



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 10/03/2018

DATE: August 14, 2018

File: AR 18-23

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 18-23 (A26 Tank District Apartments) – Lot A26, Meriam
Park Subdivision S09-01, (APNs 002-690-014 and -015)

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 18-23 (Tank District Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct two new three-story apartment buildings on Lot A26 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 “Neighborhood Center” (NC) by the approved Regulating Plan (see **Attachment A**, Illustrative Diagram).

The proposed project includes two new three-story buildings with a total of 48 residential units, surrounding landscaping and parking area (see **Attachment B**, 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 is 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 uses to the subzones. Designations are intended to accommodate a diverse mixture of building and housing types and land uses.

Designation

The NC designation is intended to provide for civic and public assembly uses, small-scale commercial and mixed-use buildings, together with courtyard housing and other residential buildings at higher densities. This designation is intended to accommodate a variety of activities and services within easy walking distance from homes, including daily convenience shopping and personal service needs, and to provide opportunities for public gathering. Building heights may be a maximum of three stories.

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 project is Apartment Building. Apartment Building is a building type with a structure containing five or more dwellings that are accessed from a common entrance. Ground floor units may also be accessed directly from the sidewalk. An Apartment Building may be occupied by other than residential uses where allowed by the applicable TND designation. The proposed project is two buildings, each with 24 residential units. Access to each unit is provided by a common entryway corridor between the building masses.

Frontage Type

The frontage type for the proposed project is Porch and Fence. This frontage type requires that the building façade is set back from the front property line with an attached porch that may encroach into the setback. Ground-floor units for the project include private porches surrounded by a low privacy fence that defines the private space of the yard.

Architecture

The two identical structures would be walk-up garden apartment buildings with a butterfly roof form. The architectural style is a modern interpretation of contemporary forms, creating a unique, high-quality sense of place (see **Attachment C**, Architects Description). The building facade would feature a variety of color and material types. The central mass of each building would feature cement plaster finish in light, neutral colors (“Extra White” and “Porpoise”) with varying blocks of accent color (“Rustic Red,” “Surf Green,” and “Connor’s Lakefront”) surrounding white vinyl window frames. Outer masses would feature vertical metal panel siding in darker tones (“Caviar,” “Mindful Gray,” and “African Gray”), with color blocks surrounding windows and sliding doors. Private balconies would be enclosed by decorative steel tube railings in black finish (see **Attachment D**, Elevations and Perspectives and **Attachment E**, Colors and Materials).

Vehicle parking for the units would be provided in a new parking area located behind the buildings and accessed by two driveway entries off Springfield Drive and Notre Dame Blvd. A total of 80 vehicle parking spaces are provided on-site, which would also provide parking for future projects located near the site. A “bike barn” would be located at the center of the site behind the buildings and would provide 48 bicycle parking spaces with a direct path of travel to Springfield Drive and the bike path. All parking requirements for the NC designation have been satisfied pursuant to CMC 19.88.030 (Vehicle Parking Requirements) which requires one vehicle parking space per dwelling unit and bicycle parking at a ratio of 20-percent of the required vehicle parking spaces.

Exterior lighting would include building-mounted wall sconces and parking lot light standards (see **Attachment F**, Photometrics Plan and **Attachment G**, Site Details). Trash enclosures would be located at the western property line, adjacent to the Cal Water storage tank. The enclosure would feature metal panel walls with steel panel gates. Roof-mounted mechanical units would be screened from view within roof wells.

Landscaping

The landscape plan calls for a variety of native shrubs, grasses, perennials and trees (see **Attachment H**, Landscape Plan). Shrubs and trees towards along the building frontage would

be decorative species (Princeton sentry and Canary Island date palm) to complement the street trees along Notre Dame Blvd. Plantings within the site would be of low-to-medium water demand, such as yarrow and fountain grass. Adequate parking lot shade, which is estimated to reach 66-percent at tree maturity, would be achieved by 21 Japanese zelkova trees planted throughout the parking area. Several tenant amenities would be provided, including a dog park located at the rear of the site with crushed rock. A central courtyard would feature outdoor bar-b-ques, steel shade trellis structures and a fire pit.

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 orienting multi-family residential development to the street and pedestrians by including front porches and balconies that create a sense of community and enliven the streetscape (DG 4.1.11, 4.1.24 and 4.1.13). The variety of building masses and rooflines avoids a monotonous appearance and provides character and style to the buildings (DG 1.2.22 and 4.1.23). Pedestrian walkways provide convenient access to the shared common space and appropriate site lighting are consistent with DGs 4.1.45, 4.1.44 and 4.4.42.

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 orienting multi-family residential development to the street and pedestrians by including front porches and balconies that create a sense of community and enliven the streetscape (DG 4.1.11, 4.1.24 and 4.1.13). The variety of building masses and rooflines avoids a monotonous appearance and provides character and style to the buildings (DG 1.2.22 and 4.1.23). Pedestrian walkways provide convenient access to the shared common space and appropriate site lighting are consistent with DGs 4.1.45, 4.1.44 and 4.4.42.

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 Meriam Park. Roof mounted HVAC units and would be properly screened from view by roof structures and the trash enclosure would feature decorative metal panel walls. Parking areas, pedestrian pathways and shared common spaces would be appropriately illuminated.

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 development anticipated in the Neighborhood Center designation of Meriam Park. As few buildings currently exist in the area, the structures will appear to dominate their surroundings, however, this effect will diminish over time with additional surrounding development. Additionally, the proposed building's size and architecture is compatible with existing off-site development, such as the United Health Care building and Winco. 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 landscape design offers native plant varieties that are carefully located to ensure visual relief, complement future street trees along Notre Dame Blvd. and would provide an attractive environment around the new buildings. Appropriate attention is given to areas surrounding common courtyard space, including vertically growing trees and palm species which create an attractive, usable space. Tree species throughout the site are complimentary of one another, creating seasonal color and tree canopy.

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 18-23 (A26 Tank District Apartments). 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 18-23 (A26 Tank District Apartments)

External (2)

LPAS Architecture, Attn.: Chris Kelly, 2484 Natomas Park Drive, Suite 100, Sacramento, CA 95833 (ckelly@lpas.com)

Gonzales Development Company, 1266 Humboldt Avenue, Chico, CA 95928 (brian@gonzalesdevco.com) and dan@5sun.com

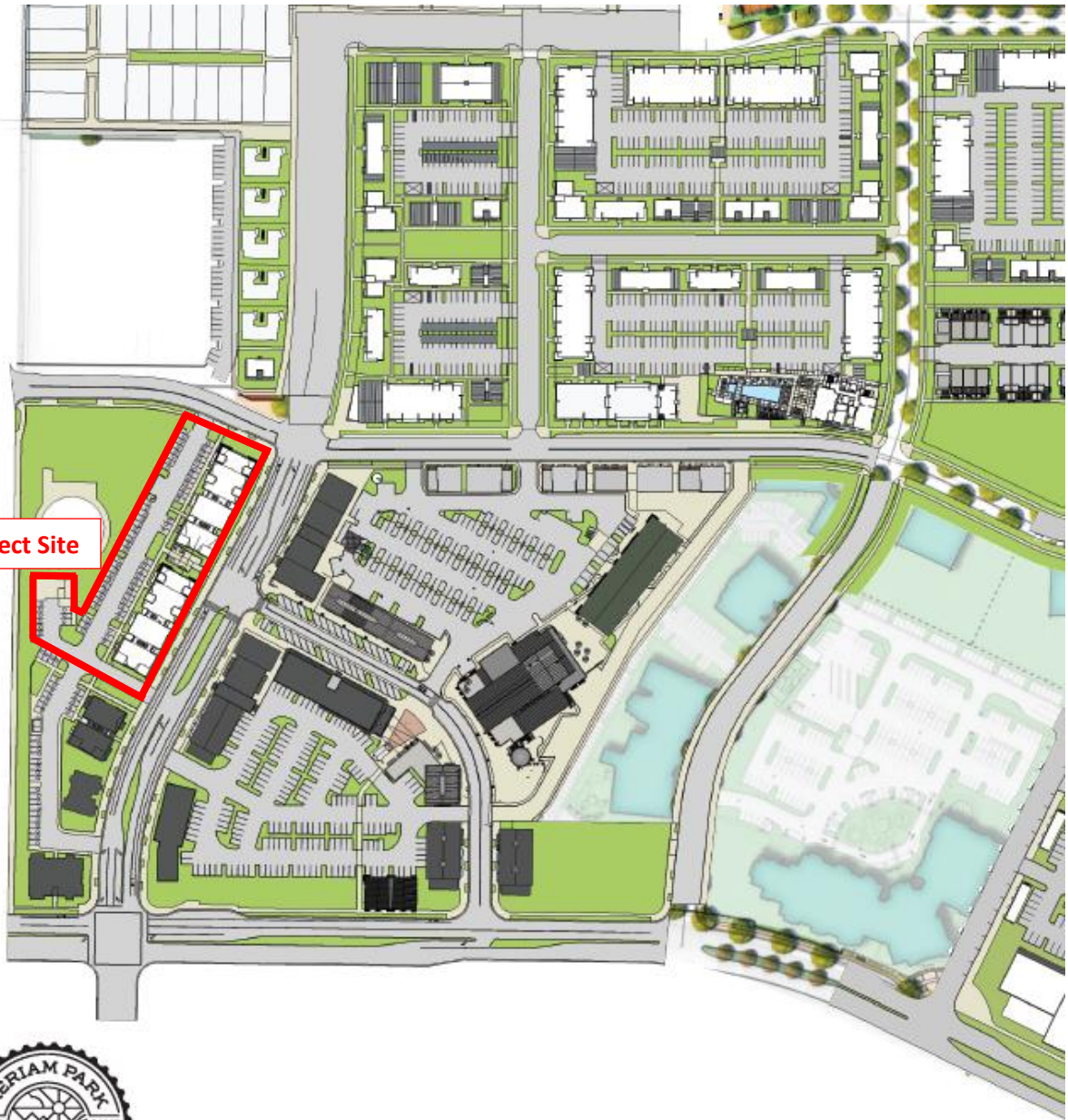
ATTACHMENTS

- A. Illustrative Diagram
- B. Site Plan
- C. Architects Description
- D. Perspectives
- E. Elevations
- F. Colors and Materials

- G. Photometric Plan
- H. Site Details
- I. Landscape Plans
- J. Mitigation Measures

X:\Current Planning\AR\2018\23 A26 Tank District Apts Meriam Park\for ARHPB\AR Staff Report.docx

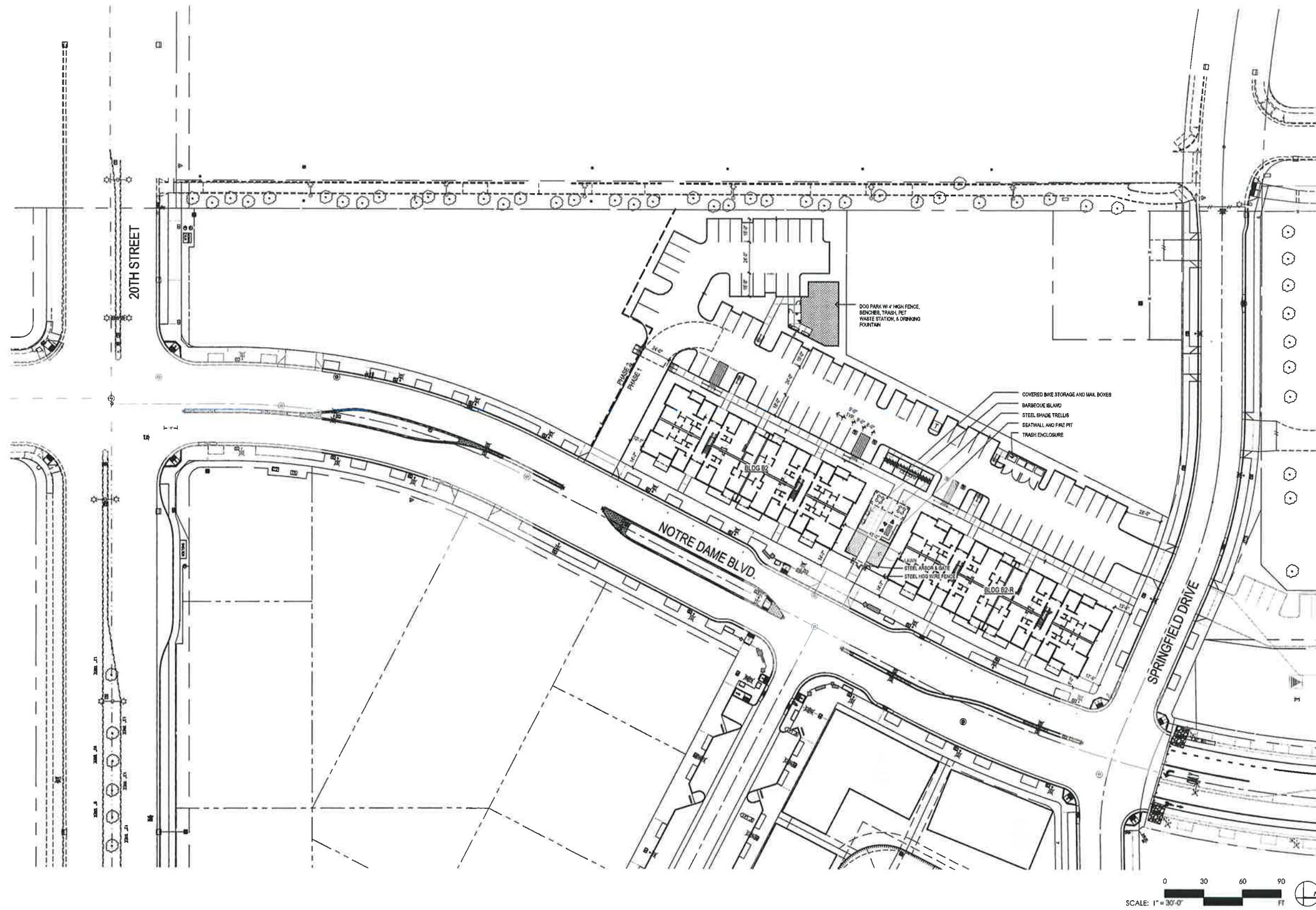
Project Site



RECEIVED

AUG 29 2018

CITY OF CHICO
PLANNING SERVICES



UNIT MIX		
TYPE	QTY.	AREA
A1	2	715 SF
B1	22	1,012 SF
B2	24	1,021 SF
48 UNITS		

SITE AREA	
PHASE 1	1.93 ACRES
TOTAL	2.88 ACRES

FAR	
UNITS PER ACRE	24.9 UNITS PER ACRE

REQUIRED PARKING	
ONE STALLS PER UNIT	48

PARKING PROVIDED	
ONSITE STALLS	80
STREET STALLS	11

PROVIDED PARKING STALLS 91

BIKE PARKING REQUIREMENT	
20% OF PARKING REQ'D PARKING	10
REQUIRED COVERED (20%)	2

BIKE PARKING PROVIDED	
UNCOVERED BIKE PARKING	0
COVERED BIKE PARKING	48

TANK DISTRICT APARTMENTS MERIAM PARK

CHICO, CA

SITE PLAN

DATE: 07-06-2018
PROJECT NO: 1278-0002
SCALE:
SHEET: A01

GONZALES
DEVELOPMENT
COMPANY



RECEIVED

City of Chico – Tank District Apartments

Project Description

AUG 29 2018

This 48 unit apartment project occupies the property along Notre Dame Blvd just north of East 20th St and south of Springfield Drive adjacent to the existing water tank on approx. 2.88 acres between within the Meriam Park master plan in Chico, CA. This location is ideal for housing with close proximity to shopping and easy freeway access. This apartment project is part of the special mixed use (SMU) general plan designation and the Traditional Mixed Use (TND) zoning code which allows for a mixture of residential and non-residential land uses in the surrounding retail parcels to the west and a variety of housing types with lower density residential parcels to the north to create a compact and complete neighborhood master plan with a defined neighborhood center for a vibrant Meriam Park master planned community.

The project will feature two-bedroom units at just over 1,000 square feet within 3 story walk up garden style apartment buildings with ground floor adaptable units to allow for accessibility. The overall density is approx. 24.9 units per acre, and the maximum building height is three stories.

The project will provide approx. 92 parking spaces with a combination of on-site surface parking and on street parking distributed throughout the site. This parking represents a parking ratio of 1.91 spaces per unit.

The architecture and landscape architecture has a modern vocabulary fronting along Notre Dame Blvd and a more residential community feel within the courtyard. The site design, building forms, materials, and landscaping will be developed with bold, broad components providing a modern interpretation of contemporary forms creating a unique, high-quality sense of place.

Both buildings along Notre Dame Blvd use a generous 14'7" setback to the building face from the back of existing sidewalk and are organized around a communal, landscaped courtyard amenity space complete with a fire pit, bar-be-ques and outdoor seating to create outdoor social gathering and activity space between the buildings. This courtyard creates a pedestrian friendly environment across Notre Dame to the retail amenities for a walkable neighborhood with a mix of residential and nonresidential uses

The bike barn provides long term bike storage for every unit with a bicycle egress/ingress connection off Springfield Drive to the existing bike trail. The majority of parking is located behind the apartment buildings around the rear perimeter allowing the central courtyard to be landscaped without car traffic. Drive isles are landscaped with regularly spaced planters with shade trees.

Residential support such as the double trash and recycling enclosure are distributed at the rear of the site with mail service as part of the bike barn.

The featured element of the three-story residential buildings fronting onto Notre Dame Blvd will have corrugated metal siding on the upper levels with a signature butterfly roof form with a darker grey exterior plaster as the base along with bold accent colors at select window locations as the wall finishes. Parapets are used to screen rooftop mechanical equipment with single ply TPO as the primary roof material. Large vinyl windows will create abundant natural light within units.



TANK DISTRICT APARTMENTS

CHICO, CA

PERSPECTIVE - NOTRE DAME
BLVD CENTRAL

DATE: 9/12/2018
PROJECT NO: 1278-0002
SCALE:
SHEET: A03

GONZALES
DEVELOPMENT
COMPANY

LPAS

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0329 lpasdesign.com Architecture + Design

Attachment D



TANK DISTRICT APARTMENTS

CHICO, CA

PERSPECTIVE - NOTRE DAME
BLVD SOUTH

DATE: 9/12/2018
PROJECT NO: 1278-0002
SCALE:
SHEET: A04

GONZALES
DEVELOPMENT
COMPANY

LPAS

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0329 lpasesign.com Architecture + Design

Attachment D



TANK DISTRICT APARTMENTS

CHICO, CA

PERSPECTIVE - NOTRE DAME
BLVD NORTH

DATE: 9/12/2018
PROJECT NO: 1278-0002
SCALE:
SHEET: A05

GONZALES
DEVELOPMENT
COMPANY



Attachment D



TANK DISTRICT APARTMENTS

CHICO, CA

PERSPECTIVE - SPRINGFIELD DRIVE

DATE: 9/12/2018
PROJECT NO: 1278-0002
SCALE:
SHEET: A06

GONZALES DEVELOPMENT COMPANY



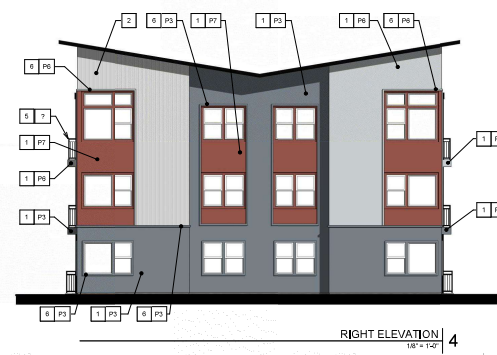
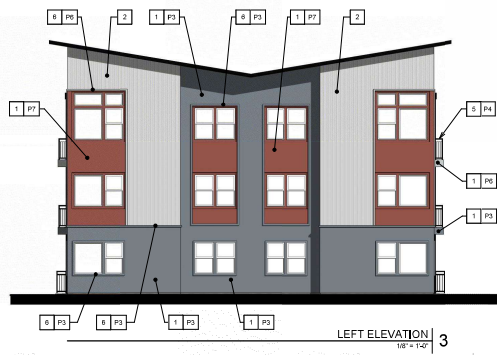
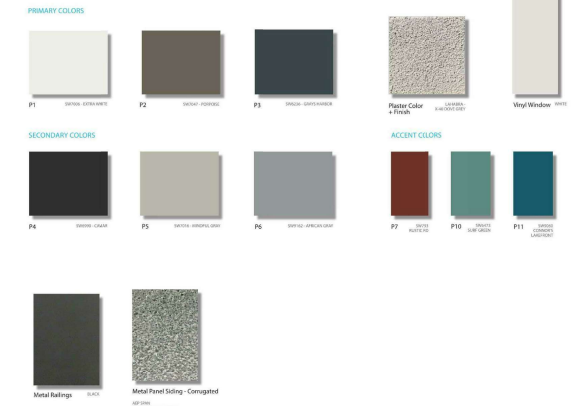


ELEVATION KEYNOTES

- 1 3-COAT CEMENT PLASTER
- 2 METAL PANEL VERTICAL SIDING
- 3 VINYL FRAME WINDOWS
- 4 ALUMINUM STOREFRONT WINDOW SYSTEM
- 5 DECORATIVE TUBE STEEL RAILING
- 6 CEMENT PLASTER OVER DECORATIVE FOAM TRIM
- 7 DECORATIVE METAL SCREEN
- 8 COLLECTOR BOX AND DOWNSPOUT, PAINTED TO MATCH ADJACENT PLASTER



COLOR / MATERIAL BOARD



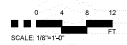
TANK DISTRICT APARTMENTS

CHICO, CA

BUILDING B2 - ELEVATIONS

DATE: 9/12/2018
 PROJECT NO: 1278-0002
 SCALE: 1/8" = 1'-0"
 SHEET: A09

GONZALES
 DEVELOPMENT
 COMPANY



Attachment E

PRIMARY COLORS



P1 SW7006 - EXTRA WHITE



P2 SW7047 - PORPOISE



P3 SW6236 - GRAYS HARBOR



Plaster Color + Finish LAHABRA - X-40 DOVE GREY



Vinyl Window WHITE

SECONDARY COLORS



P4 SW6990 - CAVIAR



P5 SW7016 - MINDFUL GRAY



P6 SW9162 - AFRICAN GRAY

ACCENT COLORS



P7 SW7593 RUSTIC RED



P10 SW6473 SURF GREEN



P11 SW9060 CONNOR'S LAKEFRONT



Metal Railings BLACK



Metal Panel Siding - Corrugated

AEP SPAN
COLOR: ZINCALUME PLUS
PROFILE: 1.2FX10-12

RECEIVED

AUG 29 2018

CITY OF CHICO
PLANNING SERVICES

TANK DISTRICT APARTMENTS

CHICO, CA

GONZALES DEVELOPMENT COMPANY

NO. ISSUE DATE

ENGINEER'S STAMP APPROVAL

RECEIVED
AUG 02 2018
CITY OF CHICO
PLANNING SERVICES



CONSULTANT
PHOTOMETRIC PLAN

PROJECT NO: 1278-0002/18-1091 O3
DATE: 7/27/2018
SCALE: 1/16" = 1'-0"
DRAWN BY: CRN
CHECKED BY: MP
SHEET NO:



Site Photometric Plan
Scale 1/16" = 1'-0"

A
B
C
D
E
F
G
H
J
K

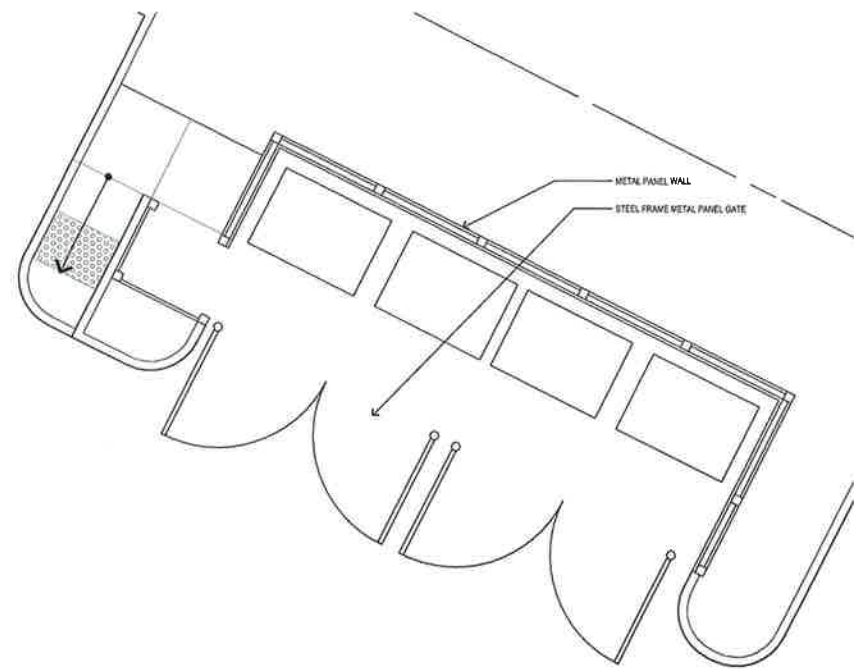
12 11 10 9 8 7 6 5 4 3 2 1

12 11 10 9 8 7 6 5 4 3 2 1

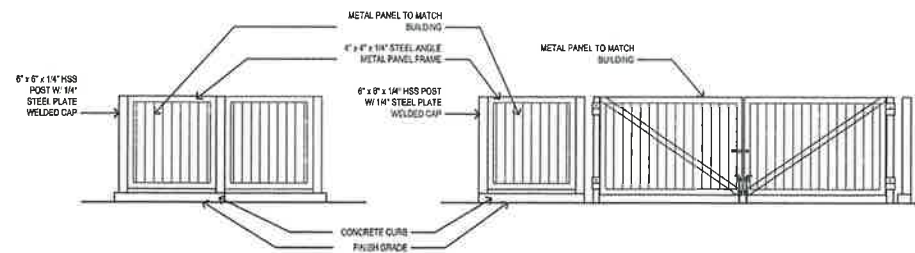
RECEIVED

AUG 29 2018

CITY OF CHICO
PLANNING SERVICES

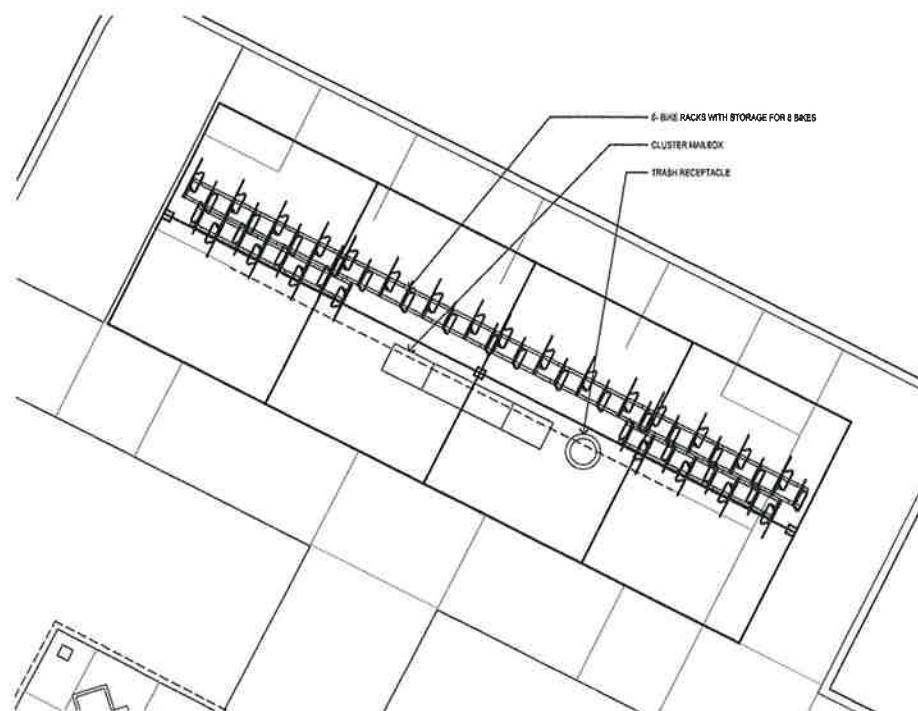


TRASH ENCLOSURE ENLARGEMENT
SCALE 1/4" = 1'-0"

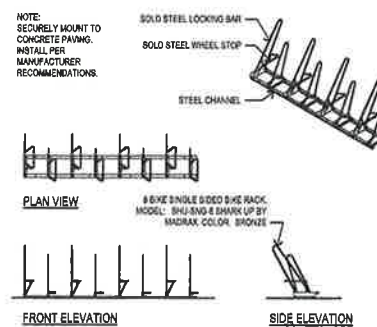


TRASH ENCLOSURE ELEVATIONS
SCALE 1/4" = 1'-0"

- NOTES:
- ALL METAL TO BE PAINTED TWO COATS PRIMER & TWO COATS OF TOP COAT. COLOR TO MATCH BUILDING EXTERIOR: 501612 AMERICAN GRAY
 - CONTINUOUS WELD ALL STEEL AND GRIND WELDS SMOOTH
 - ALL HARDWARE TO BE GALVANIZED STEEL



BIKE STORAGE ENLARGEMENT
SCALE 1/4" = 1'-0"



BIKE RACK
SCALE 1/4" = 1'-0"

POLE LIGHT
AS1, AS2, AS4



WALL-MOUNT LIGHT
S1



TANK DISTRICT APARTMENTS MERIAM PARK

CHICO, CA

SITE DETAILS

DATE: 07-06-2018
PROJECT NO: 1278-0001
SCALE:
SHEET: A02

GONZALES
DEVELOPMENT
COMPANY





Shade Calculations for Tank District Apartments Project

Botanical Name	Common Name	Quantity	Shade				Total
			allowed	at 25%	at 50%	at 75%	
Acer rubrum 'Jeffersred'	Autumn Blaze Red Maple	0	707	0	0	0	0.00
Pistacia chinensis 'Keith Davey'	Chinese Pistache	0	1,256	0	0	0	0.00
Zelkova serrata 'Village Green'	Japanese Zelkova	21	1,256	6	1	6	18,212.00
Total Shade Allowed			21	0	1	6	18,212.00
parking lot area							27,569.00
50% shade required							13,784.50
% Shade Provided							66.06%



Cercis canadensis 'Forest Pansy'



Carpinus betulus 'Franz Fontaine'



Phoenix canariensis



Trachycarpus fortunei



Ginkgo biloba 'Princeton Sentry'

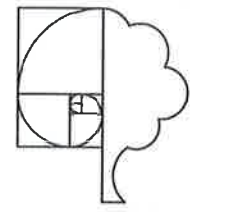
LANDSCAPE MASTER PLAN



RECEIVED

AUG 29 2018

CITY OF CHICAGO
PLANNING SERVICES



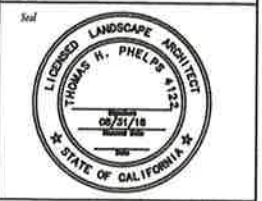
THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, Inc.

California Landscape Architect #4122
P.O. BOX 8328
CINCO, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@abcglobal.net

TANK DISTRICT APARTMENTS
LANDSCAPE IMPROVEMENT PLANS
MERIAM PARK
CHICAGO, CALIFORNIA

These drawings are preliminary in nature and are the property of Thomas H. Phelps Landscape Architecture. All drawings and other information on the drawings are for the use of the specified project and shall not be used elsewhere without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
PLANTING PLAN



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr.: THP
Drawn By: THP
Scale: AS NOTED
Date: JUL 2018
File Name: 6DS_TA of _____ sheets



Attachment I

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CARPINUS BETULUS 'FRANZ FONTAINE'	FRANZ FONTAINE HORNBEAM	15 GAL
	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	15 GAL
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL
	ULMUS X 'FRONTIER'	AMERICAN ELM	15 GAL
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	24"
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE
	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	20' BB
	TRACHYCARPUS FORTUNE	WINDMILL PALM	10' HT.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ACER PALMATUM 'EVER RED'	EVER RED JAPANESE MAPLE	5 GAL
	ARCTOSTAPHYLOS DENBIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANTA	5 GAL
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL
	DODONAEA VIBROSA 'PURPUREA'	PURPLE LEAFED HOPBEEB BUSH	5 GAL
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL
	OLEA EUROPAEA 'LITTLE OLIVE' TM	LITTLE OLIVE OLIVE	5 GAL
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL
	ROSA X 'FLOWER CARPET RED'	ROSE	2 GAL
	TEUCRIUM X LUCIDRYO PROSTRATUM	GERMANDER	1 GAL
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
	FESTUCA IDAHOENSIS 'SHIKIYOU BLUE'	SHIKIYOU BLUE FESCUE	1 GAL
	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	PURPLE MUHLY	5 GAL
	PENNETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL
	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	1 GAL
	DIETES VEGETA	AFRICAN IRIS	1 GAL
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL
	LIRIOPE SPICATA 'SILVER DRAGON'	CREEPING LILY TURF	1 GAL
	SALVIA GREGGII 'RED'	AUTUMN SAGE	5 GAL
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL
VINE/ESPALEER	BOTANICAL NAME	COMMON NAME	SIZE
	FICUS PUMILA	CREEPING FIG	5 GAL
	PARTHENOCISSUS TRICUSPIDATA 'VETCHII'	BOSTON IVY	5 GAL

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANTA	1 GAL	36" O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	36" O.C.
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 GAL	36" O.C.
	VINCA MINOR	COMMON PERIWINKLE	1 GAL	36" O.C.
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3/4" IN SIZE	CRUSHED ROCK - SONOMA GOLD OR EQUAL	2" DEPTH	
	COBBLE 4-6"	RIVER WASHED COBBLE	4-6" DIA.	
	DECOMPOSED GRANITE		4" DEPTH	

WATER USE CALCULATIONS - PRELIMINARY

Reference Evapotranspiration (ET _a)	51.9	Project Type	RESIDENTIAL	Estimated Total Water Use (ETWU) ²
Hydrozone # / Planting Description ¹	Plant Factor (PF)	Irrigation Method ³	ETAF (PF/E)	Estimated Total Water Use (ETWU) ²
Zone#	Regular Landscape Areas			
1	SHRUB	0.5 Drip	0.81	138802
2	SHRUB	0.3 Drip	0.81	173141
			Totals	311944
			ETWU Total	311944
			Maximum Allowed Water Allowance (MAWA)⁴	380788
ETAF Calculations				
Regular Landscape Areas				
Total ETAF x Area	9694			
Total Area	21516			
Average ETAF	0.45			
All Landscape Areas				
Total ETAF x Area	9694			
Total Area	21516			
Average ETAF	0.45			

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SHADE CALCULATIONS

Shade Calculations for Tank District Apartments Project

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Acer rubrum 'Jeffers Red'	Autumn Blaze Red Maple	0	707	0	0	0	0	0.00
Pistacia chinensis 'Keltch Davey'	Chinese Pistache	0	1,256	0	0	0	0	0.00
Zelkova serrata 'Village Green'	Japanese Zelkova	21	1,256	6	1	6	8	18,212.00
Total Shade Allowed		21		6	1	6	8	18,212.00

parking lot area 27,569.00
 50% shade required 13,784.50
 % Shade Provided 66.06%

RECEIVED

AUG 29 2018

CITY OF CHICO
 PLANNING SERVICES

TANK DISTRICT APARTMENTS
 LANDSCAPE IMPROVEMENT PLANS
 MERIAM PARK
 CHICO, CALIFORNIA

THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 THPLA, Inc.
 California Landscape Architect #4122
 P.O. BOX 8328
 Chico, CA 95927-8328
 (530)892-8897 fax (530)892-9588
 thphelps@sbcolobal.net

These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used elsewhere without the express written permission of Thomas H. Phelps Landscape Architecture.

Plant List

No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr.: THP
 Drawn By: THP
 Scale: AS NOTED
 Date: JUL 2018
 File Name: 606_TA of _____ sheets

**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.