



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 3/20/2019

DATE: February 11, 2019

File: AR 19-02

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 19-02 (Thrive B3) – Block T2, Lot B3, Thrive District, Meriam
Park Subdivision S 09-01, (APN 002-180-184)

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 19-02 (Thrive B3), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct an approximately 6,200 square foot building on Lot B3 of 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 a new single-story shell 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 the 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 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 faces the public right-of-way and is accessed directly from the sidewalk. The building is single-story, and within the allowed height limit of 35-feet. Parking would be located within a shared parking lot (previously approved) located behind the building.

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 accessed directly from the sidewalk. The building features expansive glazing surrounding entryway doors with an awning that overlaps the entryway sidewalk.

Architecture

The 6,200-square-foot building would feature two building “wings” anchored by a taller, central, lobby mass. The exterior elevation of the central mass would be cement plaster in dark grey. The front entry would feature a dark grey, double-height storefront system with expansive glazing. An angled, projecting roof would extend from over the front-entry sidewalk to the back of the building, anchored by steel columns. The roof material would feature standing-seam metal in matte black (see **Attachment D**, Color Elevations and **Attachment E**, Materials and Colors).

From the central mass, two “wing” buildings would project easterly and westerly. The exterior elevation of the westerly wing would be cement plaster in creamy yellow and the easterly wing would be light grey. Each wing would feature a series of windows with projecting sheet-metal shade treatments. Each wing would be 21’6” at the tallest point, sloping down to 16-feet-tall where the wing meets the central lobby. These sloping parapet walls would create deep wells within each wing, screening roof-mounted HVAC units from public view (see **Attachment F**, Roof Plan).

Landscaping

The landscape plan calls for a variety of native shrubs, succulents, and groundcover surrounding the base of the building (see **Attachment G**, Landscape Plan). Outdoor seating and tables would be located at the rear of the building with accent paving to define this common area. Two new ginkgo trees would provide shade to the outdoor area, as well as the parking area. Planting beds with extensive landscape treatment are located around the front-entry sidewalk, and within the parking area.

DISCUSSION

The proposal is compatible with the existing development, and the “Thrive” area of Meriam Park. The building is thoughtfully placed on the site to engage both Concord Avenue and Builders Place. The tall, central lobby provides an interesting focal point and wayfinding feature. The architectural design elements and color palette are attractive and modern, complimenting previously approved buildings in the same block, such as Penney Law Building, The Foundation Building, and B4 Thrive Building.

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character with lasting materials and reinforce the distinct character of the neighborhood with design elements (CD-3.1 and CD-4.1). The proposal emphasizes landscape as a fundamental design component (CD-1.1.2), strengthens the positive qualities of the neighborhood (CD 1.2.1) and is a positive contribution to the neighborhood (LU-4.3).

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 building’s design and architectural concept offers articulated elevations and building depth (DG 3.2.22) and the sloped roofline provides visual interest, character and style (DG 1.2.22 and DG 2.2.23). 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 H**, 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 General Plan goals and policies that encourage architectural designs that exhibit timeless character with lasting materials and reinforce the distinct character of the neighborhood with design elements (CD-3.1 and CD-4.1). The proposal emphasizes landscape as a fundamental design component (CD-1.1.2), strengthens the positive qualities of the neighborhood (CD 1.2.1) and is a positive contribution to the neighborhood (LU-4.3).

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 commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The building's design and architectural concept offers articulated elevations and building depth (DG 3.2.22) and the sloped roofline provides visual interest, character and style (DG 1.2.22 and DG 2.2.23).

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

The design, materials and colors of the proposed new building is anticipated to be visually compatible with future surrounding development in the CORE area of Meriam Park. Exterior equipment will be properly screened from view by parapet walls. 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 of Meriam Park. The architectural style and material choices are consistent with previously approved buildings in the CORE area, such as The Foundation Building, Penney Law Building, and the Thrive B4 building. 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 varieties that are carefully located to ensure visual relief and provide an attractive environment around the new building.

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 19-02 (Thrive B3). 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)

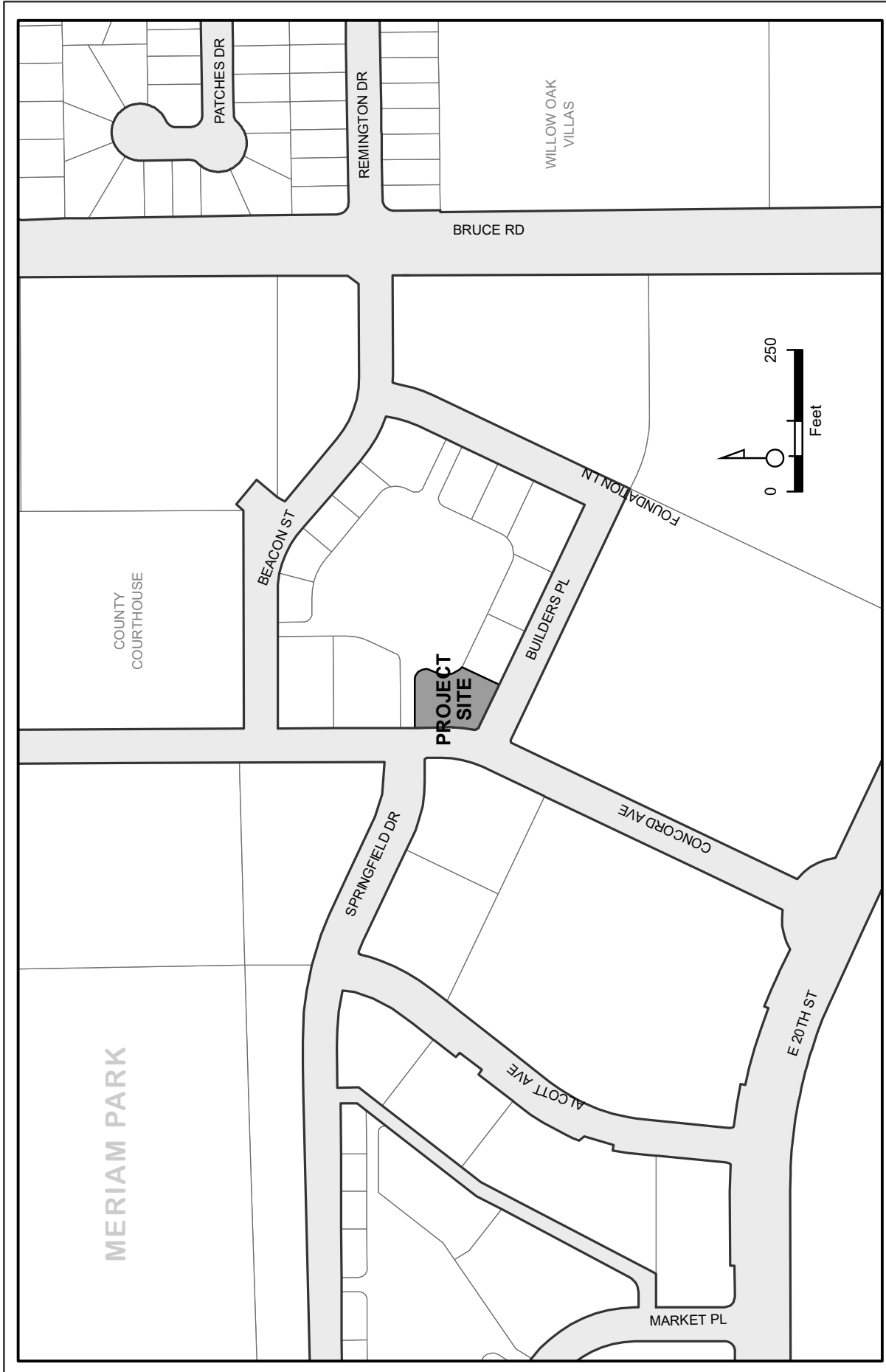
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: AR 19-02

External (3)

Northstar, Attn.: Ty Yukovic, 111 Mission Ranch Blvd, suite 100, Chico, CA 95926
(TYurkovic@northstareng.com)
Gonzales Development, PO Box 6744, Chico, CA 95927 (dan@5sun.com) and
(brian@gonzalesdevco.com)

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Elevations and Perspectives
- E. Materials and Colors
- F. Roof Plan
- G. Landscape Plans
- H. Mitigation Measures



AR 19-02 (Thrive B3)
 Block T2, Lot B3, Thrive District, Meriam Park Subdivision
 APN 002-180-184-000



Civil Engineering
Architecture
Environmental
Planning
Surveying
Water Resources

1/30/2019

Architectural Review & Historic Preservation Board
City of Chico, Planning Services
411 Main Street, 2nd Floor
Chico, CA 95927

RE: Thrive B3, Meriam Park - Block T2, Lot B3 - Chico, CA (APN: 002-180-184)

Dear Architectural Review & Historic Preservation Board,

The proposed project site resides within the Meriam Park development, in an area described as the 'Thrive.' Meriam Park is identified as a Traditional Neighborhood Development (TND) zone. By the tenets of New Urbanism, the Thrive endeavors to provide this diverse development with places of work, increased density and walkability.

The proposed Thrive B3 project is a single-story, multi-suite building, identified for professional office use. The TND site designation is CORE and building type is 'Small Single-Story Shopfront Building.' The proposed building will occupy a crucial corner, fronting both Concord Avenue and Builders Place. The street-front building façades offer ample windows, arranged in a rhythmic pairs to enhance street presence. The primary street-side entry combines characteristics of the "Shopfront" and "Gallery" frontage types by shifting the main entry lobby on axis with the intersections Concord Avenue and Builders Place, providing a grand glazed façade and elegant roof projection. This proposed frontage approach allows for adherence to existing utility easements and the sloping site, using this transitional space for an accessible ramp and stairs ascending to floor level. The architectural alignment of the double-height lobby volume visually connects the street and parking entry points, allowing for sightlines that address the curving approach of Concord Avenue from south to north. The lobby volume anchors the two building wings, allowing them to pivot and align with their respective street fronts despite the peculiar angle; and provides intuitive wayfinding for building entry with its orientation, expansive glazing, and lantern effect at night. **(DG 3.1.11, 3.2.23 & 3.2.23)**

Following is a list of applicable design objectives from the city's Design Guideline Manual and proposed design solutions.

(DG 1.1.12, 1.1.13, 1.1.33, 3.1.21, 3.1.23, 3.1.31 & 3.1.34) The project fosters a pedestrian-friendly environment by activating the frontage and rear entry points through landscaped seating areas, gathering spaces, elevated views across the Concord Ave./Builders Pl. intersections and connected circulation through and around the building.

(DG 1.1.14, 1.1.15, 3.1.24 & 3.1.25) The project minimizes views of automobiles from the public right-of-way by locating the building close to the street and the parking areas/drive aisles to the side and rear of the building. The parking area serving the entire block is to the interior, allowing for future buildings to further screen automobiles from view.

(DG 1.2.11, 1.2.22, 3.1.11, 3.2.11, 3.2.23 & 3.2.24) The western frontage aims to playfully layer the building as it grows from sidewalk level, to landscaping, to building entry to lobby roof projection and complementarily sloped parapet of the north wing. The pivot between two wings allows the project to address both Concord Ave. and Builders Place.

(DG 1.2.12, 1.2.21, 1.2.22, 1.2.32, 3.2.12, 3.2.24, 3.2.25 & 3.2.26) A carefully integration of modern forms through sloping roof and parapet elements, enhanced and anchored by the double-height lobby glazing, correlate to the adjacent architectural paradigm; relating to the primary roof slope of the B4 project and the angular glazed courthouse entry.

(DG 3.2.22 & 3.2.33) All building elevations have been paid equal design attention for continuity to create a comprehensive architectural expression.

(DG 1.5.11, 1.5.13, 1.5.14, 1.5.15 & 3.1.12) Exterior lighting plays an important role for the project. This extends from the securely lit parking area through to the directional building lighting. The building lighting cast inward and down toward the building facades, providing intuitive way-finding, clear sight-lines and passive security.

(DG 3.2.27 & 3.2.28) Roof-mounted mechanical equipment has been screened using deep roof-wells and/or sloping parapet walls that tie to the building massing. Wall-mounted utilities have been minimized by integrating the electrical service within the building with the remaining carefully placed on the least prominent building face and screened by landscape elements.

(DG 3.2.32 & 3.2.33) A simple materials palette has been chosen to steer focus toward the modern volumes and enhance the streetscape. Cement plaster, in two color variations, wrap the main wings, providing distinctiveness for the complementary volumes.

Sincerely,

NorthStar



Ty Yurkovic, AIA

Encl: Transmittal, Application, Fee Check, Project Descriptions and Drawing Packages
cc:



VICINITY MAP

SITE LEGEND

- — — — — PROPERTY LINE
- — — — — RIGHT OF WAY CENTERLINE
- - - - - EASEMENT
- - - - - SETBACK
- PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE DRAWINGS)
- OFF-SITE LANDSCAPE AREA
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ON-SITE HARDSCAPE
- OFF-SITE HARDSCAPE
- POLE MOUNTED LIGHT, +14'-0"
SEE PHOTOMETRIC PLAN
- WALL MOUNTED LIGHT
FIXTURE, @ +12'-6" TO
CENTER OF ELECTRICAL BOX,
SEE PHOTOMETRIC PLAN
- ELECTRICAL TRANSFORMER

SITE COVERAGE SUMMARY

GROSS SITE AREA:
14,110 SF
= 0.32 ACRES

BUILDING COVERAGE:
6,218 SF / 14,110 SF
= **44.0%**

LANDSCAPE COVERAGE:
3,669 SF / 14,110 SF
= **26.0%**

PARKING SUMMARY

ZONING: TND
DESIGNATION: CORE
BUILDING TYPE: SMALL SINGLE-STORY SHOPFRONT BUILDING

BUILDING AREA: 6,218 SF

REQUIRED VEHICLE PARKING:
CORE Parking Factor: (per TND table 6-36)
= 1.6/1,000 SF
= **10 Required**

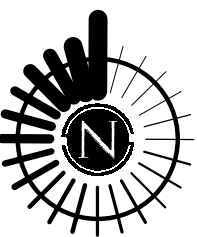
PROVIDED VEHICLE PARKING:
9 STANDARD SPACES
1 VAN ACCESSIBLE
= **10 Provided**

BICYCLE PARKING:
20% of Required Vehicle Spaces
= 2 Required
= 2 Provided
(signage not a part of this proposal)



ARHPB SITE PLAN

SCALE: 1" = 30'-0"



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MP Thrive B3

for GONZALES DEVELOPMENT COMPANY
CONCORD AVENUE & BUILDER'S PLACE,
CHICO, CA (APN: 002-180-184)

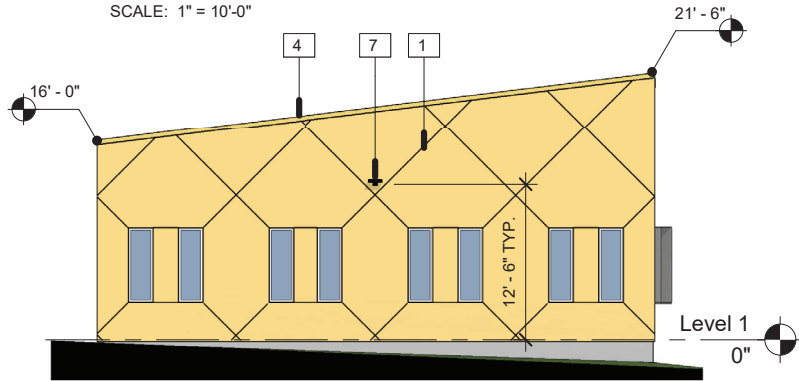
Date Issued:	02/01/19
NS Project No.	18-156
Agency Project No.	
Sheet:	SITE PLAN

of **A-1.1**



ARHPB WEST

SCALE: 1" = 10'-0"



ARHPB NORTH

SCALE: 1" = 10'-0"

-  CEMENT PLASTER - SEE SHEET A-4.1
-  CEMENT PLASTER - SEE SHEET A-4.1
-  CEMENT PLASTER - SEE SHEET A-4.1
-  STANDING SEAM METAL ROOFING - SEE SHEET A-4.1

KEYNOTES	
1	CONTROL JOINT
2	STANDING SEAM METAL ROOFING, MATTE BLACK - SEE ASSEMBLY DETAILS
3	STOREFRONT SYSTEM
4	SHEET METAL PARAPET CAP - PAINT TO MATCH WALL
5	SHEET METAL SHADE TREATMENT - SEE DETAILS 13, 14, AND 15/A741
6	STEEL COLUMN - SEE STRUCTURAL DRAWINGS
7	WALL MOUNTED LIGHT FIXTURE @ +12'-6" TO CENTER OF ELECTRICAL BOX
8	BICYCLE PARKING (2 BIKES) - SEE CIVIL DRAWINGS



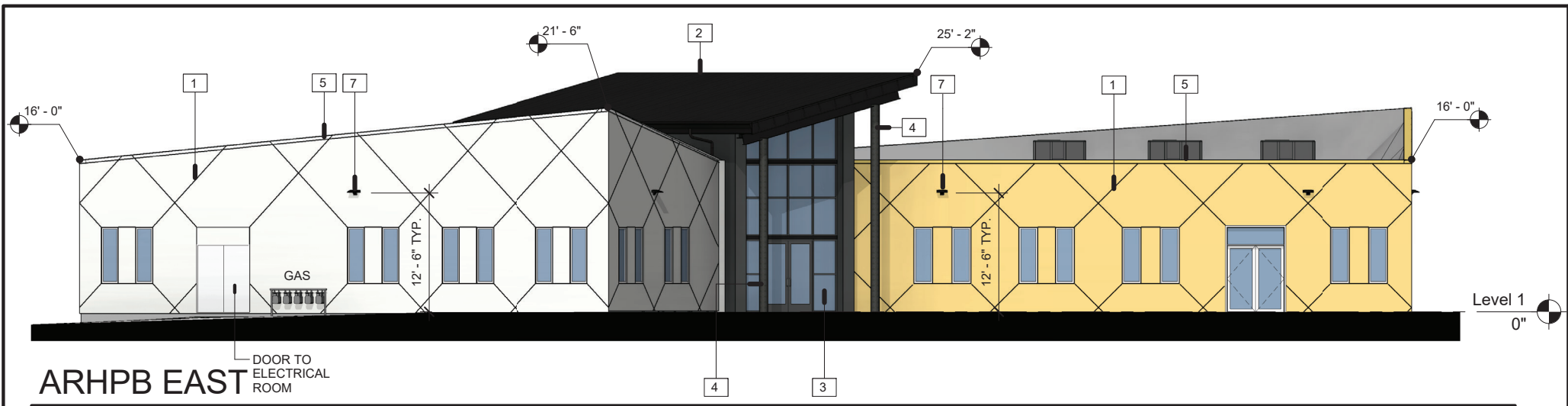
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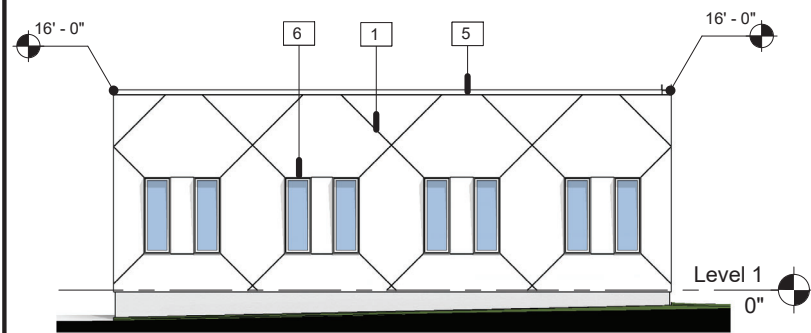
for GONZALES DEVELOPMENT COMPANY
 CONCORD AVENUE & BUILDER'S PLACE,
 CHICO, CA

Date Issued:	01/11/19
NS Project No.	18-156
Sheet:	EXTERIOR ELEVATIONS
of	A-3.1



ARHPB EAST

SCALE: 1" = 10'-0"



ARHPB SOUTH

SCALE: 1" = 10'-0"

	CEMENT PLASTER - SEE SHEET A-4.1		CEMENT PLASTER - SEE SHEET A-4.1
	CEMENT PLASTER - SEE SHEET A-4.1		STANDING SEAM METAL ROOFING - SEE SHEET A-4.1

KEYNOTES	
1	CONTROL JOINT
2	STANDING SEAM METAL ROOFING, MATTE BLACK - SEE ASSEMBLY DETAILS
3	STOREFRONT SYSTEM
4	STEEL COLUMN - SEE STRUCTURAL DRAWINGS
5	SHEET METAL PARAPET CAP - PAINT TO MATCH WALL
6	SHEET METAL SHADE TREATMENT - SEE DETAILS 13, 14, AND 15/A741
7	WALL MOUNTED LIGHT FIXTURE @ +12'-6" TO CENTER OF ELECTRICAL BOX



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MP Thrive B3

for GONZALES DEVELOPMENT COMPANY
 CONCORD AVENUE & BUILDER'S PLACE,
 CHICO, CA

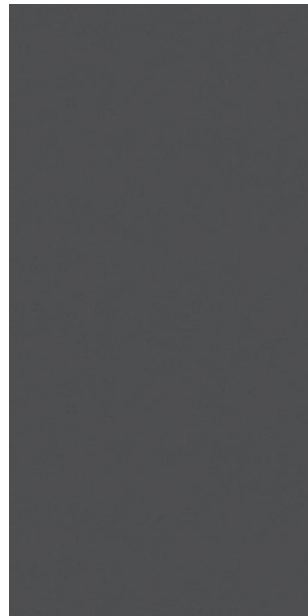
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NS Project No.	18-156
Sheet:	EXTERIOR ELEVATIONS
of	A-3.2



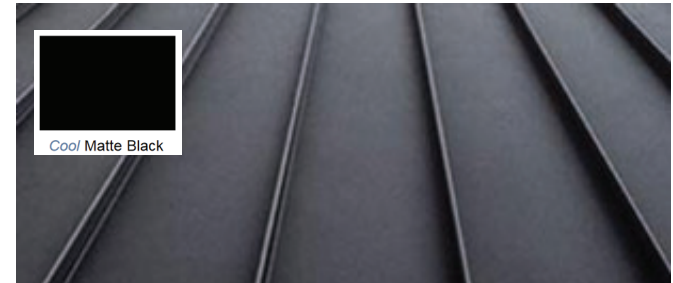
CEMENT PLASTER:
Finish: Fine
Color: 37207 StoColor® 800
Collection or Eq.



CEMENT PLASTER:
Finish: Fine
Color: 31304 StoColor® 800
Collection or Eq.



CEMENT PLASTER:
Finish: Fine
Color: 37101 StoColor® 800
Collection or Eq.



STANDING SEAM METAL ROOFING:
AEP Design Span® hp, or Eq.
Color: Matte Black, or Eq.

(All Fascia, Gutter, Downspouts shall be painted to match Standing Seam Roofing)

WINDOWS:
Milgard 920 Series, or Eq.
Material: Aluminum
Color: White



POLE MOUNTED LIGHT:
Lithonia D Series Size 0 (DSX0 LED), or Eq.



WALL MOUNTED LIGHT:
Lithonia D Series Size 1 (DSXW1 LED), or Eq.



BICYCLE RACK:
City Standard U-rack, or Eq.
Material: Steel
Color: Black



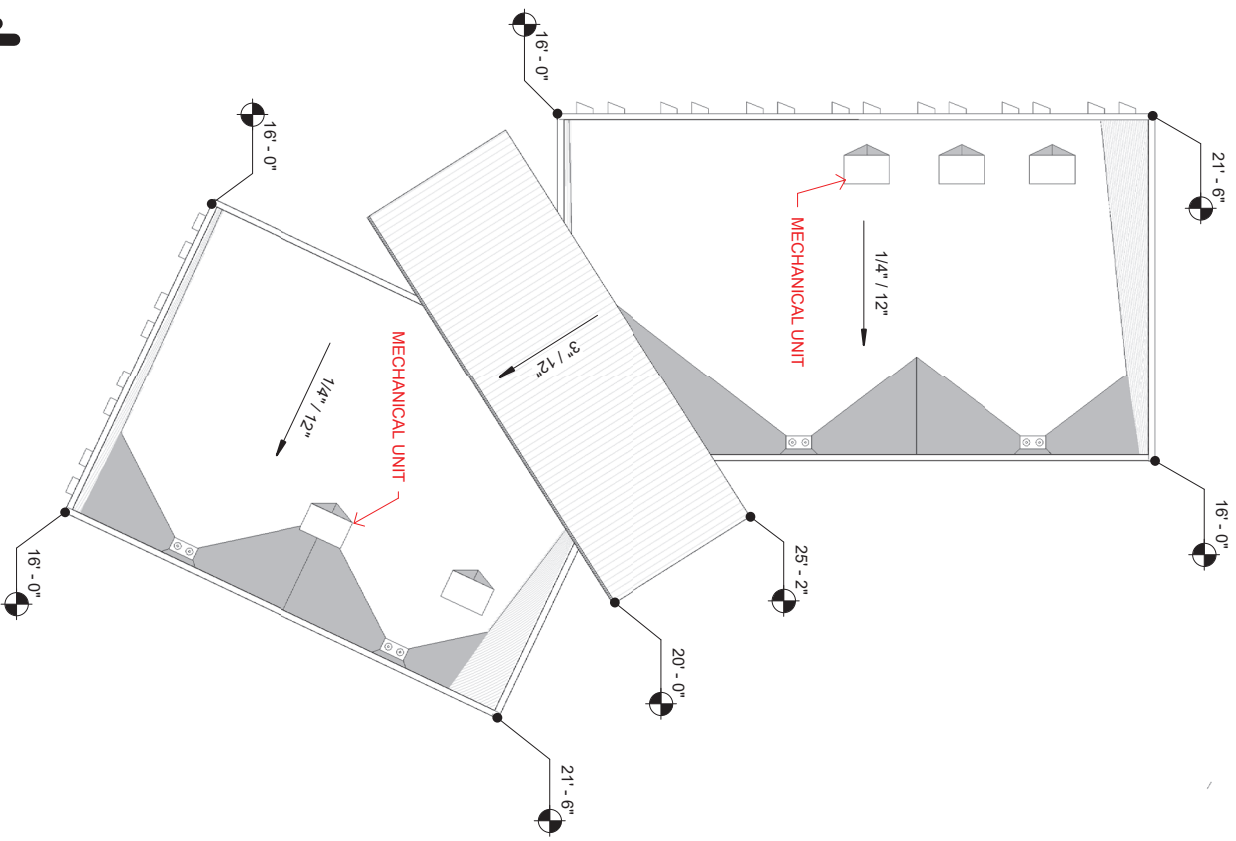
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MP Thrive B3

for GONZALES DEVELOPMENT COMPANY
CONCORD AVENUE & BUILDER'S PLACE,
CHICO, CA

Date Issued:	01/11/19
NS Project No.	18-156
Sheet:	DIGITAL MATERIAL BOARD
of	A-4.1



ARHPB ROOF PLAN

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



NORTHSTAR
— Resilient Solutions

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MP Thrive B3

for GONZALES DEVELOPMENT COMPANY
CONCORD AVENUE & BUILDER'S PLACE,
CHICO, CA

Date Issued: 01/11/19
NS Project No. 18-156
Agency Project No.
Sheet: SCHEMATIC ROOF PLAN
of **A-2.5**



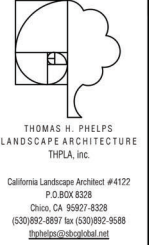
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	EXISTING STREET TREE	---	---
(Symbol)	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	15 GAL
(Symbol)	LAGERSTROEMIA X 'JUN'	LAVENDER GRAPE MYRTLE MULTI-TRUNK	15 GAL
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL
(Symbol)	TEUCRIUM X LUCIDRY'S PROSTRATUM	GERMANDER	1 GAL
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL
(Symbol)	FESTUCA IDAHOENSIS 'SHIKIYOU BLUE'	SHIKIYOU BLUE FESCUE	1 GAL
(Symbol)	MULLENBERGIA RIGIDA 'NASHVILLE' TM	PURPLE HULLY	5 GAL
(Symbol)	PENNSETUM ALOPECUROIDES 'HAHELN'	HAHELN DWARF FOUNTAIN GRASS	1 GAL
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL
(Symbol)	SALVIA GREGGII 'RED'	AUTUMN SAGE	5 GAL
(Symbol)	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	AGAVE PARRYI	PARRY'S AGAVE	5 GAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	VERBENA PERUVIANA	PERUVIAN VERBENA	4"
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	1/2" BLACK CHP MATCH EXISTING	2" DEPTH, COMPACTED	2" DEPTH
(Symbol)	COBBLE 4-6"	RIVER WASHED COBBLE	4-6" DIA
SOD	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	TURF SOD BIO-FILTRATION	BIOGRASS	SOD

SHADE CALCULATIONS

Shade Calculations for MP Thrive B3 Project

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Ginkgo biloba 'Autumn Gold'	Western Maidenhair Tree	2	1,256	0	2	0	0	1,256.00
Total Shade Allowed								1,256.00
parking lot area								2,154.00
50% Shade required								1,077.00
% Shade Provided								58.31%



MP THRIVE B3
GONZALES DEVELOPMENT COMPANY
 CONCORD AVENUE & BUILDERS PLACE
 CHICO, CALIFORNIA

Sheet Title
LANDSCAPE PLAN

Scale

Date
 21 DEC 2016

Revision
 1

Project #
 MP Thrive B3

Drawn by
 THP

Scale
 1"=10'

Date
 21 DEC 2016

File Name
 10-041

**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.