendron species Rosa 'Red Flower Carpet' Salvia species Teucrium chaniensis
<ul style="list-style-type: none"> Low hedge - 8 gal Ligustrum japonicum 'Teakleaf' Myrica carolinensis 'Compass' Olea europaea 'Little Olive' Rhododendron indica Rosa 'Red Flower Carpet' 	<ul style="list-style-type: none"> Low Groundcover - 1 gal Colostephus 'Stamen' Lowland Festuca glauca Juncus species Romanicum officinalis 'Proletaria' Trachypogon species
<ul style="list-style-type: none"> Low Accent shrub - 1 gal / 8 gal Dielsia bicolor Halimolobos sarragenifera Lupinus albus 'Tussock' Panicum orientale Pithecolobium lobatum 'Wheeler' Rhododendron indica 'Salem' Salvia species 	<ul style="list-style-type: none"> Ornamental Grasses - 8 gal Calamagrostis acutiflora 'Karl Forester' Festuca glauca Helictotrichon sempervirens Muhlenbergia capillaris Muhlenbergia rigens
<ul style="list-style-type: none"> Vines Climbing Vines - 1 gal Ficus pumila Parthenocarpus truncapada 	<ul style="list-style-type: none"> Feather Reed Grass Blue Fescue Blue Owl Grass Pink Muhly Deer Grass

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with the Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions to these calculations. However, compliance with WELO code requirements will remain.

Item	Category	Water Use	ETWU	ETWU	
1	Turf - SLA	Medium 1	3,516 sf	6.3%	112,701.9
2	Shrubs	Medium 0.5	13,492 sf	24.0%	245,723.1
3	Shrubs	Low 0.3	20,237 sf	36.1%	221,139.8
4	Non-irrigated Pervious area	None 0	18,866 sf	33.8%	0
TOTAL					
56,111 sf					
Maximum Applied Water Allowance (MAWA) 871,347.9 gallon/year					
Estimated Total Water Usage (ETWU) 579,565 gallon/year					

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements.

Landscape/Pervious Areas

Area Type	Area (sf)	Percentage
Total Pervious Area	56,111 sf	100%
Planter	33,729 sf	60.1%
Turf	3,516 sf	6.3%
Cobble	6,816 sf	12.2%
Synthetic Turf	800 sf	1.4%
Pool	1,500 sf	2.7%
O.G./Gravel Pave	9,747 sf	17.3%
Total Site Area	201,396 sf	100%
Pervious Area	56,111 sf	27.8%

Landscape Concept

The landscape design concept for this project is to provide an enjoyable and aesthetically pleasing space for residents, employees and visitors that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the Sacramento Valley (Sunset Zone #8).

This project includes a small area of natural turf as an open play area for residents. Low and medium water use hardy trees, shrubs, ornamental grasses and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of Chico's Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Tree Root Barriers

All trees within 5' of paving or curbs are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plan:

15 gallon trees	5 panels
24" box trees	6 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Parking Lot Shade

The project has been designed to meet the City of Chico's minimum parking lot shade requirements. Trees used for this criteria are selected from the City's approved parking lot tree list. Calculations to show that the 50% shade coverage is met or exceeded are included with this submittal and will be provided with the building permit set.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO) and AB 1881. The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotors at turf areas. The system will include in-line valves, quick couplers, and gate valves. Planting will be organized into hydrozones of similar water needs. New irrigation controller will be Hunter, Rainbird, Infiltrco, or equal and will meet the WELO requirements of a smart controller. A complete irrigation design with these parameters will be provided with the improvement plans.

Site Lighting

Site lighting to provide a safe and secure site will be provided with a mixture of lighting fixtures that may include post top lights, lighted bollards, well-mounted lights, and accent lighting such as festoon lighting and wall light. Complete lighting design will be provided with the improvement plans to meet City standards. Lighting will be designed to limit off-site light intrusion.

Existing Trees

There are several existing trees on-site, the majority of which are ornamental and non-native. An arborist report has been prepared for this project which includes an assessment on the health and provisions for removal or retaining in accordance with City Standards. Oak tree preservation, or removal, will conform to CMC Section 19.68.060 and Chapter 19.66.

Site Soils

The contractor shall provide a soil agronomy test for the project that will include recommendations for soil amendments. All soil preparation shall be installed per the soil agronomy report.

Parking Lot Shade

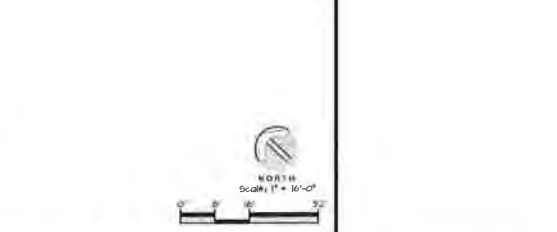
Tree Type	Full (100%)	Three Quarter (75%)	Half (50%)	Quarter (25%)
Pistacia chinensis (60' dia)	0	0	18 @ 528 = 10,548 sq ft	3 @ 318 = 1,254
Total Parking Area	20,883 Sq Ft			
Area Shaded by Trees:	11,304 Sq Ft			
Total Area Shading/Percent Exceeds City min (50%)	50.9%			

Revisions

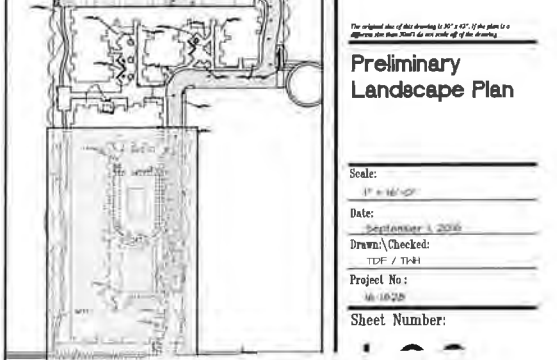
Rev	Date	Description

Chico Student Housing

1118 Nord Avenue
Chico, CA 95926



Am-Cal Multi Housing, Inc.
30141 Agoura Road
Suite 100
Agoura Hills, CA 91301
818-706-0694
818-888-9156 Fax



www.knoxia.com
151 N. Norris St., Sonoma, CA 95370
(209)532-2856 (209)532-9510



Revisions

Revisions

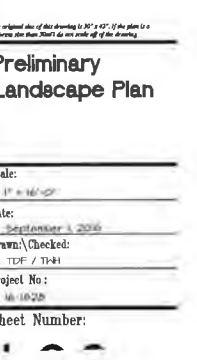
Rev	Date	Description

Am-Cal Multi Housing, Inc.

Chico Student Housing
1118 Nord Avenue
Chico, CA 95926



Am-Cal Multi Housing, Inc.
30141 Agoura Road
Suite 100
Agoura Hills, CA 91301
818-706-0694
818-888-9156 Fax



SOLID STATE AREA LIGHTING
LUM SERIES-LED

MAXIMUM 1118 Nord Ave
 WORKING A, B, C



LUM LED

DESCRIPTION: This is a modern, rectangular, wall-mounted light fixture with a dark finish. It features a wide, flat light source and a minimalist design.

FEATURES: • Modern design • Wall-mounted • Dark finish • Wide light source

USCA ARCHITECTURE

SOLID STATE AREA LIGHTING
DSAP SERIES-LED

MAXIMUM 1118 Nord Ave
 WORKING D



DSAP

DESCRIPTION: This is a classic-style, bell-shaped light fixture with a dark finish and a curved neck. It has a glass shade and is designed for wall mounting.

FEATURES: • Classic design • Bell-shaped • Glass shade • Curved neck

USCA ARCHITECTURE

SOLID STATE AREA LIGHTING
10 SERIES-LED

MAXIMUM 1118 Nord Ave
 WORKING E

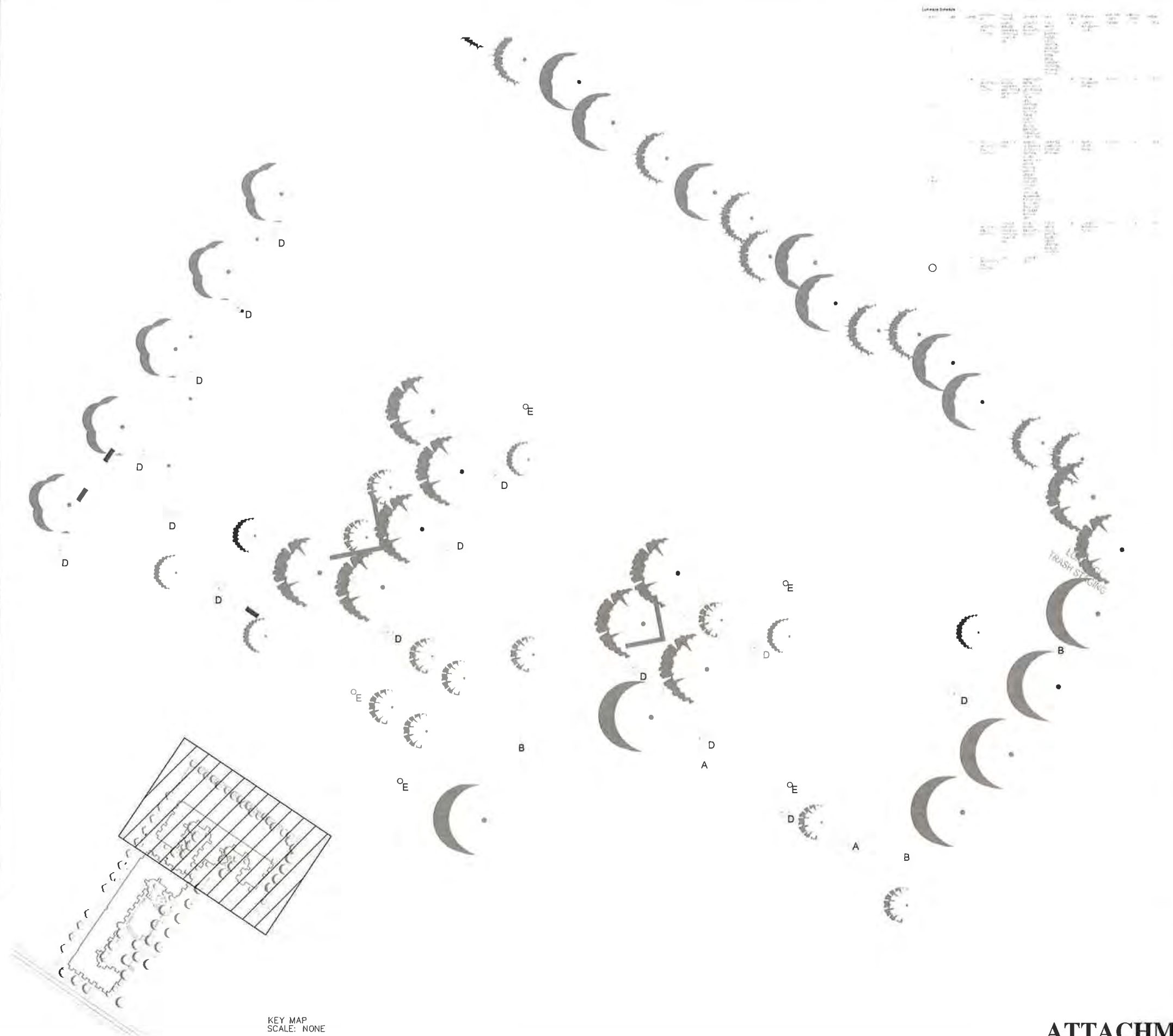


10 SERIES

DESCRIPTION: This is a modern, spherical light fixture with a dark finish. It has a simple, clean design and is designed for wall mounting.

FEATURES: • Modern design • Spherical • Dark finish • Wall-mounted

USCA ARCHITECTURE



G
GOUVIS
 4400 Campus Drive
 Newport Beach
 CA 92660

Newport Beach
 tel 949 752 1612
 fax 949 752 5321

Palm Springs
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PROJECT:
 1118 Nord Ave.

NOT FOR BID OR CONSTRUCTION

DEVELOPER:
 AMCAL

ARCHITECT:
 Humphreys & Partners
 Architects, L.P.

LOCATION:
 Chico
 CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
 ELECTRICAL SITE LIGHTING PLAN
 (1 OF 2)

PROJECT NUMBER:
 64226

ENGINEER:
DRAFTER:

ATTACHMENT H

SCALE: 1/16" = 1'-0"

SITE LIGHTING PLAN (1 OF 2) 1

E-1.1

SOLID STATE AREA LIGHTING
LUM SERIES-PLED

PROJECT: 1118 Nord Ave
SHEET: A, B, C

DESCRIPTION: This lighting fixture is designed for use in areas where a modern, minimalist aesthetic is desired. It features a sleek, rectangular design with a dark finish and a wide, adjustable shade that allows for precise light control. The fixture is mounted on a short, sturdy post and is suitable for both indoor and outdoor use.

FEATURES:

- Adjustable shade for light control
- Modern, minimalist design
- Wide range of finishes available
- Sturdy mounting post

INSTALLATION: The fixture is designed to be installed on a flat surface. It is recommended to use the provided mounting hardware and follow the manufacturer's instructions for proper installation. The fixture is suitable for use in areas with ambient temperatures up to 100°F.

MAINTENANCE: The fixture is designed to be easy to clean and maintain. It is recommended to clean the fixture regularly with a soft, damp cloth. Avoid using harsh chemicals or abrasive cleaners.



LUM PLED



SOLID STATE AREA LIGHTING
DSAP SERIES-LED

PROJECT: 1118 Nord Ave
SHEET: D

DESCRIPTION: This lighting fixture is designed for use in areas where a classic, elegant aesthetic is desired. It features a traditional design with a dark finish and a wide, adjustable shade that allows for precise light control. The fixture is mounted on a short, sturdy post and is suitable for both indoor and outdoor use.

FEATURES:

- Adjustable shade for light control
- Classic, elegant design
- Wide range of finishes available
- Sturdy mounting post

INSTALLATION: The fixture is designed to be installed on a flat surface. It is recommended to use the provided mounting hardware and follow the manufacturer's instructions for proper installation. The fixture is suitable for use in areas with ambient temperatures up to 100°F.

MAINTENANCE: The fixture is designed to be easy to clean and maintain. It is recommended to clean the fixture regularly with a soft, damp cloth. Avoid using harsh chemicals or abrasive cleaners.



DSAP



SOLID STATE AREA LIGHTING
10 SERIES-LED

PROJECT: 1118 Nord Ave
SHEET: E

DESCRIPTION: This lighting fixture is designed for use in areas where a modern, minimalist aesthetic is desired. It features a sleek, rectangular design with a dark finish and a wide, adjustable shade that allows for precise light control. The fixture is mounted on a short, sturdy post and is suitable for both indoor and outdoor use.

FEATURES:

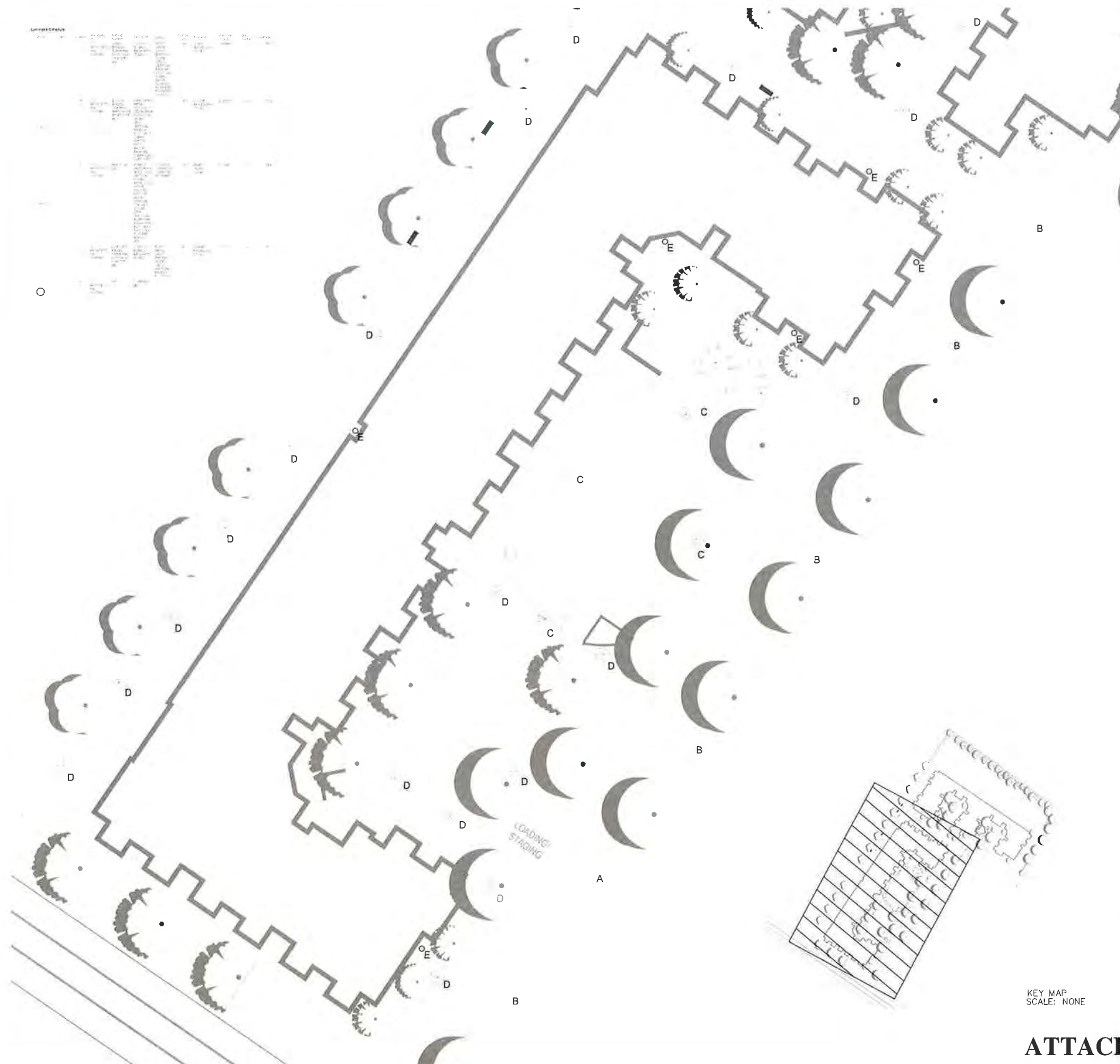
- Adjustable shade for light control
- Modern, minimalist design
- Wide range of finishes available
- Sturdy mounting post

INSTALLATION: The fixture is designed to be installed on a flat surface. It is recommended to use the provided mounting hardware and follow the manufacturer's instructions for proper installation. The fixture is suitable for use in areas with ambient temperatures up to 100°F.

MAINTENANCE: The fixture is designed to be easy to clean and maintain. It is recommended to clean the fixture regularly with a soft, damp cloth. Avoid using harsh chemicals or abrasive cleaners.



10 SERIES



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PROJECT:
1118 Nord Ave.

NOT FOR BID OR CONSTRUCTION
DEVELOPER:
AMCAL

ARCHITECT:
Humphreys & Partners
Architects, L.P.

LOCATION:
Chico
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
ELECTRICAL
SITE LIGHTING PLAN
(2 OF 2)

PROJECT NUMBER:
64226
ENGINEER:
DRAFTER

ATTACHMENT H
SHEET NUMBER:
E-1.2

KEY MAP
SCALE: NONE
SCALE: 1/16" = 1'-0"
SITE LIGHTING PLAN (2 OF 2) 1

Chico Student Housing Project

Tree Survey Report



June 2016

Prepared for:
AMCAL Equities, LLC
Attn: Ms. Carol Rose Schwartz
30141 Agoura Road, Ste. 100
Agoura Hills, California 91301

Prepared by:



North State Resources, Inc.
2595 Ceanothus Avenue, Ste. 182
Chico, California 95973
Attn: Mark Wuestehube
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NSR Project No 16.146.000

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1. Introduction

On behalf of AMCAL Equities, LLC, North State Resources, Inc. (NSR) conducted an inventory of trees occurring in the Chico Student Housing Project study area at 1118 Nord Avenue and 1218 Nord Avenue (study area). The study area encompasses approximately 4.76 acres between Nord Avenue and the Union Pacific Railroad tracks in the city of Chico, California. This location corresponds to an unsectioned area within Township 22N, Range 1E of the *Chico, California 7.5-minute U.S. Geological Survey topographic quadrangle* (Figure 1).

The purpose of this report is to document all trees present in the study area in order to support any construction plans or permits required under Chapter 16.66 of the City of Chico Municipal Code, Tree Preservation Regulations.

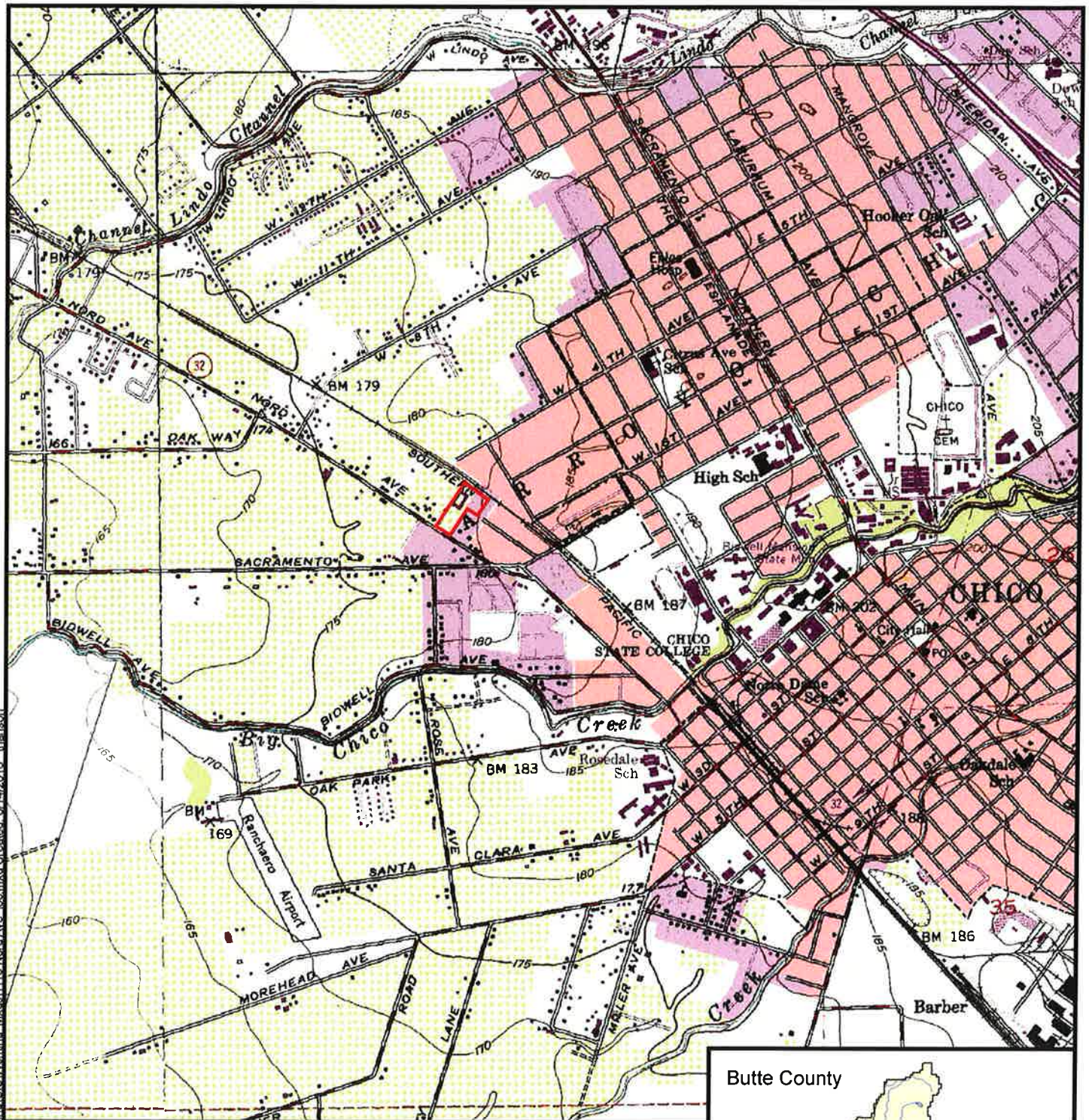
2. Methods


The inventory of trees was conducted by NSR biologist Tim Hanson on May 31 and June 2, 2016. All trees in the study area with a diameter at breast height (dbh) of 6 inches or greater were inventoried. Each tree was identified to species (or genus) and measured for dbh and average dripline radius. Notes were taken on the health or condition of trees as warranted. The trunk locations of all recorded trees were mapped using a GPS receiver capable of sub-meter accuracy.

3. Results

3.1 Complete Tree Inventory

The study area contains 111 trees, comprising a total of 25 different tree species. Species composition includes 6 sugar maple (*Acer saccharinum*), 2 Italian alder (*Alnus cordata*), 3 European white birch (*Betula pendula*), 2 incense-cedar (*Calocedrus decurrens*), 1 deodar cedar (*Cedrus deodara*), 3 Chinese hackberry (*Celtis sinensis*), 2 camphor (*Cinnamomum camphora*), 28 Arizona cypress (*Cupressus arizonica*), 5 Italian cypress (*Cupressus sempervirens*), 2 raywood ash (*Fraxinus oxycarpa*), 3 black walnut (*Juglans hindsii*), 4 English walnut (*Juglans regia*), 1 crepe myrtle (*Lagerstroemia indica*), 1 privet (*Ligustrum* sp.), 4 white mulberry (*Morus alba*), 1 pine (*Pinus* sp.), 15 Japanese black pine (*Pinus thunbergii*), 2 Chinese pistache (*Pistacia chinensis*), 12 London planetree (*Platanus x acerifolia*), 2 ornamental plum (*Prunus* sp.), 2 valley oak (*Quercus lobata*), 1 willow (*Salix* sp.), 2 coast redwood (*Sequoia sempervirens*), 4 Chinese tallow (*Triadica sebifera*), and 3 California fan palm (*Washingtonia filifera*). The inventory of trees included 2 trees (#4 European white birch and #82 ornamental plum) that were standing but did not have any leaves and appeared to be dead at the time of the survey. Also, based on the site visit and mapping of tree location data, it was not possible to determine if tree #17 (London planetree) was rooted in or out of the study area.

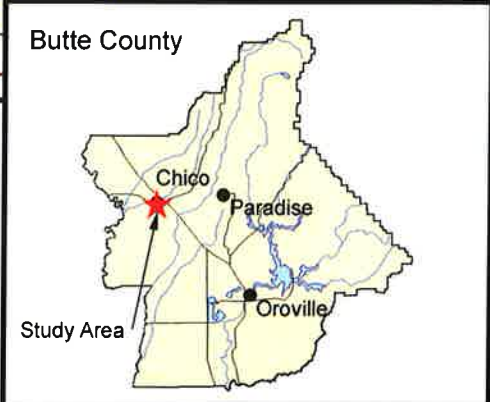


 Study Area (4.76 acres)

Public Land Survey:
T22N, R1E, Arroyo Chico Land Grant

USGS 7.5 Quad:
Chico

0 2,000 4,000
Feet



G:\Projects\16_146_000_Chico_Student_Housing\GIS\Workshop_Maps\1118_Nord_Ave_16c.mxd Created: 6/14/2016 11:35:03 AM

Figure 1
Study Area Location and Vicinity Map

The location of each inventoried tree is illustrated on the tree inventory map presented as Figure 2. Trees visible in the aerial imagery used in Figure 2 that were removed prior to the tree inventory are identified with a red X. Data collected on each measured tree are summarized in Table 1.

Table 1. Complete Tree Inventory Results, Chico Student Housing Project at 1118 and 1218 Nord Avenue, City of Chico, Butte County, California

Tree #	Common Name	Species	Dbh (Inches)	Dripline Radius (Feet) ¹	Notes
1	Italian alder	<i>Alnus cordata</i>	15	19	Fungus on trunk, dead crown
2	European white birch	<i>Betula pendula</i>	8	13	Mostly dead crown
3	crepe myrtle	<i>Lagerstroemia indica</i>	6	15	
4	European white birch	<i>Betula pendula</i>	8.5	19	Appears dead, no leaves
5	Italian alder	<i>Alnus cordata</i>	20.5	25	Some dead branches
6	pine	<i>Pinus sp.</i>	35.75	27	Crown has been topped
7	Chinese hackberry	<i>Celtis sinensis</i>	16	27	
8	Chinese hackberry	<i>Celtis sinensis</i>	14.5	22	
9	English walnut	<i>Juglans regia</i>	20.25	24	
10	English walnut	<i>Juglans regia</i>	35	33	
11	English walnut	<i>Juglans regia</i>	18	29	
12	coast redwood	<i>Sequoia sempervirens</i>	28	24	
13	coast redwood	<i>Sequoia sempervirens</i>	25.5	24	
14	Chinese pistache	<i>Pistacia chinensis</i>	12.75	24	
15	camphor	<i>Cinnamomum camphora</i>	20.5	32	Some dead branches
16	London planetree	<i>Platanus x acerifolia</i>	17.5	23	
17	London planetree	<i>Platanus x acerifolia</i>	16	29	May not be in study area
18	London planetree	<i>Platanus x acerifolia</i>	12.75	28	
19	ornamental plum	<i>Prunus sp.</i>	9.5	22	
20	Japanese black pine	<i>Pinus thunbergii</i>	14.5	21	Heavily pruned
21	Japanese black pine	<i>Pinus thunbergii</i>	18.75	22	Some dead branches
22	Japanese black pine	<i>Pinus thunbergii</i>	23.5	29	
23	willow	<i>Salix sp.</i>	21.25	29	
24	silver maple	<i>Acer saccharinum</i>	41.75	39	
25	Japanese black pine	<i>Pinus thunbergii</i>	7.25	19	
26	camphor	<i>Cinnamomum camphora</i>	12.75	23	
27	Japanese black pine	<i>Pinus thunbergii</i>	16.25	27	
28	Japanese black pine	<i>Pinus thunbergii</i>	10.25	18	Heavily pruned
29	Japanese black pine	<i>Pinus thunbergii</i>	13	22	
30	Italian cypress	<i>Cupressus sempervirens</i>	7.25	12	
31	Italian cypress	<i>Cupressus sempervirens</i>	7	12	
32	Italian cypress	<i>Cupressus sempervirens</i>	6.75	12	
33	Italian cypress	<i>Cupressus sempervirens</i>	7	13	

34	Italian cypress	<i>Cupressus sempervirens</i>	7.25	12	
35	Japanese black pine	<i>Pinus thunbergii</i>	18.5	29	
36	London planetree	<i>Platanus x acerifolia</i>	19.25	31	
37	London planetree	<i>Platanus x acerifolia</i>	18.75	29	
38	London planetree	<i>Platanus x acerifolia</i>	19	30	
39	London planetree	<i>Platanus x acerifolia</i>	19.75	29	
40	London planetree	<i>Platanus x acerifolia</i>	22.25	31	
41	raywood ash	<i>Fraxinus oxycarpa</i>	16.25	26	
42	raywood ash	<i>Fraxinus oxycarpa</i>	13.25	25	
43	valley oak	<i>Quercus lobata</i>	32	37	
44	London planetree	<i>Platanus x acerifolia</i>	17.25	25	
45	white mulberry	<i>Morus alba</i>	9.5	28	
46	Chinese hackberry	<i>Celtis sinensis</i>	12.5	26	
47	London planetree	<i>Platanus x acerifolia</i>	14.25	26	
48	black walnut	<i>Juglans hindsii</i>	32	33	
49	black walnut	<i>Juglans hindsii</i>	17	30	
50	Japanese black pine	<i>Pinus thunbergii</i>	18.75	29	
51	valley oak	<i>Quercus lobata</i>	33	35	Fence embedded in trunk
52	Japanese black pine	<i>Pinus thunbergii</i>	21.5	29	
53	white mulberry	<i>Morus alba</i>	22.5	34	Fungus on surface roots
54	white mulberry	<i>Morus alba</i>	19	31	
55	Japanese black pine	<i>Pinus thunbergii</i>	20.5	29	
56	Japanese black pine	<i>Pinus thunbergii</i>	17	22	
57	London planetree	<i>Platanus x acerifolia</i>	17.5	28	
58	Japanese black pine	<i>Pinus thunbergii</i>	20	28	
59	Japanese black pine	<i>Pinus thunbergii</i>	18.5	30	
60	Japanese black pine	<i>Pinus thunbergii</i>	15.5	21	
61	white mulberry	<i>Morus alba</i>	24.5	36	
62	silver maple	<i>Acer saccharinum</i>	13.25	21	Heavily pruned
63	silver maple	<i>Acer saccharinum</i>	20	31	
64	silver maple	<i>Acer saccharinum</i>	17.5	29	
65	California fan palm	<i>Washingtonia filifera</i>	18.25	17	
66	California fan palm	<i>Washingtonia filifera</i>	17	17	
67	California fan palm	<i>Washingtonia filifera</i>	17.75	17	
68	black walnut	<i>Juglans hindsii</i>	45	39	Some dead branches
69	incense-cedar	<i>Calocedrus decurrens</i>	21.5	20	
70	incense-cedar	<i>Calocedrus decurrens</i>	23.5	22	
71	English walnut	<i>Juglans regia</i>	26	32	
72	Chinese pistache	<i>Pistacia chinensis</i>	8.5	22	
73	deodar cedar	<i>Cedrus deodara</i>	7.5	19	
74	London planetree	<i>Platanus x acerifolia</i>	7.5	22	

75	Chinese tallow	<i>Triadica sebifera</i>	22	21	
76	European white birch	<i>Betula pendula</i>	6.75	17	
77	silver maple	<i>Acer saccharinum</i>	20	31	
78	Chinese tallow	<i>Triadica sebifera</i>	18.5	25	
79	Chinese tallow	<i>Triadica sebifera</i>	20.5	27	
80	silver maple	<i>Acer saccharinum</i>	16.5	29	
81	Chinese tallow	<i>Triadica sebifera</i>	18.75	29	
82	ornamental plum	<i>Prunus sp.</i>	10	18	Appears dead, no leaves
83	Privet	<i>Ligustrum sp.</i>	6.5	16	
84	Arizona cypress	<i>Cupressus arizonica</i>	13.5	17	Fence embedded in trunk
85	Arizona cypress	<i>Cupressus arizonica</i>	15	17	Fence embedded in trunk
86	Arizona cypress	<i>Cupressus arizonica</i>	8.75	16	
87	Arizona cypress	<i>Cupressus arizonica</i>	11.75	22	
88	Arizona cypress	<i>Cupressus arizonica</i>	10.25	21	
89	Arizona cypress	<i>Cupressus arizonica</i>	11	16	
90	Arizona cypress	<i>Cupressus arizonica</i>	9.5	18	
91	Arizona cypress	<i>Cupressus arizonica</i>	11.5	26	
92	Arizona cypress	<i>Cupressus arizonica</i>	10.25	20	Wire embedded in trunk
93	Arizona cypress	<i>Cupressus arizonica</i>	11	26	Wire embedded in trunk
94	Arizona cypress	<i>Cupressus arizonica</i>	9.5	18	Wire embedded in trunk
95	Arizona cypress	<i>Cupressus arizonica</i>	11	23	
96	Arizona cypress	<i>Cupressus arizonica</i>	12.5	20	
97	Arizona cypress	<i>Cupressus arizonica</i>	15	21	
98	Arizona cypress	<i>Cupressus arizonica</i>	17	25	Wire embedded in trunk
99	Arizona cypress	<i>Cupressus arizonica</i>	12	23	
100	Arizona cypress	<i>Cupressus arizonica</i>	12	15	Broken sub-trunk
101	Arizona cypress	<i>Cupressus arizonica</i>	15	22	
102	Arizona cypress	<i>Cupressus arizonica</i>	9.25	15	
103	Arizona cypress	<i>Cupressus arizonica</i>	10	25	Bolt in trunk
104	Arizona cypress	<i>Cupressus arizonica</i>	15.25	25	Bolt in trunk
105	Arizona cypress	<i>Cupressus arizonica</i>	7.25	16	
106	Arizona cypress	<i>Cupressus arizonica</i>	10	21	
107	Arizona cypress	<i>Cupressus arizonica</i>	12.75	26	
108	Arizona cypress	<i>Cupressus arizonica</i>	6	14	Heavy crown pruning
109	Arizona cypress	<i>Cupressus arizonica</i>	7.5	15	
110	Arizona cypress	<i>Cupressus arizonica</i>	6.5	14	Wire embedded in trunk
111	Arizona cypress	<i>Cupressus arizonica</i>	7.25	16	

¹The dripline of a tree is defined in part F of section 16.66.050 of the City of Chico Municipal code as a radius measured from the trunk to the outermost branch, plus an additional 10 feet.

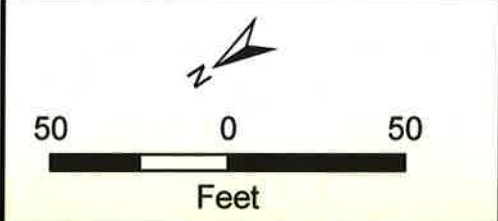


Prepared by:

North State Resources, Inc.
 2595 Ceanothus Ave., Suite 182
 Chico, CA 95973
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 Fax (530) 345-4805 www.nsrnet.com

Prepared for:
AMCAL Equities, LLC
 30141 Agoura Road, Ste 100
 Agoura Hills, California 91301

Notes:
 Surveyor: Tim Hanson
 Survey Dates: May 31 and Jun 2, 2016
 Aerial Photograph Source: Available ESRI imagery



**Figure 2. Complete Tree Inventory Map
 Chico Student Housing Project
 1118 and 1218 Nord Avenue
 Chico, CA 95926**

3.2 Inventory of Trees Under the City of Chico Tree Preservation Regulations

The City of Chico Municipal Code Chapter 16.66 (Tree Preservation Regulations) defines a tree as:

“Any live woody plant having a single perennial stem of 18 inches or more in diameter, or multistemmed perennial plant greater than 15 feet in height having an aggregate circumference of 40 inches or more, measured at four feet six inches above adjacent ground.”

Certain native trees such as blue oaks (*Quercus douglasii*) qualify as trees at 6 inch dbh or greater and other native trees such as valley oaks qualify as trees at 12 inch dbh or greater. Many fruit trees and undesirable ornamental trees (e.g., English walnut, Chinese tallow) do not qualify as trees regardless of size.

The study area contains 32 trees meeting the definition of “tree” as specified in the City of Chico Municipal Code. These trees are summarized in Table 2 and shown in Figure 2.

Table 2. Inventory of Trees Under the City of Chico Tree Preservation Regulations

Tree #	Common Name	Species	Dbh (Inches)	Dripline Radius (Feet) ¹	Notes
5	Italian alder	<i>Alnus cordata</i>	20.5	25	Some dead branches
6	Pine	<i>Pinus sp.</i>	35.75	27	Tree has been topped
12	coast redwood	<i>Sequoia sempervirens</i>	28	24	
13	coast redwood	<i>Sequoia sempervirens</i>	25.5	24	
15	Camphor	<i>Cinnamomum camphora</i>	20.5	32	Some dead branches
21	Japanese black pine	<i>Pinus thunbergii</i>	18.75	22	Some dead branches
22	Japanese black pine	<i>Pinus thunbergii</i>	23.5	29	
23	Willow	<i>Salix sp.</i>	21.25	29	
24	silver maple	<i>Acer saccharinum</i>	41.75	39	
35	Japanese black pine	<i>Pinus thunbergii</i>	18.5	29	
36	London planetree	<i>Platanus x acerifolia</i>	19.25	31	
37	London planetree	<i>Platanus x acerifolia</i>	18.75	29	
38	London planetree	<i>Platanus x acerifolia</i>	19	30	
39	London planetree	<i>Platanus x acerifolia</i>	19.75	29	
40	London planetree	<i>Platanus x acerifolia</i>	22.25	31	
43	valley oak	<i>Quercus lobata</i>	32	37	
48	black walnut	<i>Juglans hindsii</i>	32	33	
50	Japanese black pine	<i>Pinus thunbergii</i>	18.75	29	
51	valley oak	<i>Quercus lobata</i>	33	35	Fence embedded in trunk
52	Japanese black pine	<i>Pinus thunbergii</i>	21.5	29	

53	white mulberry	<i>Morus alba</i>	22.5	34	Fungus on surface roots
54	white mulberry	<i>Morus alba</i>	19	31	
55	Japanese black pine	<i>Pinus thunbergii</i>	20.5	29	
58	Japanese black pine	<i>Pinus thunbergii</i>	20	28	
59	Japanese black pine	<i>Pinus thunbergii</i>	18.5	30	
61	white mulberry	<i>Morus alba</i>	24.5	36	
63	silver maple	<i>Acer saccharinum</i>	20	31	
65	California fan palm	<i>Washingtonia filifera</i>	18.25	17	
68	black walnut	<i>Juglans hindsii</i>	45	39	Some dead branches
69	incense-cedar	<i>Calocedrus decurrens</i>	21.5	20	
70	incense-cedar	<i>Calocedrus decurrens</i>	23.5	22	
77	silver maple	<i>Acer saccharinum</i>	20	31	

¹The dripline of a tree is defined in part F of section 16.66.050 of the City of Chico Municipal code as a radius measured from the trunk to the outermost branch, plus an additional 10 feet.



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 Survey Dates: May 31 and Jun 2, 2016
 Aerial Photograph Source: Available ESRI imagery

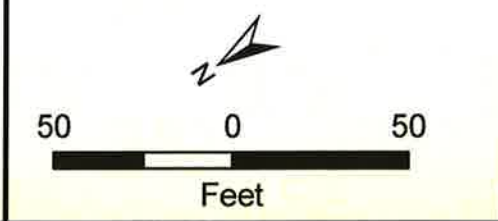


Figure 3. Inventory of Trees Under City of Chico Tree Preservation Regulations Chico Student Housing Project 1118 and 1218 Nord Avenue Chico, CA 95926