



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 9/5/2018

DATE: August 14, 2018

File: AR 18-15

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov)
Community Development Department

RE: Architectural Review 18-15 (A24 Tank District Retail) – Lot A24 Tank District,
Meriam Park Subdivision S 09-01, (APN 002-690-012 portion)

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve 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 18-15 (A24 Tank District Retail), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct an approximately 8,500 square foot retail building on lot A24 of the Meriam Park Tentative Subdivision Map (S 09-01). The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "CORE" by the approved Regulating Plan (see **Attachment A**, Location Map).

The proposed project includes new single-story shell retail building and surrounding landscaping. Parking is provided in a previously approved shared parking field with trash enclosure (see **Attachment B**, Project Description, and **Attachment C**, Overall Site Plan).

TND REGULATIONS

The Traditional Neighborhood Development (TND) zone is designed to encourage positive design features of traditional neighborhoods. The purpose of the TND zones are to create compact neighborhoods with defined neighborhood centers, encourage a mixture of residential and non-residential land uses, promote a mixture of housing types and create a pedestrian friendly environment. TND land use designations provide for the allocation of building types, street types, development and land use to the subzones. Designations are intended to accommodate a diverse mixture of building and housing types and land uses.

Designation

The site is located within the CORE designation. The CORE designation is intended for the most urban conditions within the TND zone. It is intended to accommodate a mixture of land uses emphasizing ground-floor retail with offices and residential above and to provide for lodging, restaurant, entertainment, and civic uses. Street frontages are pedestrian-oriented and defined by building facades at the back of the sidewalk, with off-street parking provided in

structures or located away from street frontages, behind buildings and includes on-street parking as a component of the total parking program.

Building Type

The building type standards determine the allowed building disposition and massing, frontage design, primary pedestrian access, vehicle access, parking and services, and open space and landscaping design requirements for each of the building types allowed in the TND zone. The building type for the proposed project is Small Single-Story Shopfront Building, designed for occupancy by retail, service, and/or office uses on the ground floor with an optional mezzanine. Consistent with this building type, the proposed building is situated on the site so that the front façade of the building is at the back of the sidewalk, and side setbacks are greater than ten feet from the property line.

Frontage Type

The proposal utilizes the Shopfront frontage type. This frontage type is conventional for retail use and requires substantial glazing at the sidewalk level. Consistent with this frontage type, the proposed building is aligned close the property line with the building entrance at sidewalk grade and shopfronts feature extensive glazing surrounding entryway doors with an awning that overlaps the sidewalk.

Architecture

The 8,500-square-foot building would feature a simple agrarian architectural style, characterized by utility and agricultural-related elements (see **Attachment D**, Exterior Elevations and **Attachment E**, Exterior Rendering). The rectangular shaped metal building would feature a prominent roof element, giving the building a “horse barn” appearance and would be consistent with the recently approved Maker buildings nearby. Exterior finishes for the building would be metal siding in a flat cream color (“Sandstone”) with metal roofing in brown (“Taupestone”). Doors, gutters, awnings and window storefront frames would be clear anodized metal (“Pearl Grey”) (see **Attachment F**, Material and Color Sample Boards). An additional anodized metal trellis element would be located on the east side of the building and would feature an outdoor seating area with raised planter boxes enclosed by a low steel rail and a metal canopy would cover the west elevation seating area. The front and rear elevations would feature living wall elements between the storefronts.

Exterior lighting would be galvanized goose-neck light fixtures mounted over the rear doorways and flush mount fixtures would be located under front entryway canopies (see **Attachment G**, Light Details). HVAC condenser units would be located on the south building elevation, screened from view by low shrub plantings.

Landscaping

The landscape plan mostly calls for native shrubs and trees, which are intended to complement the existing aesthetics natural to Northern California (see **Attachment H**, Landscape Plan). Appropriate attention is given to areas surrounding outdoor amenities, including raised planter boxes featuring a variety of shrubs. Hoop-style bike racks would be located between the front of the building and the parking area. Several new trees would be planted on site, including old grove olive trees and purple fernleaf acacia.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The proposed design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the side and rear of the site, consistent with policies CD-3.2 and CD-3.3. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The project is consistent with Design Guidelines (DGs) that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The interesting roofline creates a sense of focus, provides visual interest and enhances the overall aesthetics (DG 2.2.23, 1.2.22). Additional consistency analysis with the City's Design Guidelines is provided in the applicant's project description, **Attachment B**.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. The EIR included several mitigation measures that apply to the proposed development, which are provided as **Attachment I**, and referenced in the recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

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

The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). 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 is consistent with Design Guidelines (DGs) that call for pedestrian-friendly design with the building located at the back of sidewalk and vehicle parking located to the side and rear of the site, consistent with DGs 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27. Building massing and scale are layered, and design elements such as metal awnings and glazed storefronts create a point of interest at building entrances. The

proposed materials are rich and interesting, consistent with DGs 3.2.32 and 3.2.31.

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

The design, materials and colors of the proposed new buildings are anticipated to be visually compatible with future surrounding development in the CORE area and the overall vision of Meriam Park. Exterior equipment will be properly screened from view by shrubs and other landscaping. Vehicle parking is located interior to the site and future development will further block views of the parking area from the street.

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 proposal is consistent with the anticipated development in the CORE area and the overall vision of Meriam Park. As few buildings currently exist on the site, the structures will appear to dominate the surroundings, however, this effect will diminish over time with additional surrounding development. The building would not unnecessarily block views from other existing structures.

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

The proposed landscaping will provide a variety of seasonal color, while minimizing irrigation demands. The proposed landscaping offers both native and edible plant varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building. Appropriate attention is given to areas surrounding outdoor amenities, including raised planter boxes featuring a variety of shrubs.

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 18-15 (A24 Tank District Retail). 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. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning

staff prior to issuance of a certificate of occupancy.

4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include, but are not limited to AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4, HYDRO-3, and UTIL-1b which are incorporated herein by reference.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, a legal notice was published in the *Chico Enterprise Record* and a notice was posted on the project site at least 10 days prior to this ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION

Internal (3)

Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: AR 18-15

External (2)

RGA, Attn: Kevin Easterling, 115 Meyers Street, suite 110, Chico, CA 95926
Dan Gonzales, PO Box 6744, Chico, CA 95927

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Exterior Elevations
- E. Exterior Renderings
- F. Colors and Material Sample Board
- G. Light Details
- H. Landscape Plans
- I. Mitigation Measures



AR 18-15 (A24 Tank District Retail)
 Meriam Park Subdivision, Lot A24 Tank District
 APN 002-690-012-000



May 21, 2018

Plan Reviewer
City of Chico Planning Department
P.O.Box 3420
Chico, Ca. 95927

RE: Tank District, LLC
Lot A24 at Meriam Park
Chico CA 95928

Dear Reviewer,

It is with pleasure that I take this opportunity to provide you the following overview of the new commercial building constructed at Meriam Park on Market Place. The following narrative makes references to the City of Chico Design Guidelines.

Brief History

This property is currently undeveloped and is in the process of becoming part of a new walkable community development.

Building Program

The proposed new building will be a single story multiple tenant retail building.

Proposed Architectural Elements

The design and use of building materials and colors were selected to harmonize with the existing neighborhood. Most of which are have modern design elements. The first was the courthouse. Then the foundation building. All building finishes are following the design lines of a clean, simple, modern look.

Applicable City of Chico Design Guidelines Objectives

DG1.1.13-Reinforce a pedestrian-friendly environment regarding building placement and orientation.

*Building placement provides that all main entrances will be along Market Place.
Rear doors to each suite will be located along the parking lot side of the building.*

DG1.1.14 & 3.1.25-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.

The drive way to the common parking area occurs at the east side of the retail building. When everything is built out, the common parking will be hidden from view.

DG1.2.22-Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place.

This building utilizes a gable roof style topped with a clerestory to establish the building's presence along the street.

DG1.2.34-Bicycle parking is located close to main entrances.

Bicycle parking is close to the main entrance. On the east side along the drive entrance to the common parking side of the building.

DG3.1.35-Screen and buffer trash enclosures, and utility services from public views.

Above-ground transformer boxes will have decorative painting, and utility meters will be screened by landscape planting

DG3.2.21-Design Concept

The composition of this building consists of a single-story mass aligned directly with the adjacent street. Large storefront windows provide a direct connection to the streetscape, and provide light and views between the interior and exterior of the individual suites. The clerestory windows above provide light to the interior of the spaces.

DG3.2.22-Avoid unarticulated elevations and incorporated varied building depth and shadow.

Every elevation offers depth and interest with the use of vertically installed metal wall and roof panels. With the addition of metal canopies, awnings assist in adding shadowing and depth. The addition of wall screens for landscaping helps to add depth and additional interest to the project.

DG3.2.23-Design and locate building entries to create a sense of focus so people may easily find the entrance. Roof overhangs and wall recesses, are two examples of features which help define a sense of entry for a building.

The metal awnings and the storefront systems help to "define" the entry points. As tenant spaces are occupied, signage will also assist with this.

DG3.2.25-Avoid continuous flat roofs with monotonous cornices or parapets.

This unique building features two roof elements: a single-story gable roof topped with a clerestory with windows.



DG3.2.28-Minimize the appearance of wall mounted utility equipment, including electrical panels, gas meters, conduit, plumbing or downspouts, by integrating with in the building structure or by screening and buffering techniques.

Utilities will be painted to match the building color and there is landscaping to be planted in front of the HVAC units to block them from public view.

DG3.2.31 and 33-Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity through all elevations through complementary use of form, materials, color, and detailing.

Using two different metal building colors for the roofs and walls in addition to wall screens for landscaping, awnings, and canopy. There are repeated materials, colors and features on all elevations.

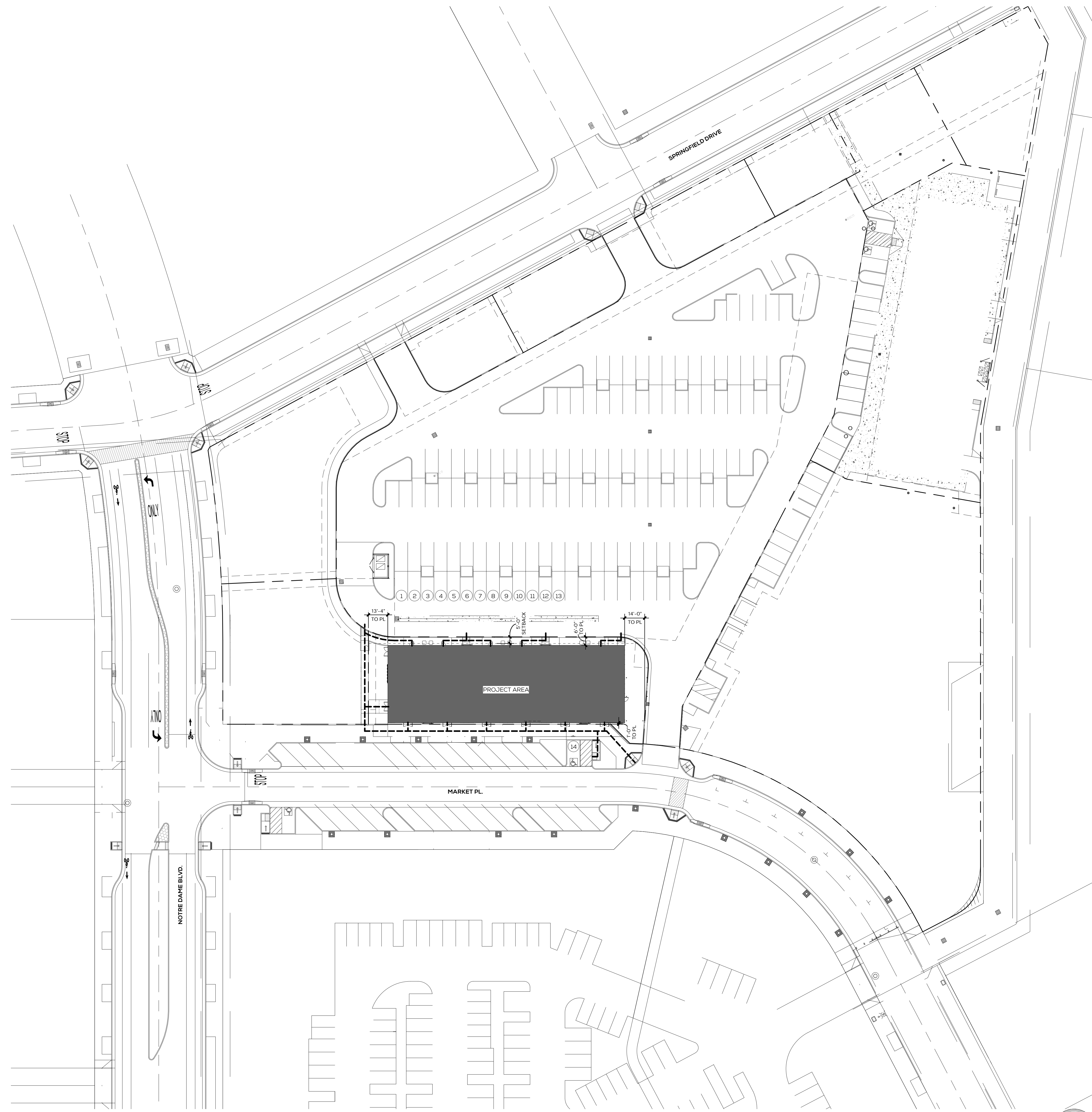
DG3.2.32-Select building colors and accent materials from a rich palette.

The pallet selected is rich with tones selected primarily from the warm grey-beige ranges.

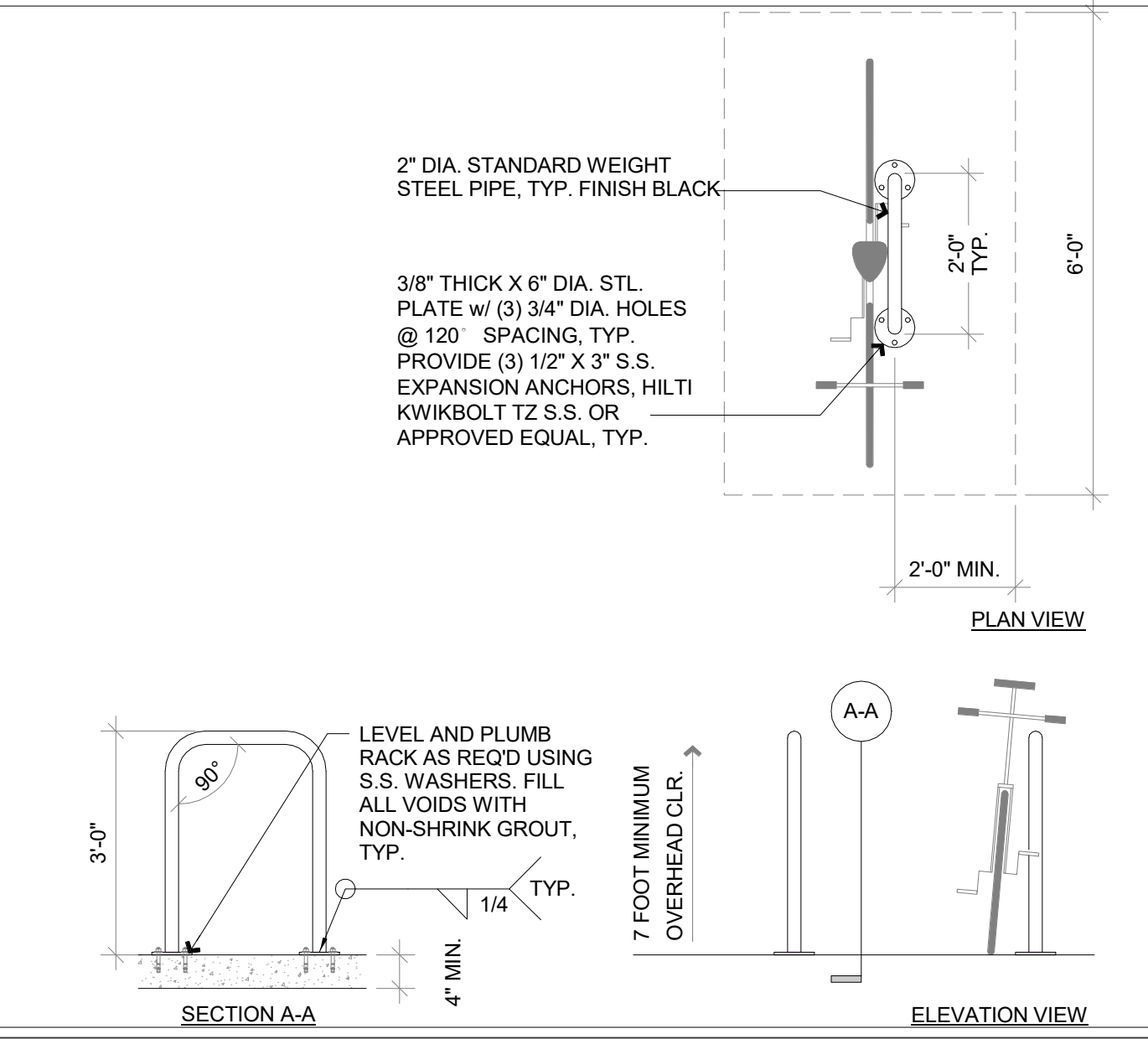
Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Easterling', written over a light blue horizontal line.

Kevin Easterling
Russell, Gallaway, Associates inc.

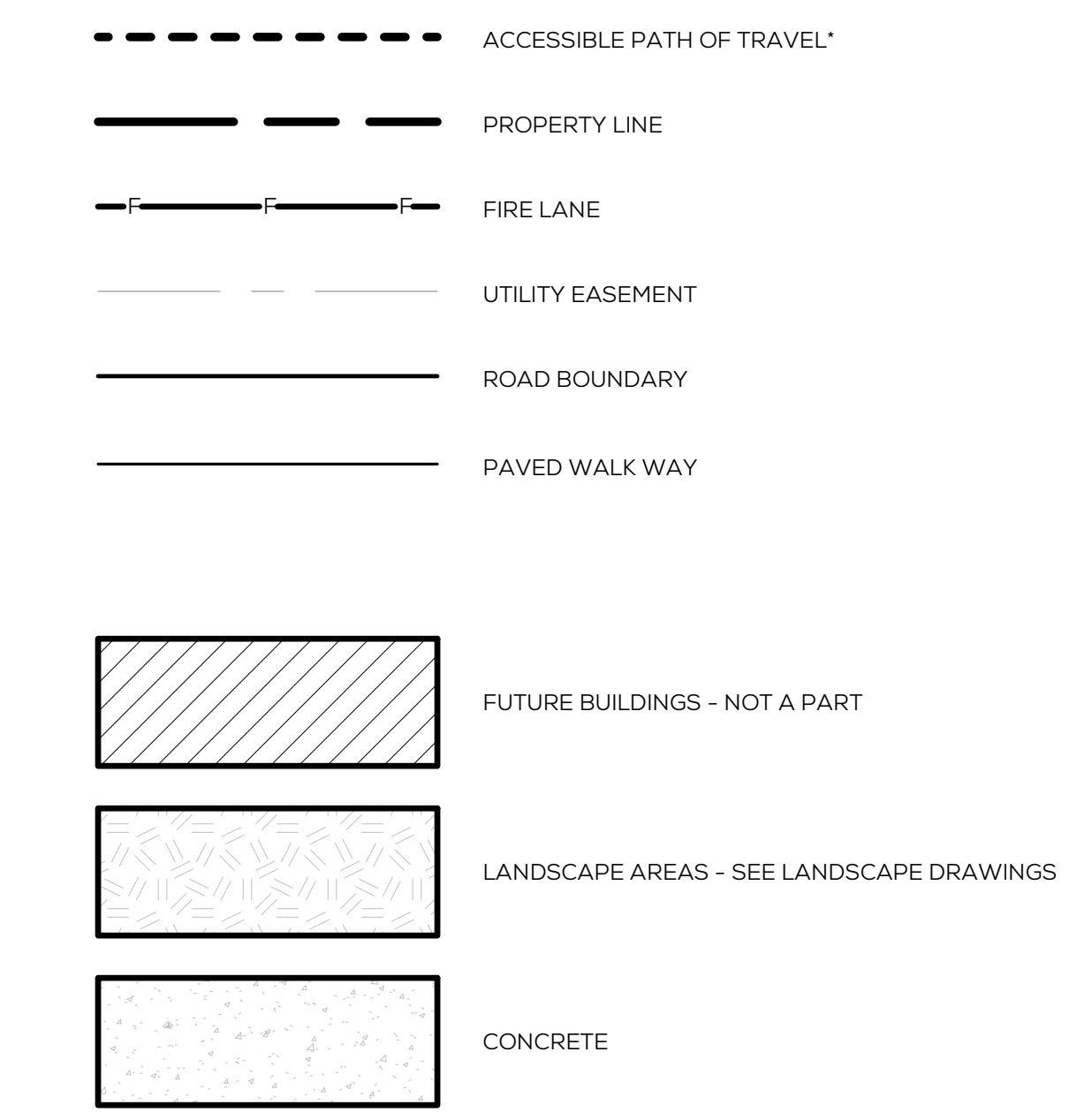


QQ - OVERALL SITE PLAN
SCALE: 1" = 30'-0"

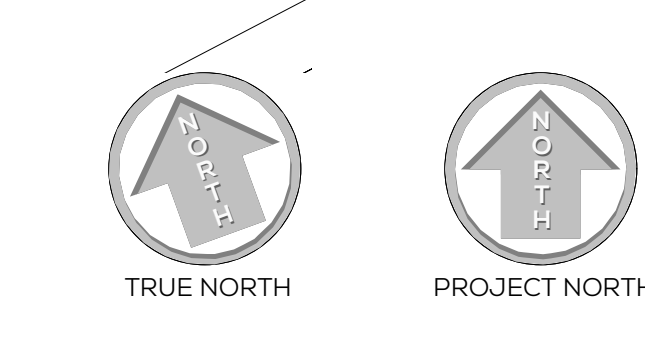


DD - BIKE RACKS
SCALE: 1/2" = 1'-0"

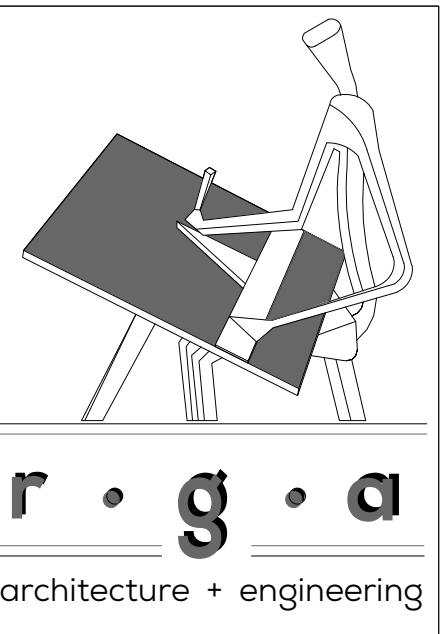
PARKING REQUIRED	8,505 SF @ 1.6 SPACES / 1,000 SF	14 SPACES (CHICO MC 19.88.030)
BICYCLE PARKING (20%)		3 SPACES (CHICO MC 19.88.070)
VEHICLE PARKING PROVIDED		
FULL SIZE STALL		14 SPACES
ACCESSIBLE STALLS		
TOTAL SPACES PROVIDED		14 SPACES
BICYCLE PARKING PROVIDED		
BICYCLE RACK		3 SPACES
TND ZONING SUMMARY		
ZONING	TND-CORE (CHICO MC 19.80)	
BUILDING TYPE	SMALL SINGLE STORY SHOPFRONT (CHICO MC 19.86.300)	
FRONTAGE TYPE	SHOPFRONT (CHICO MC 19.84.040)	
SETBACKS	FRONT ZERO TO BACK OF WALK (CHICO MC 19.86.300)	
	SIDE NONE REQUIRED (CHICO MC 19.86.300)	
	REAR 5 FT MIN (CHICO MC 19.86.300)	
BUILDING HEIGHT	1 STORIES (CHICO MC 19.86.300)	
	35 FT MAX	
PARKING	28 FT MIN BEHIND BACK OF WALK (CHICO MC 19.86.300)	
PLANTING	SEE LANDSCAPE DRAWINGS	
INFRASTRUCTURE	SEE CIVIL DRAWINGS	
WALKWAYS	SHALL BE ACCESSIBLE - SEE PATH OF TRAVEL REQUIREMENTS	



PATH OF TRAVEL NOTES:
 "PATH OF TRAVEL" (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (118-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (118-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (118-307.2).



AA - SITE LEGEND
SCALE: NONE



RUSSELL GALLOWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
A NEW RETAIL BUILDING

OWNER
TANK DISTRICT, LLC

PROJECT ADDRESS
LOT A24 THE TANK DISTRICT MERIAM PARK CHICO, CA 95928

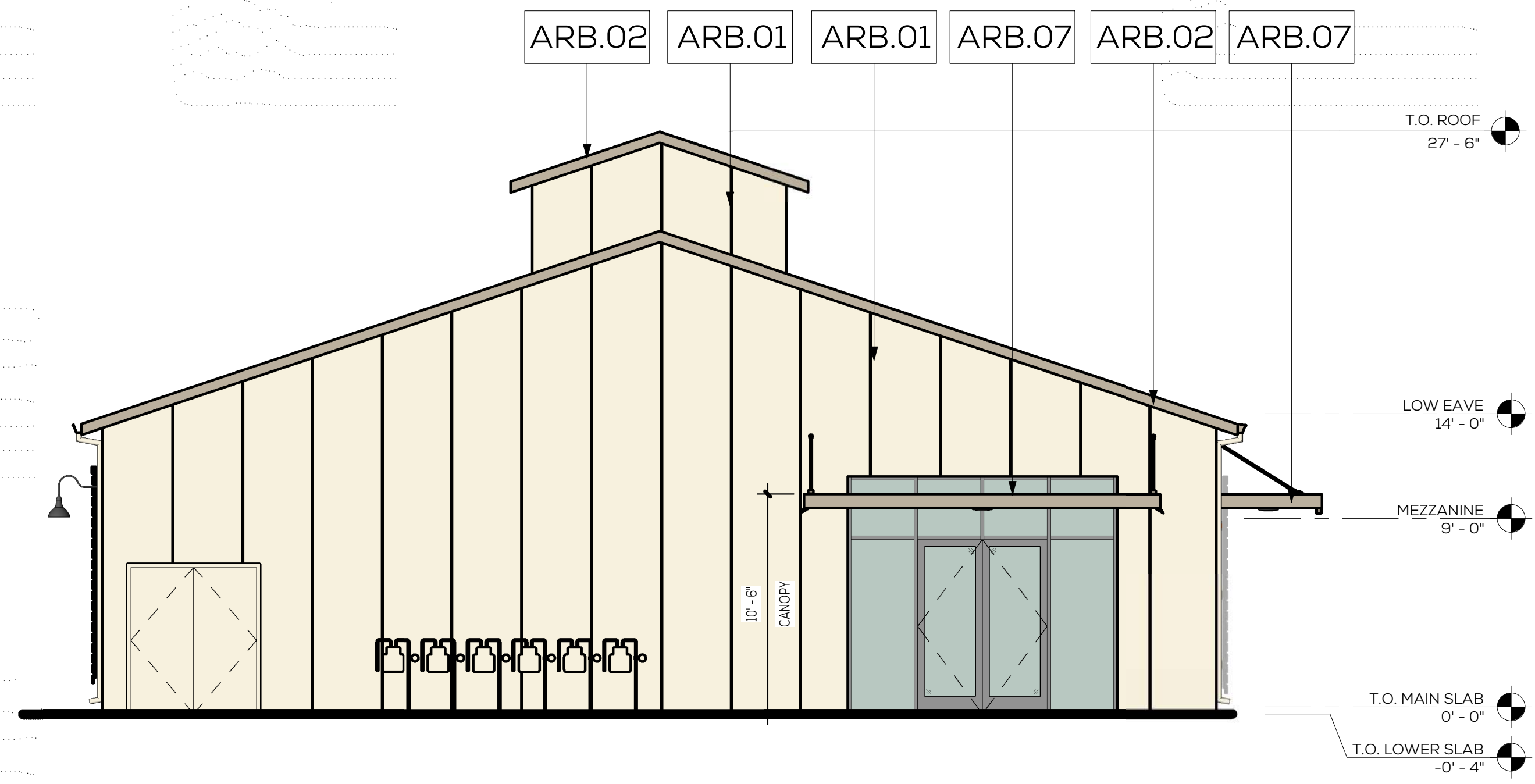
ASSESSORS PARCEL NUMBER



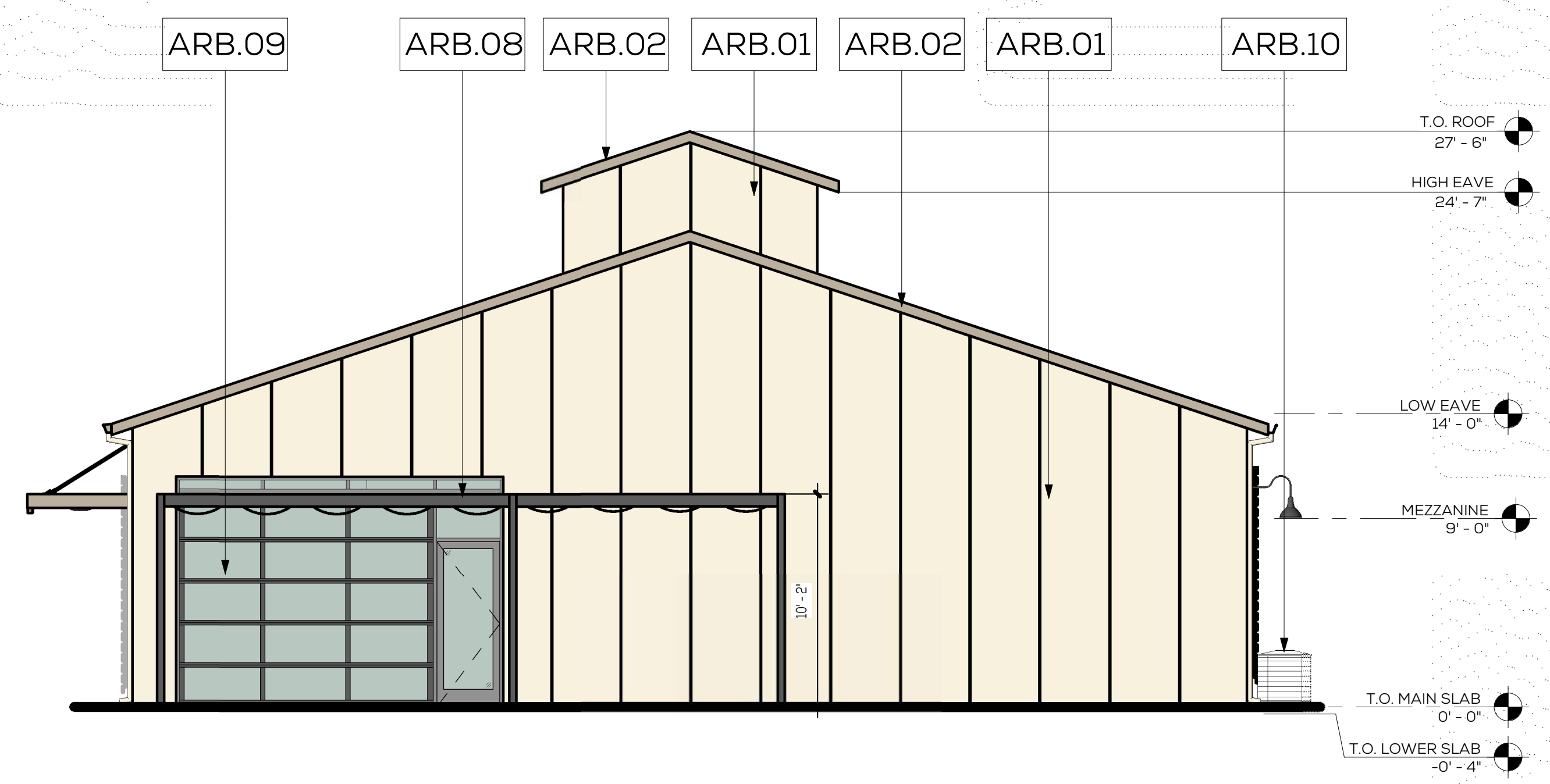
RG&A PROJECT #	17-447
PLAN CHECK #	
DRAWN	TKG
CHECKED	KJE
ARB SUBMITTAL	05/21/18

SITE PLAN

ARB 1

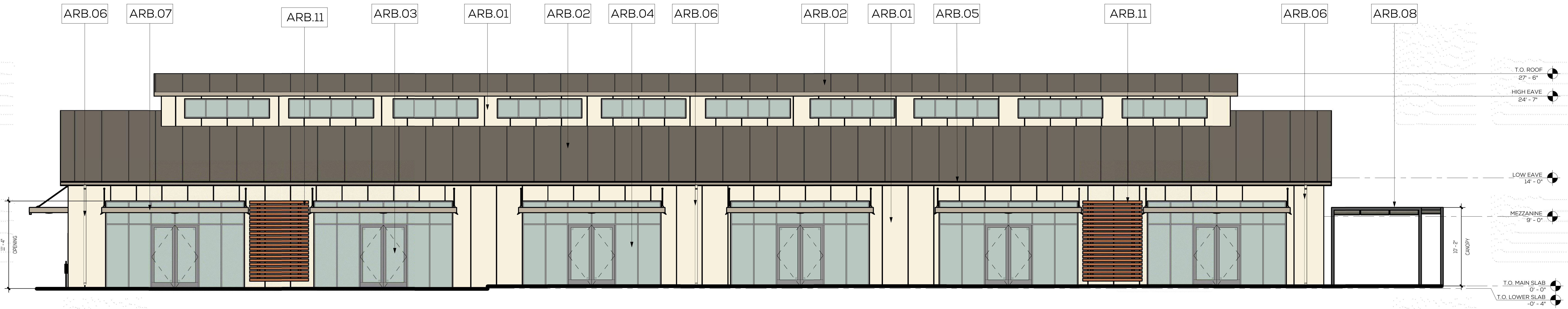


WEST ELEVATION

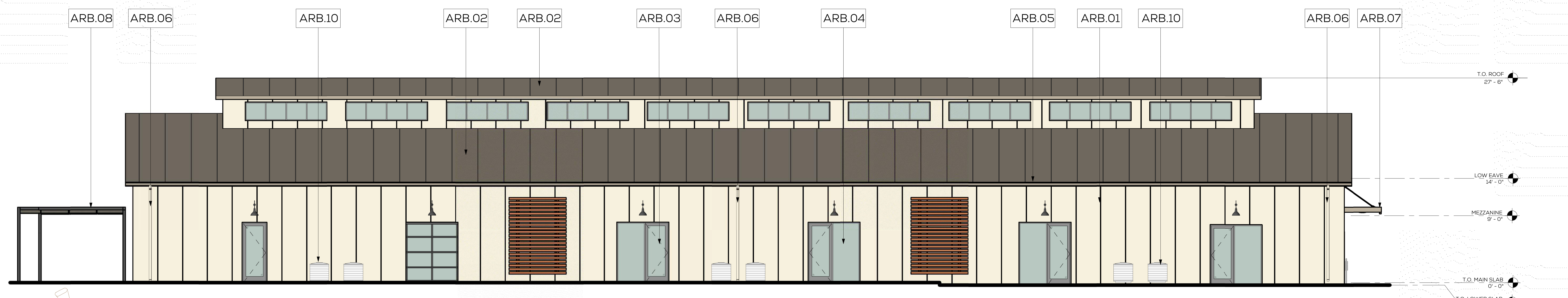


EAST ELEVATION

ARB.01	INSULATED METAL WALL PANEL - AWIP FL40 - COLOR: SANDSTONE
ARB.02	INSULATED METAL STANDING SEAM ROOF PANEL - AWIP SR2 - COLOR: TAUPESTONE
ARB.03	STOREFRONT DOOR - COLOR: CLEAR ANODIZED
ARB.04	STOREFRONT WINDOW - COLOR: CLEAR ANODIZED
ARB.05	METAL BUILDING GUTTER - COLOR TO MATCH AWIP PEARL GRAY
ARB.06	METAL BUILDING DOWNSPOUT - COLOR TO MATCH AWIP SANDSTONE
ARB.07	METAL CANOPY WITH EXPOSED METAL DECK - PAINTED WITH HIGH PERFORMANCE COATING - COLOR TO MATCH AWIP PEARL GRAY
ARB.08	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL CANOPY - PAINTED WITH HIGH PERFORMANCE COATING - COLOR TO MATCH AWIP PEARL GRAY
ARB.09	ALUMINUM SECTIONAL GLASS DOOR - COLOR: CLEAR ANODIZED
ARB.10	HVAC CONDENSER UNIT - LANDSCAPE SCREENING
ARB.11	WALL SCREENS PER LANDSCAPE



SOUTH ELEVATION



NORTH ELEVATION

DRAWING SCALE: 3/16" = 1'-0"



A24 RETAIL BUILDING



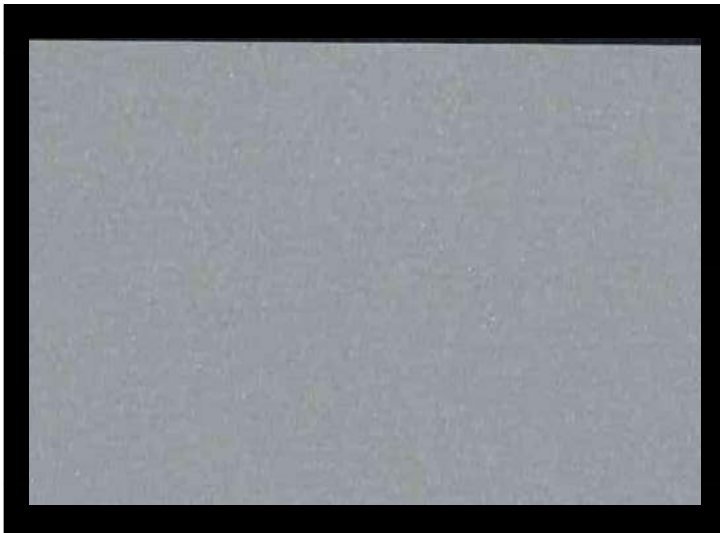
A24 RETAIL BUILDING



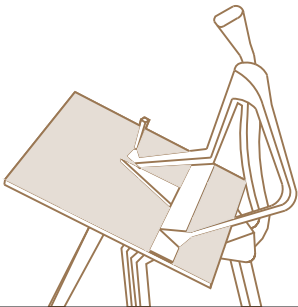
AWIP STANDING SEAM METAL
ROOF AND GUTTER COLOR -
TAUPESTONE



AWIP METAL BUILDING SIDING
AND DOWNSPOUT COLOR -
SANDSTONE



DOOR AND WINDOW STOREFRONT
FRAMES-CLEAR ANODIZED



LED PENDANT AND WALL MOUNT RLM LUMINAIRES

**DELRAY
LIGHTING
INCORPORATED**

PL1

LED RLM

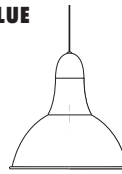


Model # **Ext. Finish**
PL1 **B**—Black Texture

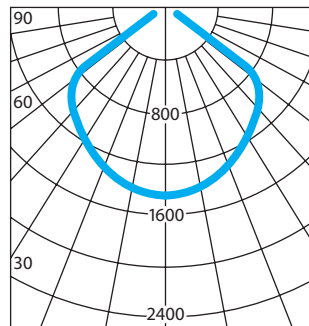
WM1—Wall Mount

37 WATT LED

PL1LUE



CP DISTRIBUTION



CONSTRUCTION

- Lensed LED module approved for food service use.
- Galvanized canopy mounts to J-box, with accessible LED driver for easy servicing.
- Powder coat finish (must specify).
- Supplied with 6' pendant.
- For extra pendant, specify **XP** (indicate in inches).
- Pendant mount cUL rated for damp locations.
- Pipe mount cUL rated for wet locations.

STANDARD DRIVER

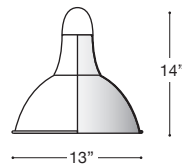
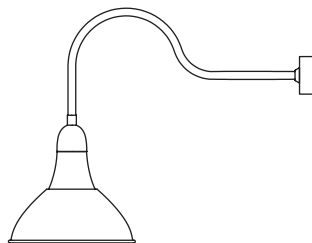
- 0–10V, dims to 1%.
- 120–277V, 50/60 Hz.

LEDs

- Nichia Corp. NFSL757 chip panel with frosted acrylic lens, (approved for foodservice applications).
- Total lumens 3047
- Efficacy: 85.1 lumens per watt
- **W30** (3000K), **W35** (3500K), and **W40** (4000K) white color temperatures.
- CRI: 82
- 50,000 hour LED life

MOUNT OPTIONS

PL1 LED

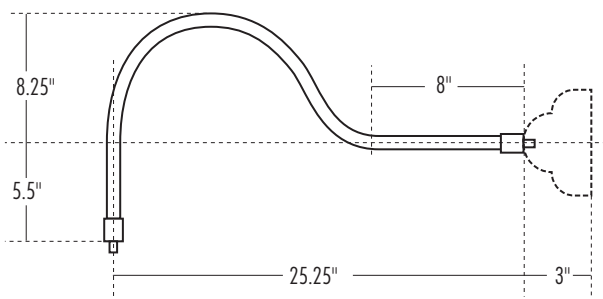


COEFFICIENTS

Gamma	Intensity	Flux
0	1961	
5.0	1522	143
10.0	1391	
15.0	1299	375
20.0	1253	
25.0	1208	557
30.0	1154	
35.0	1096	686
40.0	1031	
45.0	947	732
50.0	861	
55.0	156	307
60.0	142	
65.0	129	126
70.0	110	
75.0	86	90
80.0	59	
85.0	29	32
90.0	0	

WALL MOUNT DIMENSIONS

WM1



**BURBANK,
CALIFORNIA,
91505
WWW.
DELRAY
LIGHTING.
COM**

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.98 lbs.

OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White acrylic diffuser provides a soft white light at 4000K CCT

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 16.6 watts

Operating temperature -40°C to 40°C.

Amps @ 120V = .131.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to existing junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for ceiling or wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

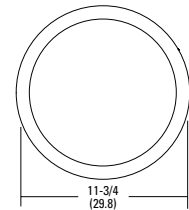
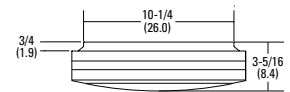
Note: Specifications subject to change without notice.



Outdoor General Purpose

OLCFM

OUTDOOR LED CAST FLUSH MOUNT

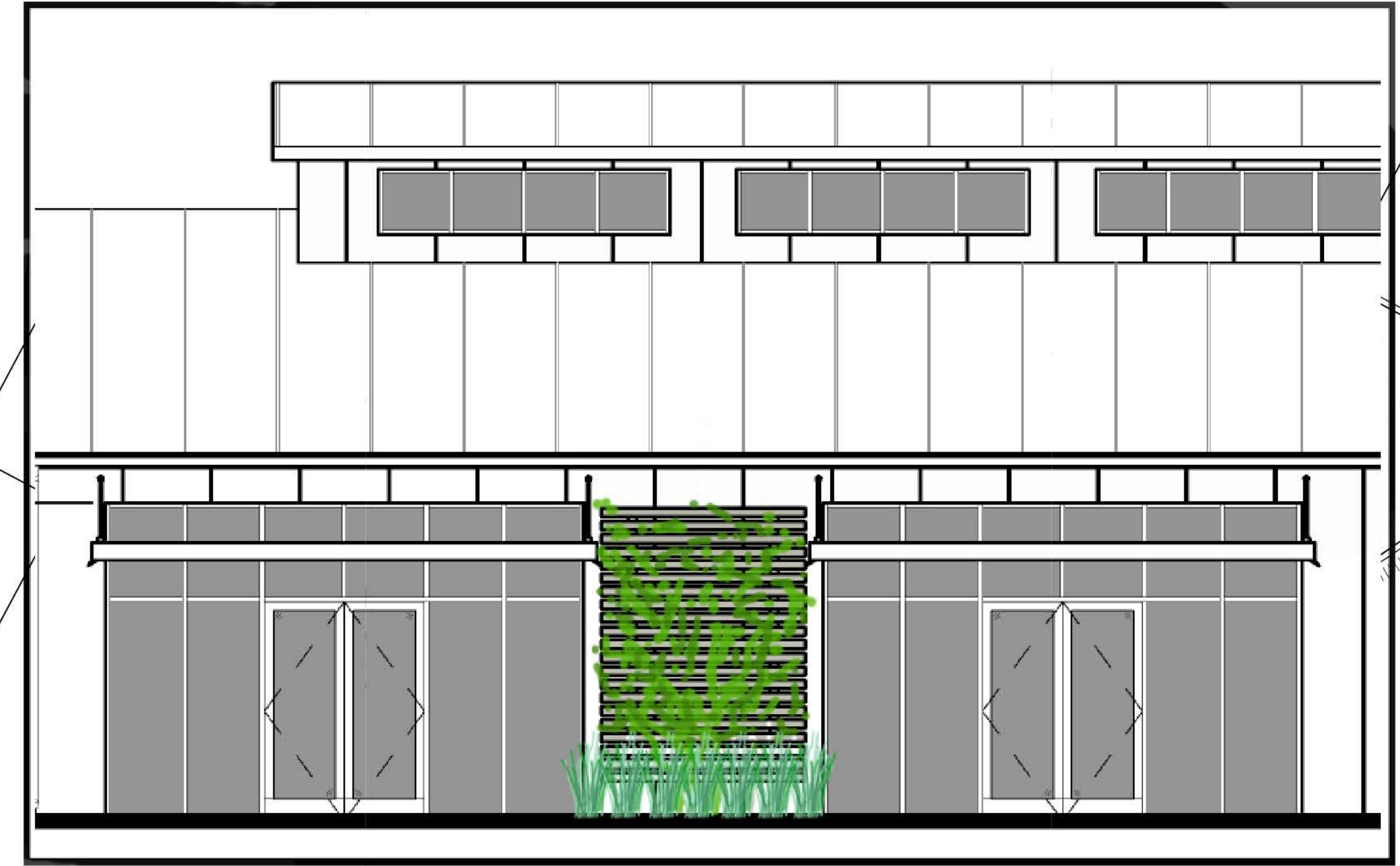


All dimensions are inches (centimeters) unless otherwise indicated.

Series	Light Engine	Color Temperature (CCT) ¹	Voltage	Finish
OLCFM	15	4000K	120V	DDB Dark bronze

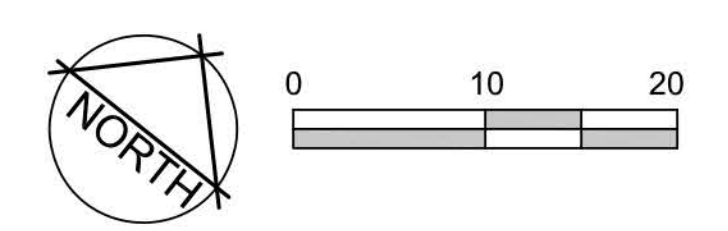
Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.



GREEN SCREEN, SOUTH ELEVATION

CULINARIA



COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	PLAN LEGEND ITEM
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND	1
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	2
<input type="checkbox"/>	TREES TO REMAIN (SPECIES AND SIZE)	3
<input type="checkbox"/>	TREES TO BE REMOVED (SPECIES AND SIZE)	4
<input type="checkbox"/>	FENCE/WALL LOCATIONS, HEIGHTS, DESIGNS, GATES	5
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS	6
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY	10
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS	11
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM 50% REQUIRED)	NA
<input type="checkbox"/>	OUTDOOR AMENITIES/OUTDOOR SEATING	15
<input type="checkbox"/>	AB 1881 COMPLIANCE/CONCEPTUAL HYDROZONES AND IRRIGATION METHODS	16
<input type="checkbox"/>	SIGNAGE	NA

SHADE CALCULATIONS

H2 PROJECT, APPROVED

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

PREVIOUS PROJECT

LANDSCAPE IRRIGATION NOTE

ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM OVERHEAD IRRIGATION WILL NOT OCCUR WITHIN 24" OF ANY NON-PERMEABLE SURFACE.

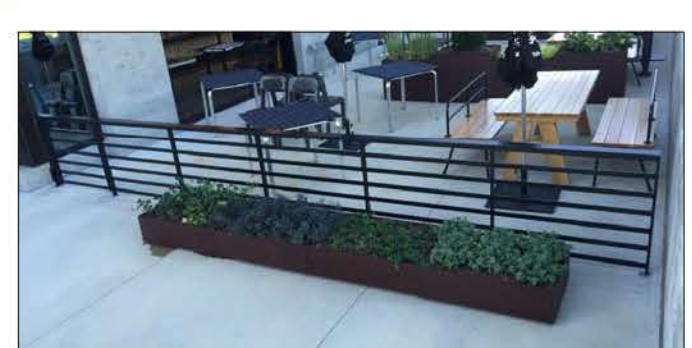
SITE SUMMARY

DESCRIPTION	SQUARE FOOT	PERCENTAGE
TOTAL SITE AREA	12,489 S.F.	100%
TOTAL BUILDING FOOTPRINT	8,643 S.F.	70% ^A
TOTAL PARKING LOT AREA	N/A	N/A
TOTAL LANDSCAPE AREA	630 S.F.	5%
TOTAL SIDEWALKS, CURBS & MISC	3,216 S.F.	25%

SOILS NOTE

ALL TREE PLANTING PITS WILL BE SCARIFIED TO A MINIMUM DEPTH OF 30" BY 8" DIAMETER, CENTERED ON TREE PLANTING, SO AS TO DE-COMPACT SOILS. CONTRACTOR SHALL SOLICIT A SOILS REPORT FROM AN ANALYTICAL LABORATORY AND AMEND SOILS AS RECOMMENDED BY THE ANALYTICAL LABORATORY.

5 STEEL RAILING - EXAMPLE IMAGE



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	REMARKS
1	COLORLED CONCRETE HARDSCAPE	INTEGRAL COLOR CONCRETE. DARK GRAY, DAVIS COLOR 860 WITH ANTI-SLIP SILICON. "WASHED" FINISH.
2	FENCING	NOT USED
3	LARGE STEEL PLANTER	LARGE STEEL PLANTER WITH CEDAR TOP (1.5'X7')
4	SMALLER STEEL PLANTER	SMALL STEEL PLANTER WITH CEDAR TOP (1'X4')
5	STEEL RAILING	36" HEIGHT, STEEL RAILING, 3" STEEL POSTS, DECORATIVE PANEL AND WOOD 2X6 TOP. SEE EXAMPLE IMAGE BELOW.
6	MOVABLE STEEL PLANTER	3X3 STEEL PLANTER WITH WHEELS FOR FLEXIBILITY ON DINING PATIO
7	IN GROUND PLANTER	IN GROUND PLANTER W/ GREEN SCREEN AT BACK
10	EXTERIOR LIGHTING	NO POLE LIGHTS ON SITE - WALL SCONCE LIGHTS, SOLAR STRUCTURE SOFFIT LIGHTS AND NARROW SPOT LIGHT FOR TREES LOCATED IN PLANTERS. FOR SOLAR PANEL STRUCTURE LIGHTING, SEE A.E.S. PLANS.
15	SMALL, DECORATIVE WATER FEATURE	SMALL, DECORATIVE WATER FEATURE
16	"U" BIKE RACKS	MADRAX UX238-IG, 10 TOTAL

11 HVAC NOTE: HVAC EQUIPMENT SCREENED BY PLANTING

PLANTING LIST

SYMBOL	LATIN NAME / COMMON NAME	QUANTITY	CONTAINER SIZE	REMARKS	WATER USE
TREES					
3	ACACIA BAILEYANA 'PURPUREA' PURPLE FERNLEAF ACACIA	3	1.5 GAL	STANDARD	LOW
2	OLEA EUROPAEA OLD GROVE OLIVE TRANSPLANT	2	B&B	STANDARD	LOW
SHRUBS					
91	JUNCUS INFLEXUS 'BLUE ARROWS' BLUE ARROWS RUSH	91	1 GAL.	4" O.C.	LOW
30	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	30	1.5 GAL.	4" O.C.	LOW
5	OLEA EUROPAEA 'MONTEA PLANT' LITTLE OLIVE DWARF OLIVE	5	5 GAL.	4" O.C.	LOW
17	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA	17	1 GAL.	4" O.C.	MEDIUM
GROUNDCOVER					
7.5 SF	SEDUM REFLEXUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP	7.5 SF	1 GAL.	PLANT @ 6" O.C.	LOW
1 GAL.	SEDUM RUPESTRE 'ANGELINA' ANGELINA STONECROP	1 GAL.	1 GAL.	PLANT @ 6" O.C.	LOW
7.5 SF	ORIGANUM VULGARE ITALIAN OREGANO	7.5 SF	1 GAL.	PLANT @ 6" O.C.	MEDIUM
1 GAL.	THYMUS X CITRIODORUS LEMON THYME	1 GAL.	1 GAL.	PLANT @ 6" O.C.	MEDIUM
VINE					
6	CRUSHED BASALT 0-1/4" SIZE, 3" MINIMUM THICK LAYER.	6	1 GAL.	TRAIN TO GREEN SCREEN	MEDIUM

3 EXISTING TREE NOTE: NO TREES ARE CURRENTLY ON THE SITE. NO EXISTING TREES WILL BE REMOVED OR RETAINED.



MERIAM PARK - BUILDING A-24 LANDSCAPE MASTER PLAN

**Mitigation Measures Applicable to
Site Design and Architectural Review Projects**
From the Meriam Park Environmental Impact Report
and Mitigation Monitoring Program

AESTHETICS

AES-1: In order to minimize impacts of new sources of light and glare:

1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.
2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees and cut-offs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.
3. Exterior surfaces should not be reflective glass or other reflective materials.
4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.
5. Where possible, limit height of light standards to 12 feet.

AIR QUALITY

AIR-1a: All construction plans and documents for construction projects in the TND zone shall include the measures set forth below to reduce construction-related air quality impacts.

1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.
2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).
3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.
4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.
5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.
6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.
7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.
8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.

9. Building and Engineering Division staff shall review final improvement plans for all construction projects to ensure that the above notes are included on such plans. Building and Engineering Division staff shall inspect the property for compliance with the above air quality measures.

AIR-1b: One or more publicly-visible signs shall be posted at each construction site with the name and telephone number of the developer representative to contact regarding dust complaints. Complaints received about dust shall be responded to, and corrective action taken, immediately. The telephone number of the BCAQMD shall be included on the signs and visible to ensure compliance with BCAQMD Rules 201 and 207.

AIR-1c: Construction shall be phased so that only a portion of the Meriam Park site is graded at a time. Areas in which one large piece of earth-moving equipment is working shall not exceed 10 acres on a daily basis, and areas in which two or more large pieces of earth-moving equipment are working simultaneously shall not exceed 4 acres per day.

AIR-1d: Prior to final occupancy, all exposed ground surfaces shall be landscaped, seeded or chemically treated to minimize fugitive dust emissions (dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces).

AIR-2: The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.

1. Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.
3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials.

Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.

6. Properly tune and maintain equipment for low emissions.

BIOLOGICAL RESOURCES

BIO-8: Adequate measures shall be taken to avoid inadvertent take of loggerhead shrike, raptors, and nests of other birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.

1. If construction is proposed during the nesting season (March - August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.
2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September - February), grading and construction may proceed.
3. If active raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this no-disturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be determined in consideration with the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no- disturbance zone shall be fenced with temporary orange construction fencing.
4. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March - August). The report shall either confirm absence of any active nests or shall confirm establishment of a designated no-disturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.

CULTURAL RESOURCES

CUL-2a: In the event any cultural materials are discovered or unearthed during the course of grading or construction activities, all work shall cease within 100 feet of the discovered site and a qualified archeologist shall be retained by the project applicant to evaluate the significance of the site. If the archeologist determines that the materials represent a potentially-significant resource, the project proponent, archeologist, City Planning Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for: 1) total data recovery, as a mitigation; 2) tribal cultural resource monitoring; 3) displacement protocol; or 4) total avoidance of the resource, if possible.

CULT-2b: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an

examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

CUL-3: In the event that human remains are discovered during the course of grading or construction activities, all work shall cease within 100 feet of the find and the construction supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism. If the remains are of a Native American, the coroner must notify the California Native American Heritage Commission within 24 hours, which in turn will inform a most likely descendent pursuant to Section 5097.98 of the State Resources Code. The designated descendant would then negotiate with the land owner for final disposition of identified remains, which may include reburial within an appropriate location within the project area.

CUL-4: In the event that paleontological resources are encountered during construction activities, consultation with a professional paleontologist, geologist or archaeologist, as appropriate, shall be undertaken immediately, and the significance of the find evaluated. Appropriate specific mitigation measures would be recommended, based on the finding of significance of the discovery. The project proponent shall implement recommended mitigation measures.

HYDROLOGY AND DRAINAGE

HYDRO-3: The developer shall develop a stormwater master plan and a SWPPP for the Project site. No grading permits or other construction permits for the Project site shall be issued until the developer prepares a SWPPP and the SWPPP is reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office). The SWPPP shall describe the construction- phase and post-construction control measures to improve water quality of runoff. Selection and design of the water quality BMPs shall be reviewed and approved by City staff and operations and maintenance considerations shall be described in the SWMP or Operations and Maintenance Manual (OMM) prepared for the treatment facilities.

UTILITIES

UTIL-1b: At least 75 percent of the remaining project-related construction and demolition waste shall be diverted to an approved facility or by salvage. The City shall give the applicant a list of approved facilities or reuse options. A Waste Diversion Plan including the total weight or volume of demolition and construction waste and the plan for diverting the waste shall be provided to and approved by the City pursuant to commencement of construction.