



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 06/05/2019

DATE: April 25, 2019

File: AR 19-07

UP 19-02

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 19-07 (Arco AM/PM) - Southeast corner of the intersection at
Bruce Road at Highway 32, APN 002-180-084

RECOMMENDATION

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a new Arco AM/PM fueling station, convenience store and drive-through car wash. The Planning Commission will consider final approval of the Use Permit, including the final architectural design approval.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Architectural Review 19-07 (Arco AM/PM), subject to the recommended conditions.

BACKGROUND

The project site is located in the southeasterly corner of the intersection at Bruce Road and Highway 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and zoned CC (Community Commercial) (see **Attachment A**, Location Map). The site is bounded by Bruce Road to the south and west, Highway 32 to the north and vacant land to the east. The applicant is seeking a use permit to authorize a gas station in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*).

The parcel is bisected by Bruce Road, separating the site into easterly and westerly portions. On September 20, 2018, the Planning Commission approved a parcel map to divide the site into two parcels and a remainder parcel (see **Attachment B**, Approved Parcel Map 17-03 (Borge)). All development proposed at this time would take place on Parcel 1 which is referred to as the "project site" in this report.

Site Plan – Parcel 1 of PM 17-03

The proposal consists of an approximately 3,800-square-foot 24-hour convenience store, nine gasoline pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200 square foot drive-through car wash facility (see **Attachment C**, Site Plan). Other features include two underground storage tanks, parking areas, trash enclosure and surrounding landscaping.

The proposed convenience store would be situated toward the northerly portion of the site, with the fueling canopy and pumps placed central to the site. Fuel storage tanks would be

placed underground, immediately south of the fueling canopy and pumps. A drive-through car wash building would be located on the southeasterly portion of the site, with queuing area along the easterly boundary. Parking would be located on both the southwesterly property line and adjacent to the convenience store. All site improvements, including parking areas and structures, are located out of the 25-foot setback from Dead Horse Slough, as required by CMC 19.60.030 (Creekside Development).

For gas stations, Chico Municipal Code (CMC) Chapter 19.70 requires one vehicle parking space for every 250-square-feet of non-service floor area. A total of 15 vehicle parking spaces is provided on site, including eight vehicle parking spaces near the front entry of the convenience store building and seven spaces located along the westerly property line. An inverted-U bicycle parking rack would be located near the front entry of the building. All parking requirements pursuant to CMC 19.70 (Parking and Loading Standards) would be satisfied by the project.

New light sources would be introduced to the site as part of the proposed project, including building-mounted light fixtures on the proposed convenience store and car wash facility, and 25-foot-tall ground-mounted light poles within the vehicle parking areas. The fueling station canopy would feature extensive lighting, including under-canopy surface-mount fixtures, internally illuminated canopy signs and a blue LED band wrapping the canopy. A photometric plan provided by the applicant indicates that light sources measured beneath the fueling canopy would reach up 28 foot-candles, reducing to below one foot-candle at the public right-of-way (see **Attachment D** Photometrics Plan and **Attachment E**, Light Fixture Specifications). CMC 19.60.050 (Exterior Lighting) does not provide explicit foot-candle parameters for development but requires that exterior lighting be recessed and directed downward so that direct glare and reflections are confined within the boundaries of the site. To avoid excess light and glare impacts to adjacent properties, and to reduce visual impacts seen from traffic ascending into Chico westbound on Highway 32, conditions of approval are recommended that would limit parking lot light poles to 18 feet tall (see Condition of Approval #3) and limit the blue LED fueling canopy band to only two of the four sides (see Condition of Approval #4).

Landscaping

New landscaping is proposed throughout the project site with particular attention to the Bruce Road frontage (see **Attachment F**, Landscape Plan). Plant species are of low to moderate water demand and are largely species that are native to the area. The Bruce Road frontage would feature layers of planting materials, including ground-cover, low shrubs and decorative trees. Accent plantings would be located at points of entry on Bruce Road and would include a variety of material types, such as rocks, ground cover and flowers. Perimeter plantings on the easterly site boundary would include drought tolerant native species, such as Valley Oak trees, allowing new landscaping to transition to the surrounding natural open space. A total of 16 new trees would provide parking lot shade, which is estimated to reach 54-percent at full tree maturity. Shade trees would include species such as Chinese pistache, autumn blaze maple and California interior oak. An additional planter would be located interior to the site, adjacent to the drive-through car wash facility, and would provide screening of the drive-through queuing line from the public right-of-way.

Two trees would be removed as part of the project, including several oak trees. Such tree removal is subject to the City's Tree Preservation Measures (CMC 16.66) requiring on-site tree replacement or payment of in-lieu fees.

Architecture

The proposed architecture for the project utilizes the standard Arco AM/PM prototype with typical colors and materials commonly associated with the brand (see **Attachment G**, Store Elevations). The 3,800 square foot convenience store building would be located at the northly portion of the site, positioned such that the rear would be oriented towards Highway 32 and the (left) side façade would be oriented toward Bruce Road. The main body of the building would generally be 19-feet-tall, treated with stucco in tan and brown ("Brandy Cream" and "Great Plains Gold"). Panelized stone veneer ("Huron") would accent the lower portions of the building on all four elevations. A central front-entry mass reaching 24-feet in height would be wrapped with an aluminum composite material ("Rustic Walnut"), providing a 'wood-grain' appearance. The front elevation would feature extensive glazing, with a bright orange aluminum canopy system. The building would be flanked by two building masses reaching 21-feet in height, providing additional screening for roof-mounted HVAC systems and equipment. All roof lines would be trimmed with a stucco cornice treatment in grey ("Pewter"). Side and rear building elevations would feature a steel lattice structure in grey, although no vine plantings are proposed in these areas. A condition of approval is recommended that would require the final landscape plan to depict a creeping vine at the base of each lattice structure (see Condition of Approval #5). Wall-mounted signage is depicted on the building elevations and locations for ground-mounted signs are depicted on the site plan, however, all signage would be reviewed and approved under a separate sign application. The proposed signage does appear to comply with CMC 19.74 (Signs).

Central to the site would be the fueling station and canopy (see **Attachment H**, Canopy Elevations). The overall height of the canopy would reach 18-feet six-inches tall and would feature the typical Arco logo and colors. The base of each structural column would feature stone veneer, matching the base of the convenience store building. The canopy would feature nine fuel pumps, distributed in rows of three.

An approximately 1,150 square foot drive-through car wash facility is proposed at the southeasterly property line (see **Attachment I**, Car Wash Elevations). The rectangular shaped building would feature similar architectural style and treatments as the convenience store building. The main body would be brown stucco ("Brandy Cream") with stone veneer treatment around the base of the building and stucco cornice features on all rooflines. The front (westerly) elevation, visible from within the site, would feature bay windows with a decorative strip of blue aluminum composite. The easterly elevation would feature two steel lattice structures in grey. The exit and entry of the building would feature a roll-up vinyl door which would close after business hours.

A covered trash enclosure structure would be located at the northerly portion of the site, near the convenient store entry. The structure would match the body of other structures on the site, including stucco siding in brown ("Brandy Cream") with stone veneer at the base. The eight-foot-tall structure would feature a steel door and gate with metal roof system.

Gas Station Standards

Chico Municipal Code Section 19.76.090 (Gas Stations) provides direction for construction and operation standards for new gas stations. Such standards include the requirement for separation of 15 feet from pump islands to the property line, permanent landscape installation within a minimum 5-foot-wide planter along the public right-of-way and a limitation of two vehicular access points from adjacent public rights-of-way. The project, as proposed, appears to meet all standards.

DISCUSSION

The project is consistent with General Plan goals and policies that encourage neighborhood services and enhance Chico's long-term prosperity. The site's location on the easterly edge of the City, as well as project details and design establish a sense of entry and arrival into the City while accommodating traffic generated by development and tourism.

The proposal is consistent with the following General Plan goals and policies:

Policy CD-3.1 (Lasting Design and Materials) – Promote architectural design that exhibits timeless character and is constructed with high quality materials.

Goal CD-2: Enhance edges and corridors that represent physical boundaries, transitions and connections throughout the community.

Action CD-2.4.1 (Protection of Foothill Viewshed) – Design and blend foothill development with the surrounding landscape and topography to diminish its visual prominence from the valley floor.

Action CD-2.4.2 (Foothill Light Levels) – Design low light levels in foothill settings to optimize views of dark skies and minimize light pollution.

Goal LU-2: Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.

Policy LU-2.4 (Land Use Compatibility) – Promote land use compatibility through use restrictions, development standards, environmental review and special design considerations.

Goal LU-3: Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11) and varied building depth to avoid long, unarticulated elevations (DG 2.2.22). The design creates a sense of focus toward the main entrance through the use of vibrant colors and a variety of material types consistent with DG 2.2.23 and DG 2.1.13. Although the building would feature typical Arco logos, the project is designed to minimize trademark building elements, creating a unique identity commentary to its surroundings (DG 2.2.13)

Recommended conditions of approval limit the blue LED band to further reduce light impacts associated with the brands theme. Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and parking lot and queuing aisle areas with landscaping, as called-for by DGs 2.1.25 and 2.1.36. Further design details can be found in **Attachment J**, Project Description.

Overall, staff has not identified any major issues with the proposal and, subject to the conditions, recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 4/10/2019, and extending until 5/10/2019. The Mitigated Negative Declaration and Mitigation Monitoring Program is included as **Attachment K** of this report and all mitigation measures have been included as conditions of approval. Correspondence received during the public review period are provided under **Attachment L** and summarized below with a brief response:

- Regional Water Quality Control Board: Contains standard language regarding permit requirements from that agency for future development.

Staff response: Mitigation Measure D.5 requires that Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

- State of California Native American Heritage Commission: States concerns regarding the need for mitigation measures specifically addressing Tribal Cultural Resources, mitigation measures addressing inadvertent finds of human remains and a full cultural resources assessment.

Staff response: Based on the recommendations of an Archaeological Inventory Report by the Northeast Information Center (NEIC), a Report of Cultural Resources Investigation of the project site was conducted. That report and language summarizing that report have been included in Section Q (Tribal Cultural Resources) of the Initial Study.

Pursuant to Section 15074.1 of CEQA Guidelines, as a result of the public review process for a proposed mitigated negative declaration, including any administrative decisions or public hearings conducted on the project prior to its approval, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may, in accordance with this section, delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective. As such, staff proposes that Mitigation Measure Q.1 (Tribal Cultural Resources) replace Mitigation Measure E.1 (Cultural Resources), requiring that if during ground disturbing activities, any potentially prehistoric, protohistoric, and/or historic cultural resources or tribal cultural resources are encountered, the supervising contractor

shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City. Planning staff will verify that the above wording is included on construction plans. Should tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

- Department of Transportation District 3: States that the project will generate a significant number of trips on the State Highway System and recommends a traffic analysis to assess impacts.

Staff response: City staff has determined that a traffic analysis would not identify impacts associated with the project beyond those previously identified for the Bruce Road/State Route 32 corridor. The project will pay Transportation Facility Fees for added traffic on the roadways. These fees collected will fund projects previously identified as Capital Improvement Projects including the Bruce Road Widening project and State Route 32 Widening project. It is anticipated that these projects would ultimately reduce traffic impacts at this intersection and on surrounding roadways. The project applicant would, in conjunction with recording Parcel Map 17-03, dedicate the right-of-way necessary to complete these projects as designed. Further, it is not anticipated that the project would result in development beyond that which was analyzed in the Final Environmental Impact Report (EIR) prepared and certified for the Chico 2030 General Plan update (State Clearinghouse #2008122038).

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

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

The project is consistent with General Plan goals and policies that encourage neighborhood services and enhance Chico's long-term prosperity. The site's location on the easterly edge of the City, as well as project details and design establish a sense of entry and arrival into the City while accommodating traffic generated by development and tourism. The proposed project will serve existing a future development, meeting identified needs of the community and neighborhood. The project design is constructed with high quality materials and conditions of approval would limit light levels in the foothill setting (CD-3.1, CD-2.4.2, CD-2.2, CD 2.2, CD-2.4.1).

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 that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11) and varied building depth to avoid long, unarticulated elevations (DG 2.2.22). The design creates a sense of focus toward the main entrance through the use of vibrant colors and a variety of material types consistent with DG 2.2.23 and DG 2.1.13. Although

the building would feature typical Arco logos, the project is designed to minimize trademark building elements, creating a unique identity commentary to its surroundings (DG 2.2.13). Recommended conditions of approval limited the blue LED band would further reduce light impacts associated with the brands theme. Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and parking lot and queuing aisle areas with landscaping, as called-for by DGs 2.1.25 and 2.1.36.

- 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 are visually compatible with existing development along the Highway 32 corridor, and Foothill design concepts, specifically regarding the stucco exterior and flat roof with stone veneer trim. Exterior equipment will be properly screened from view by roof parapets and signage would require compliance with the City's sign regulations. The project will introduce new lighting to the project site, including building-mounted light fixtures and internally illuminated fueling canopy. Conditions of approval limiting parking-lot light poles to 18-feet in height would reduce excess light spillage from the site, promoting compatibility with adjacent development.

- 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 location and configuration of the proposed structures are compatible with the surroundings. All site improvements, including parking areas and structures, are located out of the 25-foot setback from Dead Horse Slough, as required by CMC 19.60.030 (Creekside Development). The proposed convenience store would not unnecessarily block views from other structures and would not dominate surroundings.

- 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.*

New landscaping is proposed throughout the project site with particular attention to the Bruce Road frontage. Plant species are of low to moderate water demand and are typically species that are native to the area. The proposed landscaping will provide visual relief around the new buildings and parking area, while providing a logical transition from new landscaped areas to the existing natural environment.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-07 (Borge Arco AM/PM). No building permits related to this

approval shall be finalized without authorization of Planning staff.

2. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
3. Parking lot light poles are limited to a height of 18-feet tall.
4. The blue LED fueling canopy band shall be limited to only two of the four canopy sides.
5. The final landscape plan shall depict creeping vines at the base of all lattice structures adjacent to the convenience store building and include treatment for undeveloped areas of the site outside of the Creekside setback (areas identified for future right-of-way dedication).
6. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

Mitigation Measures:

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

MITIGATION D.1 (Biological Resources):

Prior to any ground-disturbing activities, the applicant shall compensate for direct impacts to habitat that may support vernal pool tadpole and fairy shrimp. The applicant shall purchase credits at an approved mitigation bank as defined by the U.S. Fish and Wildlife Service Biological Opinion.

MITIGATION D.2 (Biological Resources):

No later than 48 hours prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the project limits for northwestern pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the project limits during construction, all work will be stopped, and the turtle or western spadefoot will:

- 1) be allowed to leave on its own volition, or
- 2) be moved by the project biologist in the direction it was heading, at a safe distance from the grading activities, and at a safe location.

The biologist will report observations and relocations to the City.

MITIGATION D.3 (Biological Resources):

Prior to any ground-disturbing activities, the applicant shall compensate for direct impacts to habitat that may support Swainson's hawks. The purchase of compensatory mitigation will be necessary per the 1994 CDFW Staff Report regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California at a ratio of 0.5:1 (0.5 acre preserved for every 1 acre of habitat affected). The applicant shall purchase credits or preserve Swainson's hawk foraging habitat.

MITIGATION D.4 (Biological Resources):

If vegetation removal or initial ground disturbances occur during the avian breeding season (February 1 – August 31) the applicant shall hire a qualified biologist to conduct a migratory bird and raptor survey to identify any active nests within 250 feet of the biological survey area (BSA). A qualified biologist shall:

Conduct a survey for all birds protected by the Migratory Bird Treaty Act and California Fish and Game Commission within seven (7) days prior to vegetation removal or initial ground disturbances (whichever activity comes first), and map all active nests located within 500 feet of the BSA where accessible;

Develop buffer zones around active nests. The qualified biologist shall determine appropriate species protection buffers around active nests based on the species tolerance of disturbance, species type, nest location and activities that will be conducted near the nest. Construction activities shall be prohibited within the buffer zones until the young have fledged or the nest fails. Active nests shall be monitored once per week or as necessary and a report submitted to the City of Chico Community Development Department weekly or as necessary.

If construction activities stop for more than 15 days, then another migratory bird and raptor survey shall be conducted within seven (7) days prior to the continuation of construction activities.

MITIGATION D.5 (Biological Resources):

Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

MITIGATION Q.1 (Tribal Cultural Resources): If during ground disturbing activities, any potentially prehistoric, protohistoric, and/or historic cultural resources or tribal cultural resources are encountered, the supervising contractor shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City. A professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and being familiar with the archaeological record of Butte County, shall be retained to evaluate the significance of the find. City staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. If human remains are uncovered, the project team shall notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the City, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the City to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

MITIGATION H.1 (Hazards): Prior to any ground-disturbing activities, a Limited Soils Assessment (LSA) shall be conducted in the northern portion of the proposed Parcel 1 for the purpose of assessing on-site shallow soil for potential impacts from the following constituents of concern: lead, arsenic, antimony, polychlorinated dibenzo-p-dioxins and polychlorinated dibenzofurans. The LSA shall also determine if excavated soils generated

during construction activities are likely to be classified as a regulated waste. Should any of the constituents of concern be found in excess concentrations, the applicant shall prepare a Soil Management Plan (SMP), which shall be distributed to construction personnel. The SMP shall establish protocols for handling, sampling, storage, and disposal of any suspected lead-impacted soils generated during construction activities.

MITIGATION I.1. (Hydrology): Prior to grading and ground-disturbance, the applicant shall consult with Central Valley Flood Protection Board to determine if any permits are necessary for the proposed project.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 7 days prior to the Architectural Review and Historic Preservation Board meeting.

ATTACHMENTS

- A. Location Map
- B. Approved Parcel Map
- C. Site Plan
- D. Photometrics Plan
- E. Light Fixture Specifications
- F. Landscape Plan
- G. Store Elevations
- H. Canopy Elevations
- I. Car Wash Elevations
- J. Project Description
- K. MND and MMRP
- L. Correspondence Received

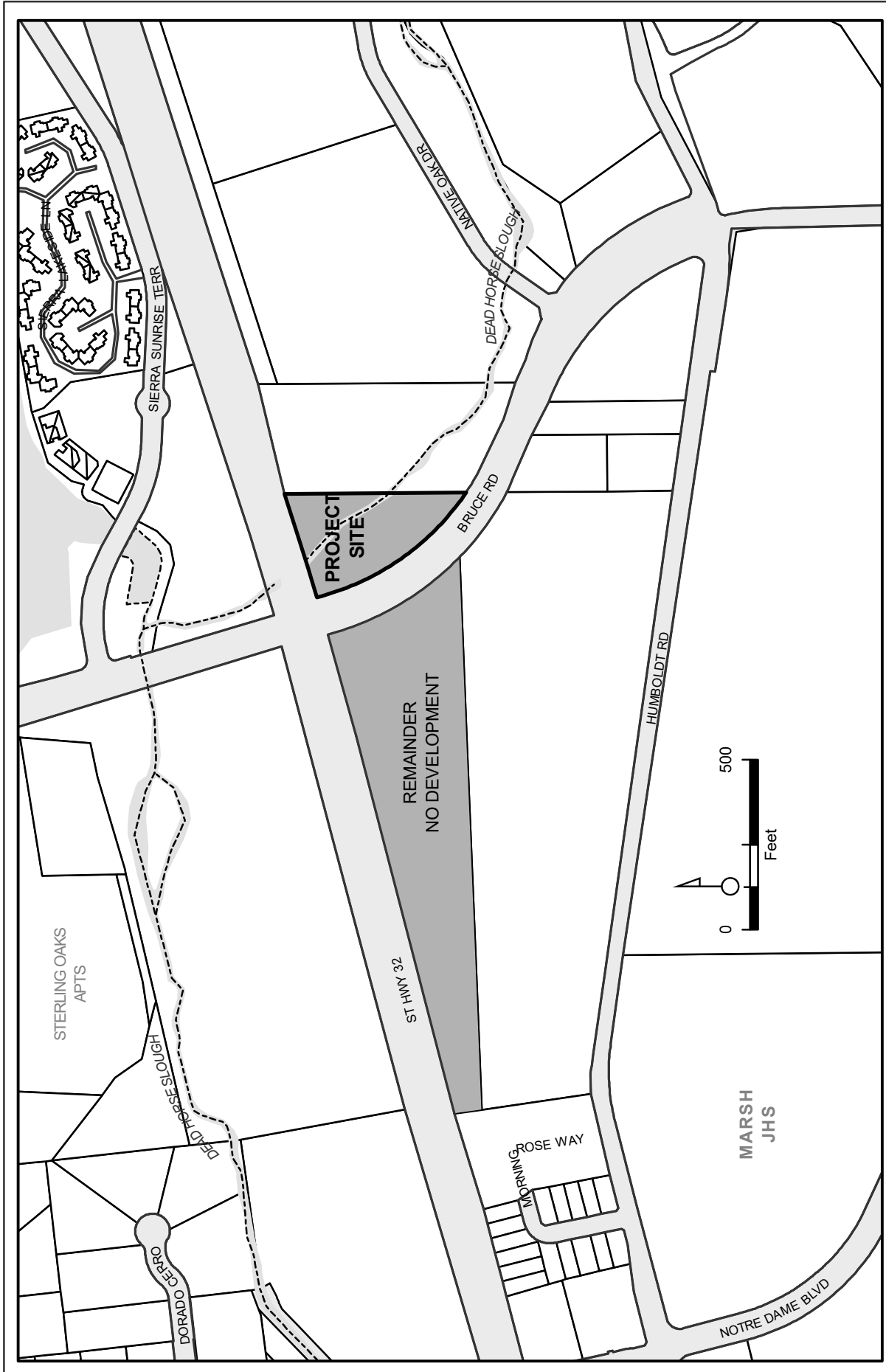
DISTRIBUTION

Internal

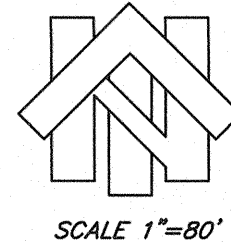
AP Costa
SP Sawley
File AR 19-07

External

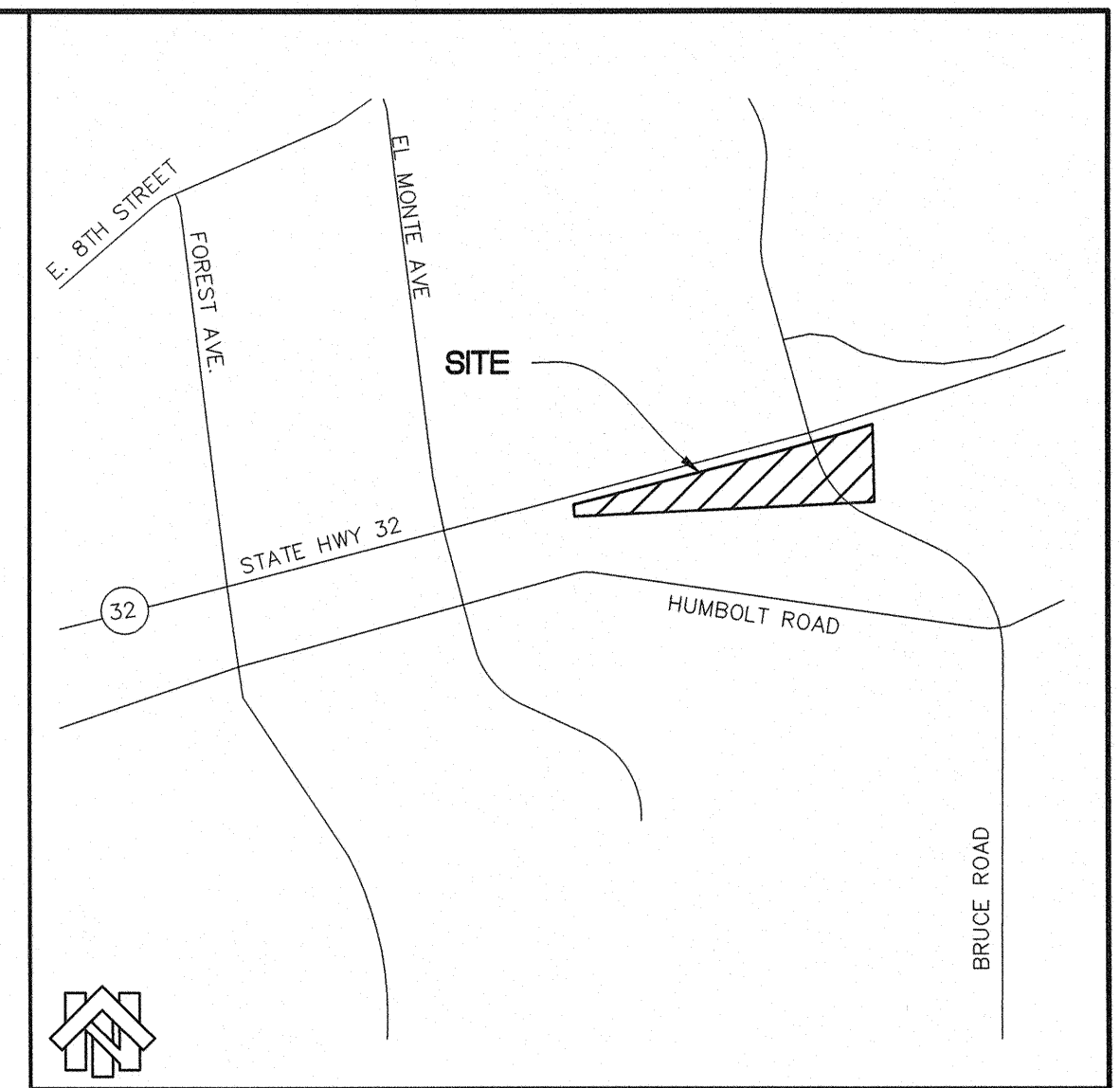
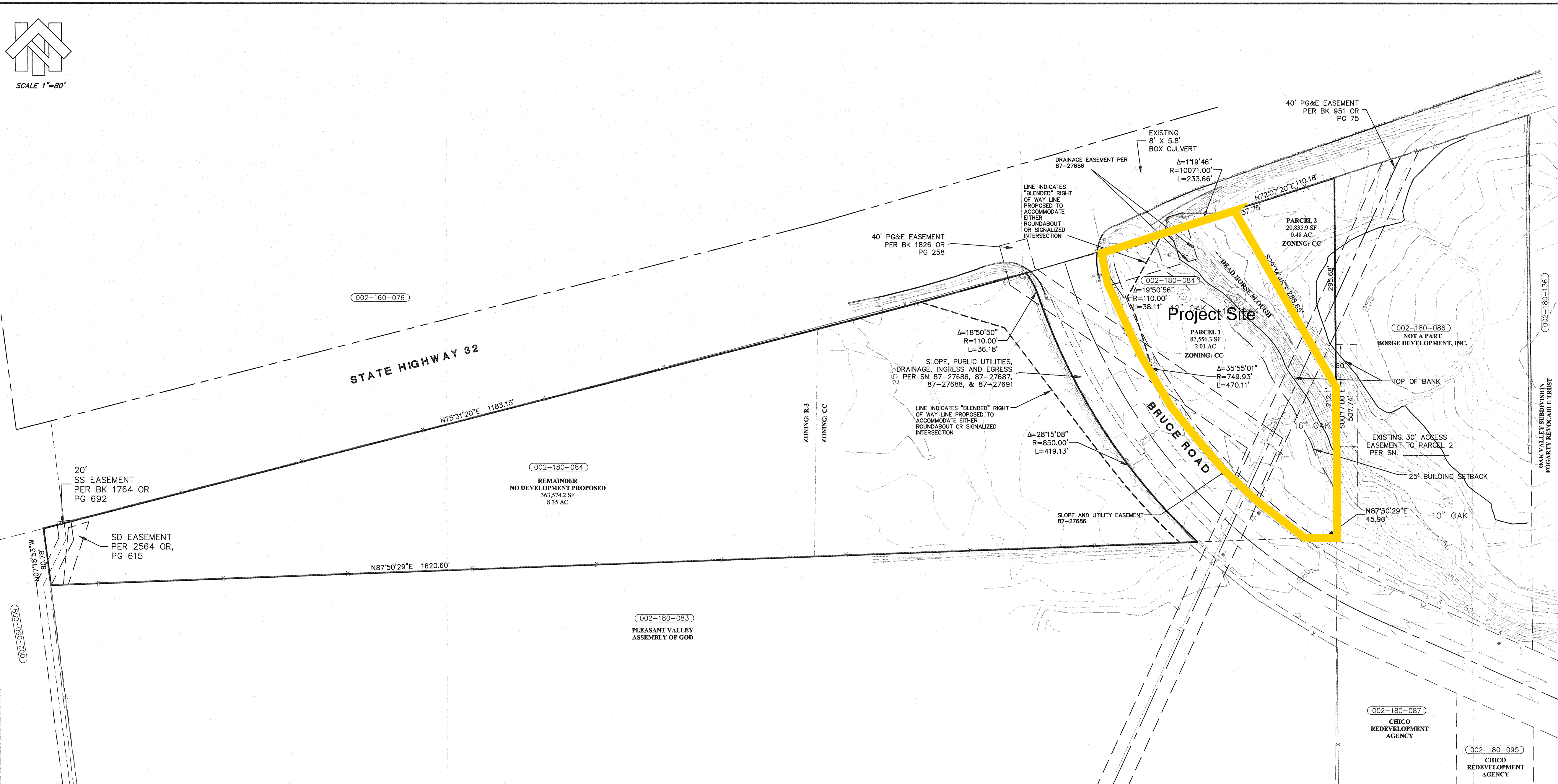
Thomas Borge, 975 Fee Drive, Sacramento, CA 95815
CSHQA, Attn.: Charles Natland, 1450 Harbor Blvd, suite A, West Sacramento, CA 95691
Northstar, Attn.: Jim Stevens, 111 Mission Ranch Blvd, Chico, CA 95926



AR 19-07 and 19-02 (Arco AM/PM)
SE corner of Bruce Road and St Hwy 32
APN 002-180-084-000 (portion)



SCALE 1"=80'



LOCATION MAP

LEGEND

- FOUND MONUMENT AS DESCRIBED
- EXISTING WATER METER
- EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHT STANDARD
- x — EXISTING FENCE LINE
- — — EXISTING FLOW LINE
- — — EXISTING EDGE OF PAVEMENT
- — — EXISTING EASEMENT
- — — EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- — — PROPERTY BOUNDARY
- — — PROPOSED PROPERTY LINE
- — — PROPOSED RIGHT OF WAY DEDICATION

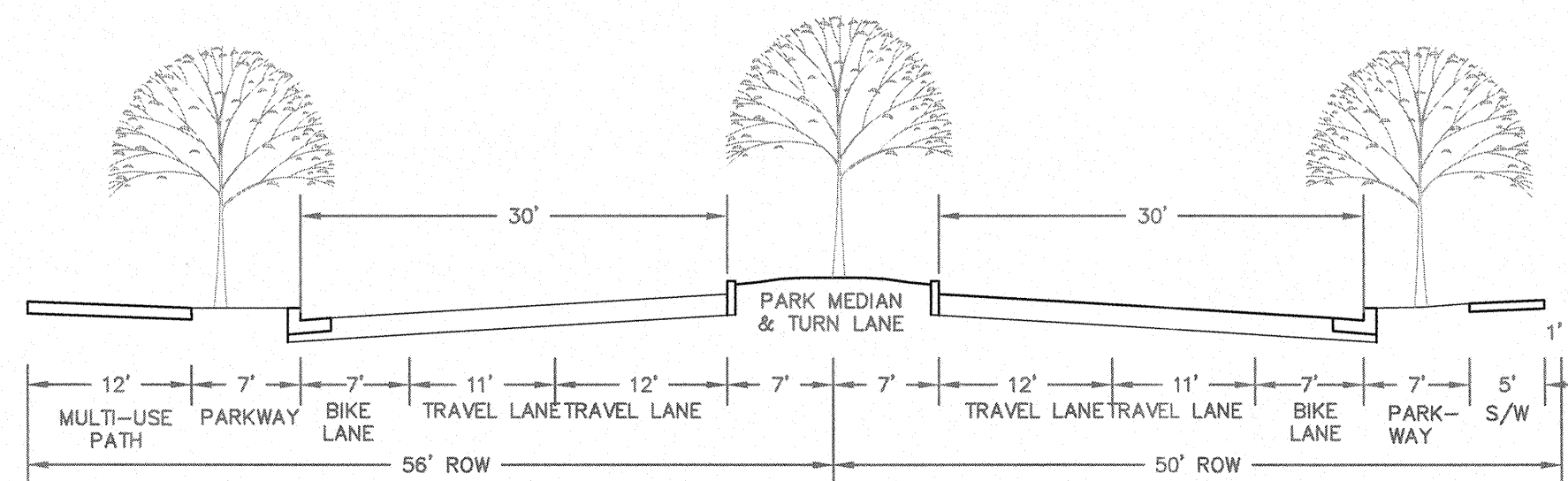
NOTES

1. ZONING: PARCEL 1-2: CC (COMMUNITY COMMERCIAL)
REMAINDER: CC (COMMUNITY COMMERCIAL)
R3(-RC) (MEDIUM HIGH DENSITY RESIDENTIAL - RESOURCE CONSTRAINT)
2. GENERAL PLAN: PARCEL 1-2: CMU (COMMERCIAL MIXED USE)
REMAINDER: CMU/RCO (COMMERCIAL MIXED USE - RESOURCE CONSTRAINT OVERLAY)
MHDR/RCO (MEDIUM HIGH DENSITY RESIDENTIAL - RESOURCE CONSTRAINT OVERLAY)
3. LAND USE: EXISTING - VACANT
PROPOSED - COMMERCIAL
4. SEWAGE: CITY OF CHICO
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. NO EXISTING WELLS OR SEPTIC SYSTEMS EXIST ON THE PARCEL
11. GRADING: ONLY PARCEL 1 IS TO BE GRADED AND WILL GRADE TOWARD INTERIOR DRAINAGE STRUCTURES.
12. STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD.
13. OWNER: BORGE DEVELOPMENT INC
975 FEE DRIVE
SACRAMENTO, CA 95815
14. DEVELOPER: BORGE DEVELOPMENT INC
975 FEE DRIVE
SACRAMENTO, CA 95815
15. PROJECT SURVEYOR: JAMES STEVENS PLS6050
16. THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
17. NO MODIFICATIONS CMC CHAPTER 18.44 ARE REQUESTED.
18. FLOODPLAIN: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

AREAS

TOTAL AREA = 10.86 ACRES
 NUMBER OF PROPOSED PARCELS = 2 COMMERCIAL
 AVERAGE COMMERCIAL PARCEL = 54,196.1 SF
 PROPOSED DENSITY = 0.18 PARCELS/ACRE

BRUCE ROAD (HUMBOLDT TO HWY 32)
NTS



James Stevens
 NORTHSTAR ENGINEERING,
 JAMES STEVENS PLS6050

TENTATIVE PARCEL MAP
TPM 17-03
 A PUBLIC STREET SUBDIVISION
 FOR
 BORGE DEVELOPMENT INC.
 PORTION OF SECTION 19 AND 30,
 TOWNSHIP 22 NORTH,
 RANGE 2 EAST,
 MOUNT DIABLO BASE AND MERIDIAN
 CITY OF CHICO
 COUNTY OF BUTTE STATE OF CALIFORNIA



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com

PROJECT DESCRIPTION

NEW 3,799 SF CONVENIENCE STORE, CAR WASH,
AND GAS STATION WITH UNDERGROUND TANKS.

PROJECT INFORMATION

APNs 002-160-084
ZONING COMMUNITY COMMERCIAL
SITE AREA 2.00 AC
BUILDING AREA 3,799 SF
CAR WASH 1,148 SF
CANOPY AREA 5,040 SF

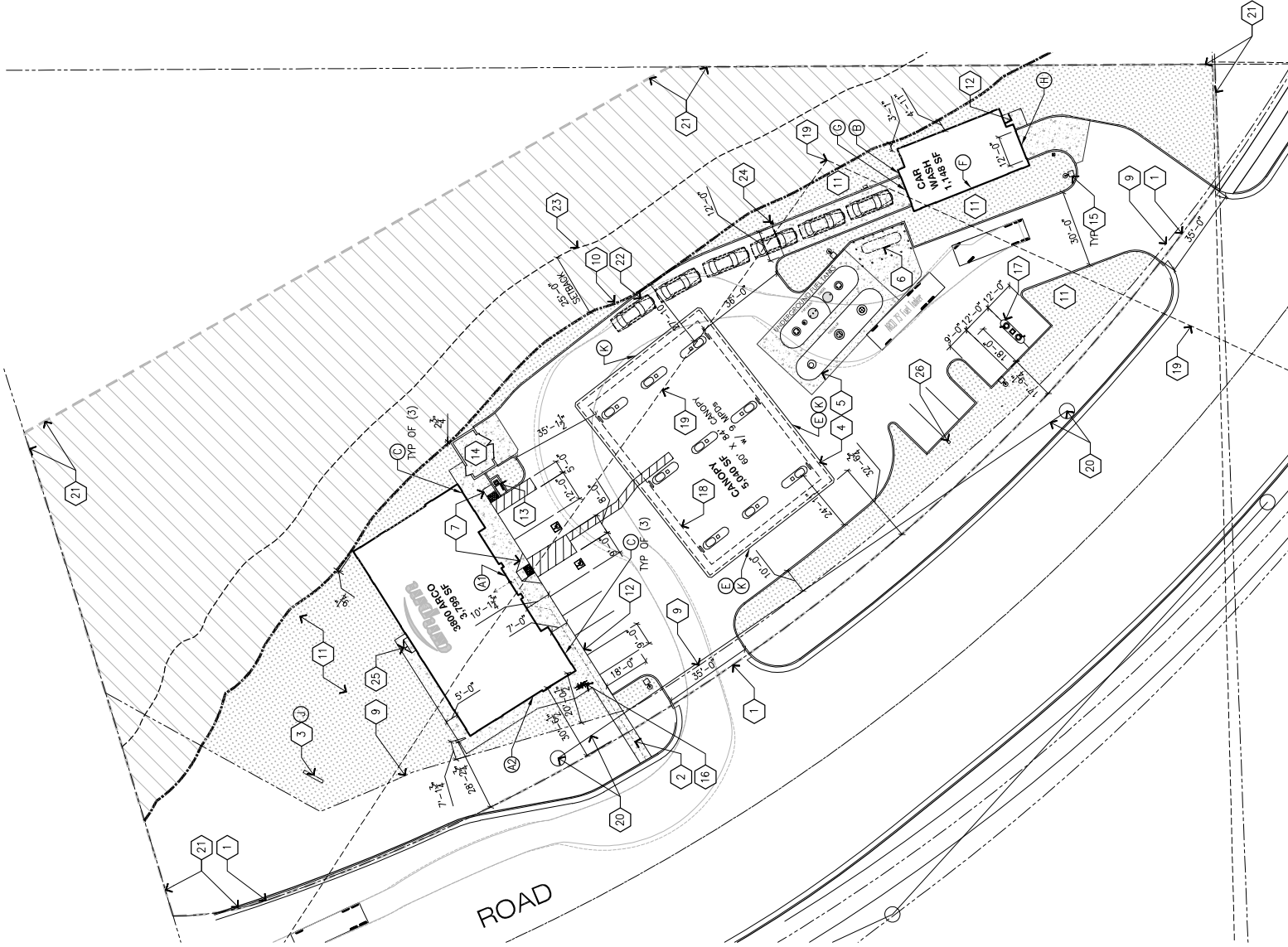
SITE COVERAGE

SITE AREA 2.00 AC
BUILDING AREA 4,947 SF / 6%
PAVING 26,387 SF / 30%
SIDEWALK 1,819 SF / 2%
LANDSCAPE 16,352 SF / 19%
UNDEVELOPED (CREEK) 29,958 SF / 34%
UNDEVELOPED (OTHER) 7,908 SF / 9%

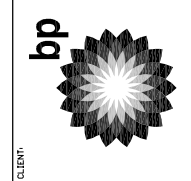
KEYED NOTES

- 1 PROPERTY LINE
- 2 ACCESSIBLE ROUTE
- 3 MAIN IDENTIFICATION SIGN
- 4 GAS STATION CANOPY W/ 9 PUMPS
- 5 UNDERGROUND FUEL TANKS
- 6 PROPANE TANK
- 7 TRUNCATED DOME TRANSITION
- 8 ACCESSIBLE PARKING STALL, TYP.
- 9 LIMIT OF EASEMENT DEDICATION LINE
- 10 25-FOOT SETBACK FROM TOP OF BANK/ HIGH WATER LINE
- 11 LANDSCAPE
- 12 (N) SIDEWALK
- 13 AIR/WATER STATION
- 14 TRASH ENCLOSURE
- 15 SITE LIGHT, TYP
- 16 BICYCLE RACK. SEE 4/A2
- 17 VACUUM STATION
- 18 PROPOSED AREA FOR FUTURE SOLAR PANELS
REQUIRED: $(3,799+1,148) \times 1.5 = 743$ SF
PROPOSED: 4,212 SF
- 19 (E) POWER POLE & LINES TO BE RELOCATED
- 20 (N) APPROXIMATE LOCATION OF RELOCATED POWER POLE & LINES
- 21 (N) PARCEL BOUNDARY
- 22 VEHICLE STACKING: (6) VEHICLES / 120 FT
- 23 25' ELEVATION CONTOUR
- 24 HEIGHT BAR
- 25 MAIN ELECTRICAL CABINET
- 26 (F) LOCATION OF ELECTRIC CAR CHARGING STATION

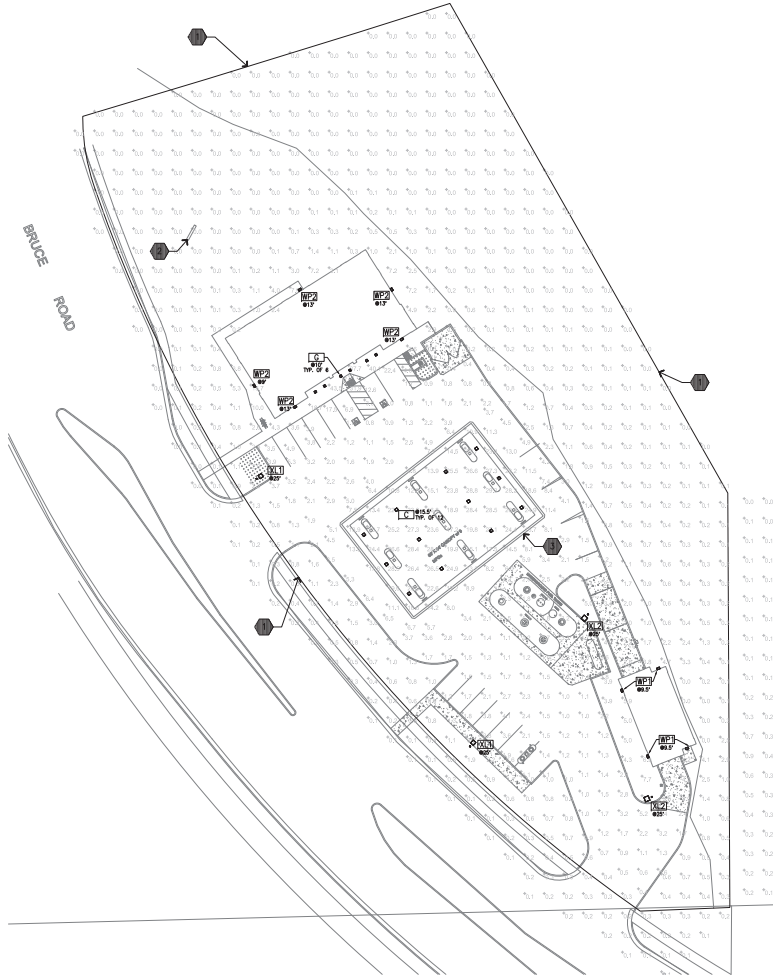
SITE LEGEND



1 SITE PLAN
SCALE: NTS



W/FUELING STATION
SEC HIGHWAY 32
80 BRUCE RD
CHICO, CALIFORNIA



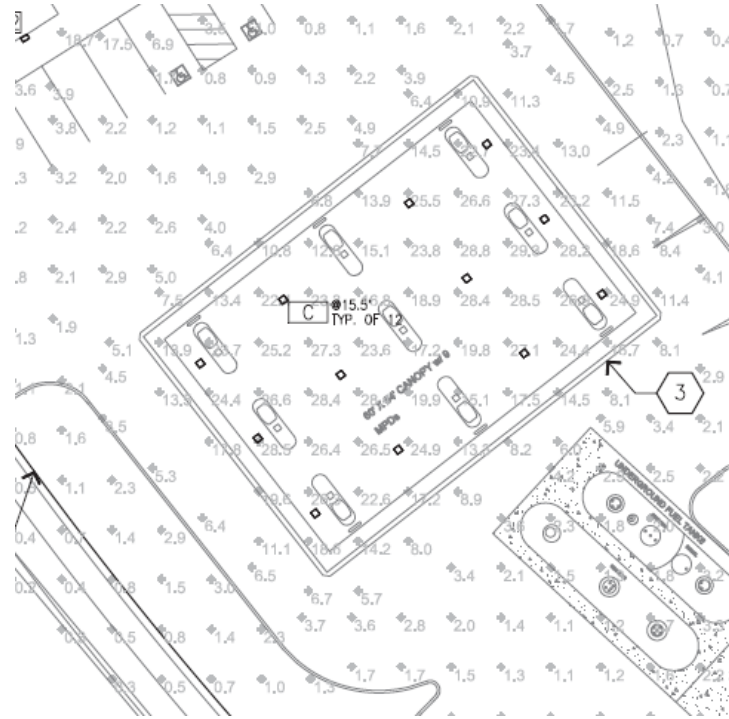
1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

GENERAL SHEET NOTES - PHOTOMETRIC PLAN

A. UNITS FOR VALUES SHOWN ON PHOTOMETRIC PLAN ARE IN FOOT-CANDLES.
B. SPACING OF FOOT-CANDLE VALUES SHOWN IS 10' (TYP).

KEYED NOTES

- PROPERTY LINE
- NEW MONUMENT SIGN
- GAS STATION CANOPY W/ 9 PUMPS



3 CANOPY LIGHT DETAIL

FIXTURE	DESCRIPTION	MANUFACTURER & PART NUMBER
C	SURFACE MOUNT GAS CANOPY LED	LSI CRU SM-50-LED-HD-OW
G	AWNING FIXTURE LED	LSI XS2-5-LED-50-2S-OW-120-WHT-OW
WP1	LED WALL SCONCE	LSI XNM-2-LED-CUL-40-UE-MSV
WP2	LED WALL SCONCE	LSI XPM3-WT-LED-48-450-OW-UE-MSV
XL1	POLE-MOUNTED AREA LED	LSI XLCS-3-LED-HD-40-UE-HSS
XL2	POLE-MOUNTED AREA LED	LSI XLCS-5-LED-HD-40-UE

2 LIGHTING FIXTURE SCHEDULE
NTS



NO.	DATE	REVISION DESCRIPTION
1	8/28/19	ENTIREMENT SUBMITAL

PRELIMINARY NOT FOR CONSTRUCTION

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE HEREBY MADE A PART OF THE PROJECT. THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF CSO GROUP ARCHITECTS, COMPANY, INC.

DEVELOPMENT INFORMATION
ARCO NTI
3800 AMPM
FUEL CANOPY
W/9 MPDS
24'X48' CAR WASH

SITE ADDRESS:
SEC HIGHWAY 32
@ BRUCE RD
CHICO, CALIFORNIA

FACILITY # TBD
DESIGNED BY: BL
CHECKED BY: JLB
DRAWN BY: BL
VERSION: 01-31-19 PROJECT NO: 18245.0

DRAWING TITLE:
SITE LIGHTING PLAN

SHEET NO.:
E1

LED SOFFIT LIGHT (XSL2)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. Cool White 5000K color temperature, 69 CRI.

DRIVER CURRENT - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

DISTRIBUTION/PERFORMANCE - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

HOUSING/OPTICAL UNIT - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

MOUNTING - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

ELECTRICAL - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for damp locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

LIGHT OUTPUT - XSL2				
	Clear Lens	Lumens	Watts	LPW
Type S	SS - Super Saver	6,193	60	103
	HO - High Output	8,348	86	97
Type 5A	SS - Super Saver	5,158	60	86
	HO - High Output	6,959	86	81
Diffused Lens				
Type S	SS - Super Saver	5,752	60	96
	HO - High Output	6,751	87	78
Type 5A	SS - Super Saver	4,393	60	73
	HO - High Output	5,842	87	67

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
 Catalog # _____

07/27/17

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LSI INDUSTRIES INC.

Attachment E

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS							
		Lumens (Nominal)				Watts (Nominal)	
		Type 3	Type FT	Type 5	Type5E		TypeFTE
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____

Catalog # _____

10/16/17

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Attachment E

MIRADA WALL SCNCE (XWM)



DOE LIGHTING FACTS

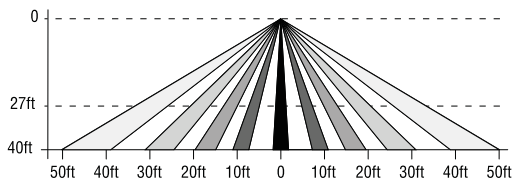
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XWM - 3 5000K CCT			
	Lumens	Wattage	LPW
03	3410	29	117
04	4417	40	111
06	6609	59	113
08	8610	82	105

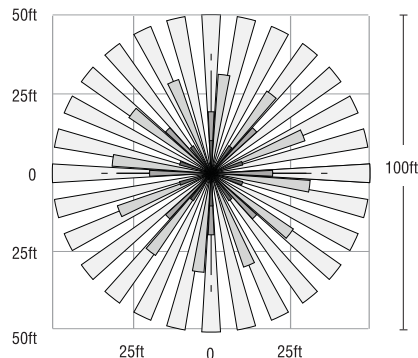
LED Chips are frequently updated therefore values may increase.

COVERAGE DIAGRAM

SIDE VIEW



TOP VIEW



US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with LSI wireless controls.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

LEDS - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

HOUSING - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMa).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. IDA compliant; with 3000K color temperature selection

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
 Catalog # _____

3/13/19

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Attachment E

LED SURFACE MOUNT - LEGACY™ (CRUS SM)



US & Int'l. patents pending.

HOUSING - One-piece, die-formed, aluminum housing with powder coated finish. One conduit knockout and four mounting holes. 2x2 housing is formed from zinc-coated steel.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI.

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Symmetrical, which directs light through a glass lens to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die cast housing, with a standard flat clear or diffused glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER - State-of-the-art driver technology superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

ADAPTOR PANEL - Die formed galvanized steel, with powder coat finish.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - Pre-assembled optical unit and mounting panel attaches to fixture housing via 4 fasteners. Driver is pre-mounted to back of optical assembly.

SHIPPING WEIGHT - 35 pounds.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

PHOTOMETRICS - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
Catalog # _____

6/6/17

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Attachment E

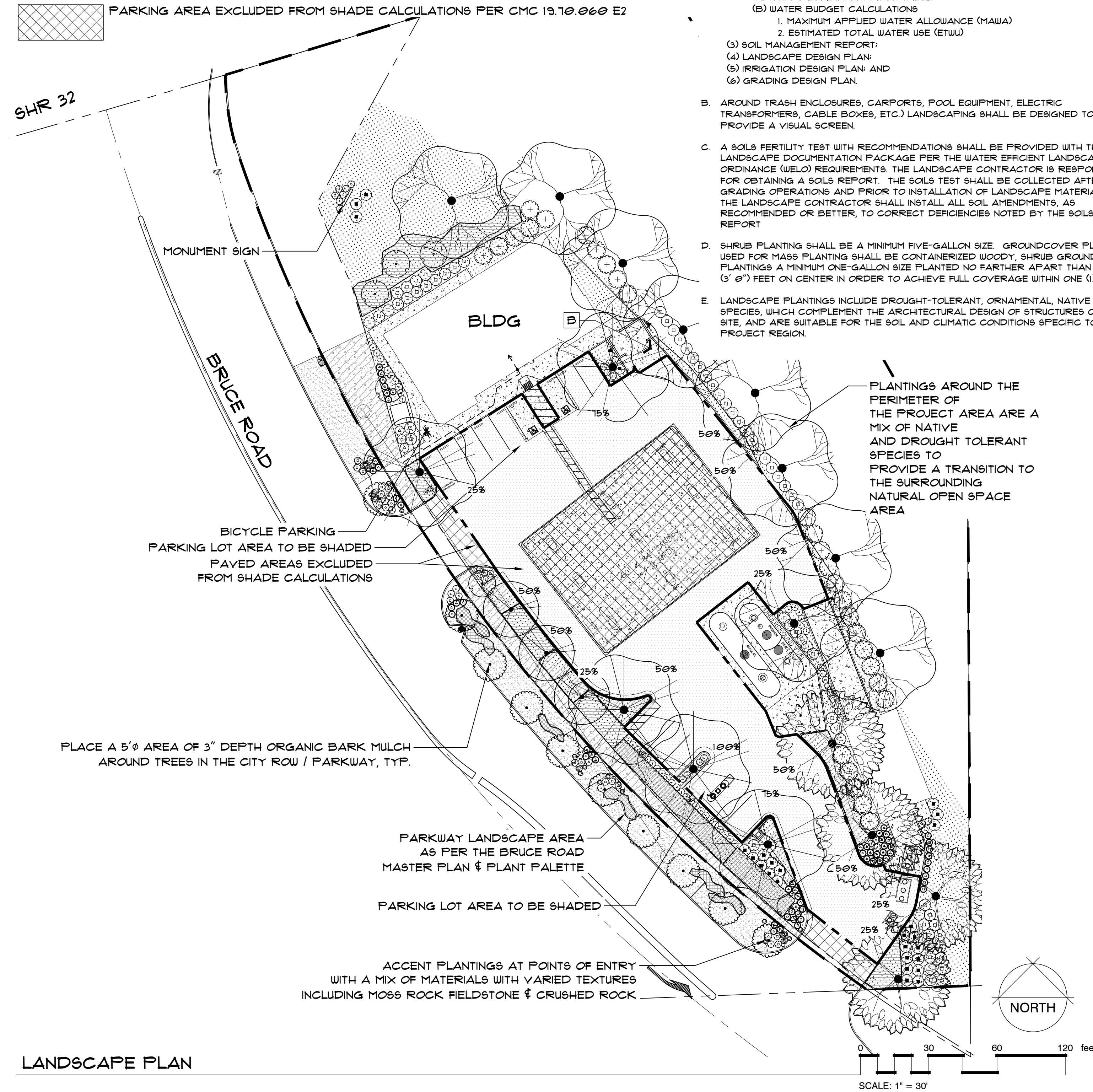
PARKING LOT LANDSCAPE PER CMC 19.10.060 E1

parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))	16,542.00
parking lot landscape area (per CMC 19.070.060 E1)	2,264.00

SHADE CALCULATIONS

Shade Calculations for The Arco AM PM Project								
Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Acer rubrum 'Jeffersred'	Autumn Blaze Red Maple	3	707	1	2	0	0	883.75
Pistacia chinensis 'Keith Davey'	Chinese Pistache	5	1,256	1	1	2	1	4,082.00
Quercus wislizenii*	California Interior Oak	8	1,256	3	5	0	0	4,082.00
Total Shade Allowed		16		4	8	2	1	9,047.75
parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))								16,542.00
50% shade required								8,271.00
% Shade Provided								54.70%

 PARKING AREA EXCLUDED FROM SHADE CALCULATIONS PER CMC 19.10.060 E2

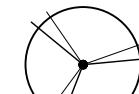




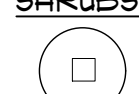























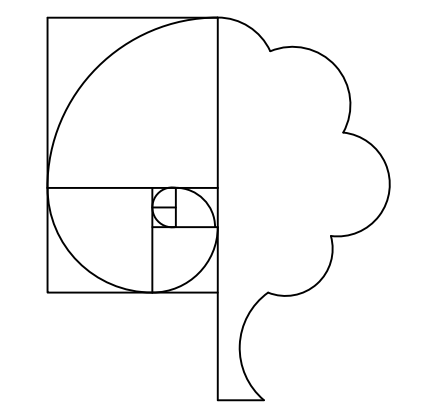
LANDSCAPE PLAN

NOTES:

- THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - PROJECT INFORMATION:
 - DATE
 - PROJECT APPLICANT
 - PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - TOTAL LANDSCAPE AREA (SQUARE FEET)
 - PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
 - WATER EFFICIENT LANDSCAPE WORKSHEET:
 - HYDRO ZONE INFORMATION TABLE
 - WATER BUDGET CALCULATIONS
 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - ESTIMATED TOTAL WATER USE (ETWU)
 - SOIL MANAGEMENT REPORT:
 - LANDSCAPE DESIGN PLAN:
 - IRRIGATION DESIGN PLAN: AND
 - GRADING DESIGN PLAN
- AROUND TRASH ENCLOSURES, CARPORTS, POOL EQUIPMENT, ELECTRIC TRANSFORMERS, CABLE BOXES, ETC.) LANDSCAPING SHALL BE DESIGNED TO PROVIDE A VISUAL SCREEN.
- A SOILS FERTILITY TEST WITH RECOMMENDATIONS SHALL BE PROVIDED WITH THE LANDSCAPE DOCUMENTATION PACKAGE PER THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT. THE SOILS TEST SHALL BE COLLECTED AFTER GRADING OPERATIONS AND PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL SOIL AMENDMENTS, AS RECOMMENDED OR BETTER, TO CORRECT DEFICIENCIES NOTED BY THE SOILS REPORT.
- SHRUB PLANTING SHALL BE A MINIMUM FIVE-GALLON SIZE. GROUND COVER PLANTS USED FOR MASS PLANTINGS SHALL BE CONTAINERIZED WOODY. SHRUB GROUND COVER PLANTINGS A MINIMUM ONE-GALLON SIZE PLANTED NO FARTHER APART THAN THREE (3' - 0") FEET ON CENTER IN ORDER TO ACHIEVE FULL COVERAGE WITHIN ONE (1) YEAR.
- LANDSCAPE PLANTINGS INCLUDE DROUGHT-TOLERANT, ORNAMENTAL, NATIVE SPECIES, WHICH COMPLEMENT THE ARCHITECTURAL DESIGN OF STRUCTURES ON THE SITE, AND ARE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS SPECIFIC TO THE PROJECT REGION.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	15 GAL	3
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	10
	CERCIS OCCIDENTALIS 'MULTI-STEM'	WESTERN REDBUD	15 GAL	6
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	5
	QUERCUS LOBATA	VALLEY OAK	15 GAL	9
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GAL	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	64
	CISTUS SPP.	ROCKROSE	5 GAL	26
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	28
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	40
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	38
	MUHLENBERGIA RIGIDA	PURPLE MUHLY	1 GAL	13
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	7
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	4
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL	18
	DIETES VEGETA	AFRICAN IRIS	1 GAL	8
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	12
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	13
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	16
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	5 GAL	2
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	36" O.C.
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1/4" CRUSHED ROCK	2" DEPTH OVER LANDSCAPE FABRIC	---	---
	3/4" BROWN LAVA ROCK	2" DEPTH OVER LANDSCAPE FABRIC	---	---

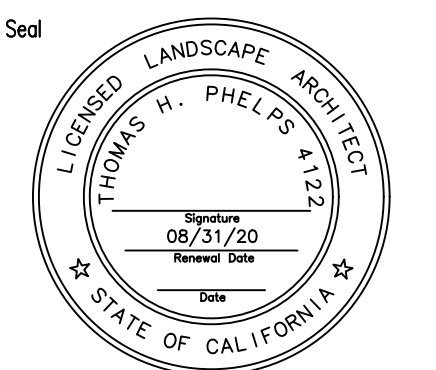


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ARCO AM PM with fueling
BRUCE ROAD AT SHR 32
CHICO, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
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Project Mgr.: THP Sheet No.:
Drawn By: THP
Scale: 1" = 30'
Date: MAY 2019
File Name: 19-008 of _____ sheets



Quercus lobata - Valley Oak



Pistacia chinensis 'Keith Davey' - Chinese Pistache fruitless variety



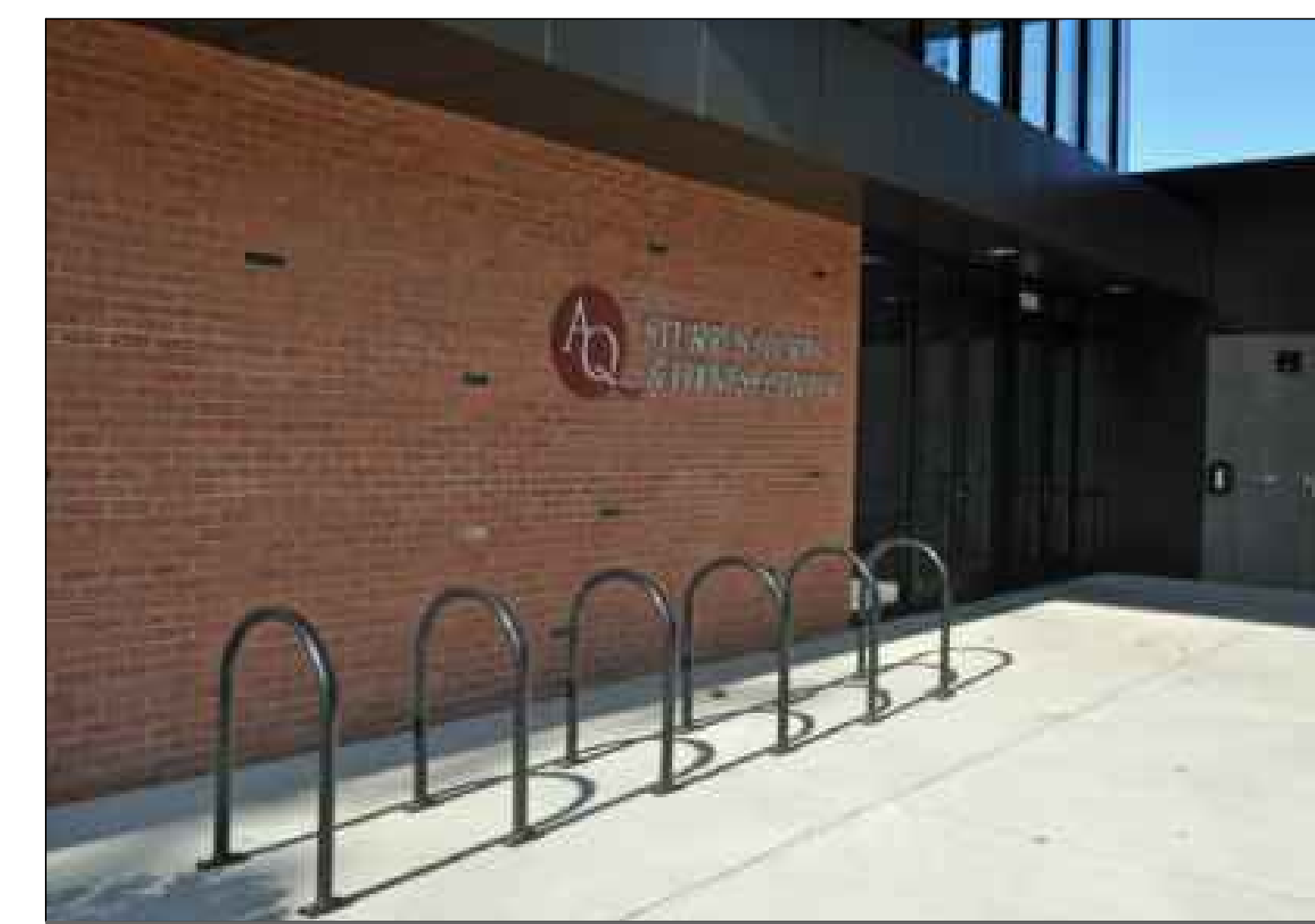
Quercus wislizenii - Interior Live Oak



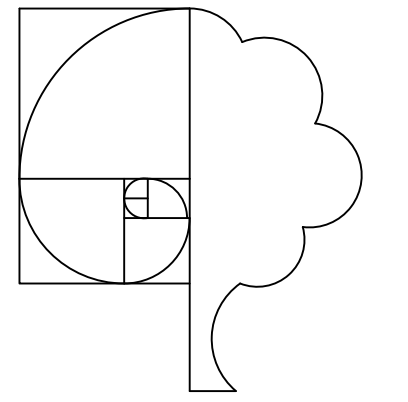
Arbutus x 'Manna' - Strawberry Tree



Acer x freemanii 'Jeffsred' - Red Maple



'U' Style Bicycle Parking



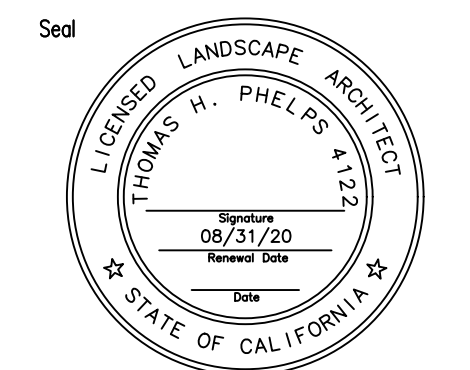
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Drawn By: THP
Scale: 1" = 30'
Date: JAN 2019
File Name: 19-008 of _____ sheets

L2

PARKING LOT LANDSCAPE PER CMC 19.10.060 E1

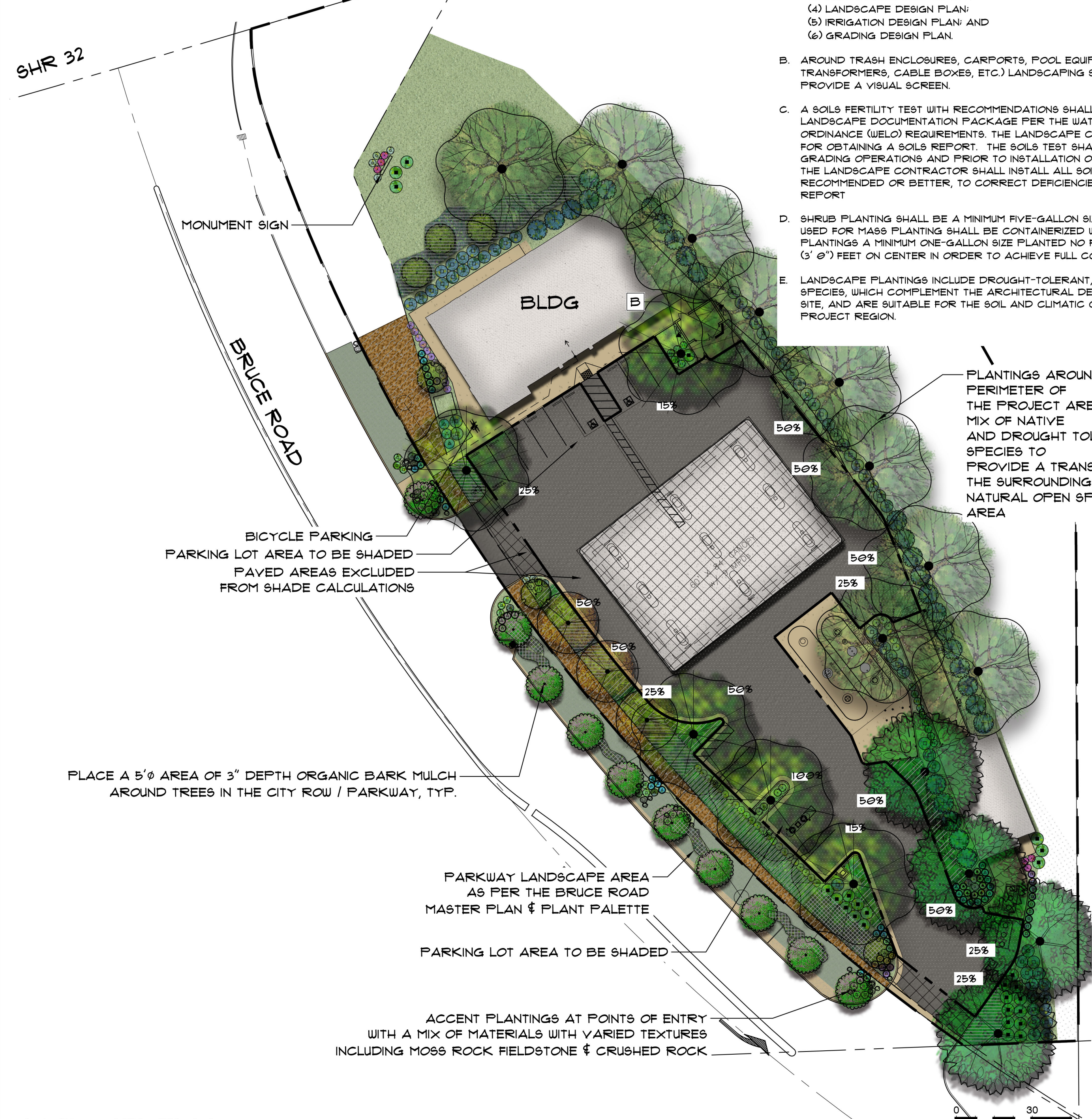
parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))	16,542.00
parking lot landscape area (per CMC 19.070.060 E1)	2,264.00

SHADE CALCULATIONS

Shade Calculations for TheArco AM PM Project								
Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Acer rubrum 'Jeffersred'	Autumn Blaze Red Maple	3	707	1	2	0	0	883.75
Pistacia chinensis 'Keith Davey'	Chinese Pistache	5	1,256	1	1	2	1	4,082.00
Quercus wislizenii*	California Interior Oak	8	1,256	3	5	0	0	4,082.00
Total Shade Allowed		16		4	8	2	1	9,047.75

parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))	16,542.00
50% shade required	8,271.00
% Shade Provided	54.70%

 PARKING AREA EXCLUDED FROM SHADE CALCULATIONS PER CMC 19.10.060 E2

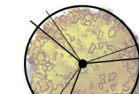
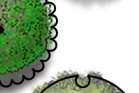


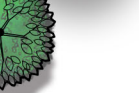


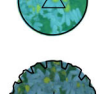













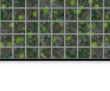


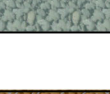
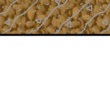



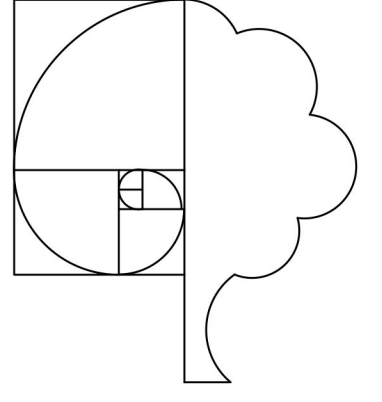
LANDSCAPE PLAN

NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
 - (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDRO ZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (3) SOIL MANAGEMENT REPORT:
 - (4) LANDSCAPE DESIGN PLAN:
 - (5) IRRIGATION DESIGN PLAN: AND
 - (6) GRADING DESIGN PLAN.
- B. AROUND TRASH ENCLOSURES, CARPORTS, POOL EQUIPMENT, ELECTRIC TRANSFORMERS, CABLE BOXES, ETC.) LANDSCAPING SHALL BE DESIGNED TO PROVIDE A VISUAL SCREEN.
- C. A SOILS FERTILITY TEST WITH RECOMMENDATIONS SHALL BE PROVIDED WITH THE LANDSCAPE DOCUMENTATION PACKAGE PER THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) REQUIREMENTS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT. THE SOILS TEST SHALL BE COLLECTED AFTER GRADING OPERATIONS AND PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL SOIL AMENDMENTS, AS RECOMMENDED OR BETTER, TO CORRECT DEFICIENCIES NOTED BY THE SOILS REPORT.
- D. SHRUB PLANTING SHALL BE A MINIMUM FIVE-GALLON SIZE. GROUNDCOVER PLANTS USED FOR MASS PLANTING SHALL BE CONTAINERIZED WOODY. SHRUB GROUNDCOVER PLANTINGS A MINIMUM ONE-GALLON SIZE PLANTED NO FARTHER APART THAN THREE (3' 0") FEET ON CENTER IN ORDER TO ACHIEVE FULL COVERAGE WITHIN ONE (1) YEAR.
- E. LANDSCAPE PLANTINGS INCLUDE DROUGHT-TOLERANT, ORNAMENTAL, NATIVE SPECIES, WHICH COMPLEMENT THE ARCHITECTURAL DESIGN OF STRUCTURES ON THE SITE, AND ARE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS SPECIFIC TO THE PROJECT REGION.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	15 GAL	3
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	10
	CERCIS OCCIDENTALIS 'MULTI-STEM'	WESTERN REDBUD	15 GAL	6
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	5
	QUERCUS LOBATA	VALLEY OAK	15 GAL	9
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GAL	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	64
	CISTUS SPP.	ROCKROSE	5 GAL	26
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	28
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	40
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	38
	MUHLENBERGIA RIGIDA	PURPLE MUHLY	1 GAL	13
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	7
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	4
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL	18
	DIETES VEGETA	AFRICAN IRIS	1 GAL	8
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	12
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	13
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	16
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	5 GAL	2
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	36" O.C.
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1/4" CRUSHED ROCK	2" DEPTH OVER LANDSCAPE FABRIC	---	---
	3/4" BROWN LAVA ROCK	2" DEPTH OVER LANDSCAPE FABRIC	---	---



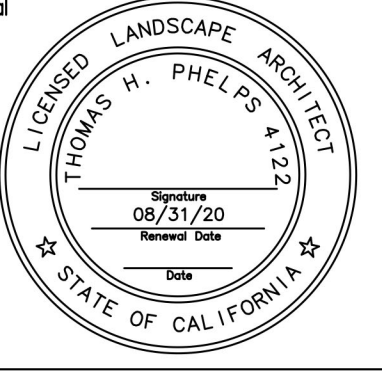
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ARCO AM PM with fueling
BRUCE ROAD AT SHR 32
CHICO, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN

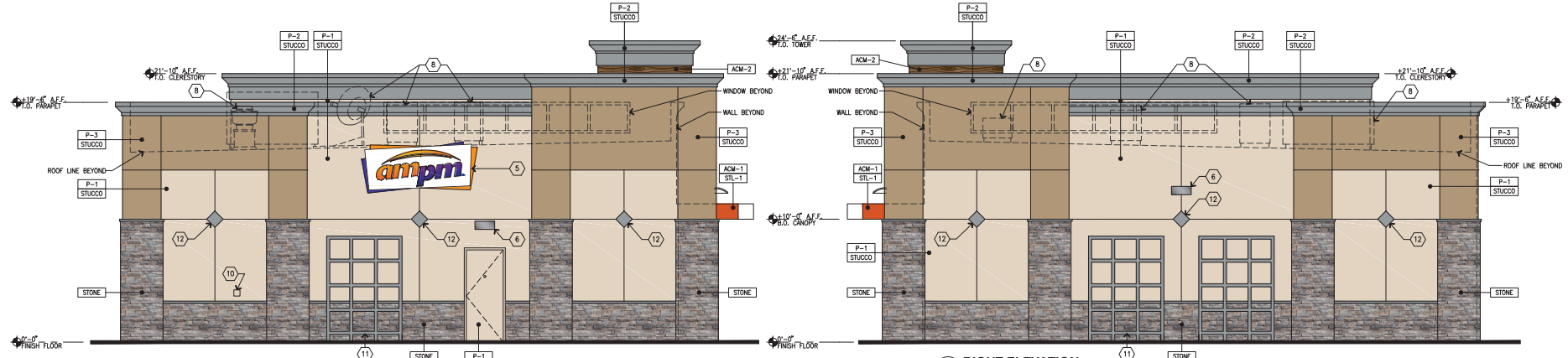
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 Date: MAY 2019
 File Name: 19-008 of _____ sheets

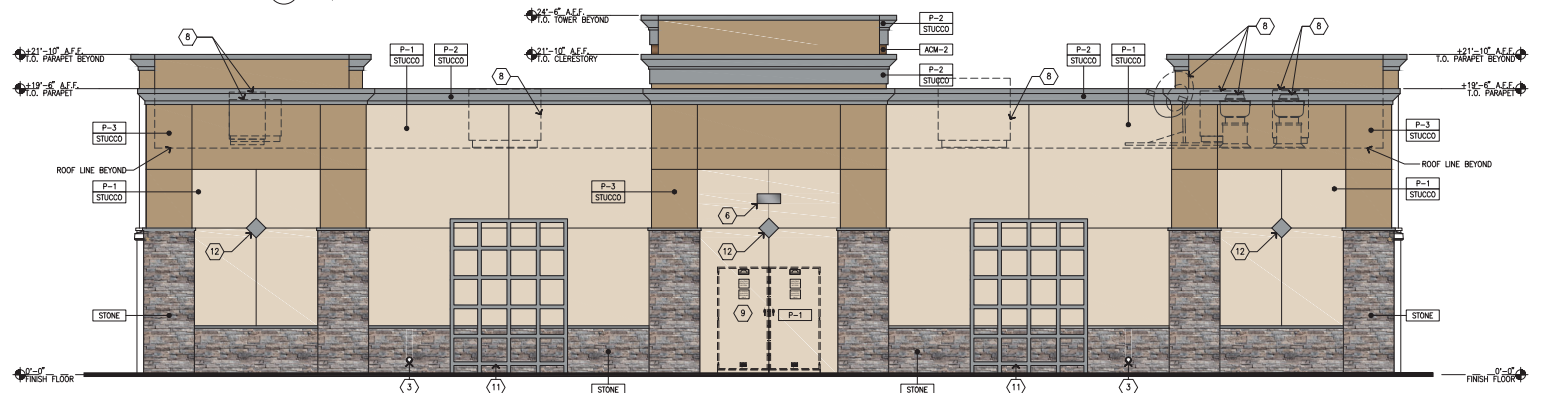


01 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 LEFT ELEVATION
SCALE: 1/4"=1'-0"

03 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



04 REAR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 2 STEEL RAINING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 MAIN SWITCHGEAR
- 10 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
- 11 LATTICE
- 12 GLAZED CERAMIC TILE ACCENT

COLOR LEGEND

- P-1 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-2 BENJAMIN MOORE, 2121-30, "PEWEE", HIGH GLOSS
- P-3 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH

MATERIAL LEGEND

- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166C, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- STONE PANELIZED STONE VENEER, MPF, CORONADO, SERIES: PRO-LEDGE, COLOR: "HURON"



CSHOA
CHARLES HATTI AND ARCHITECT
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CHICAGO, IL 60642
PHONE: 312.331.8881 FAX: 312.331.8882

NO.	DATE	REVISION DESCRIPTION

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DEVELOPMENT INFORMATION:
ARCO NTI
3800 AMPM
FUEL CANOPY
W/9 MPDS
24'X48' CAR WASH

SITE ADDRESS:
SEC HIGHWAY 32
@ BRUCE RD
CHICO, CALIFORNIA

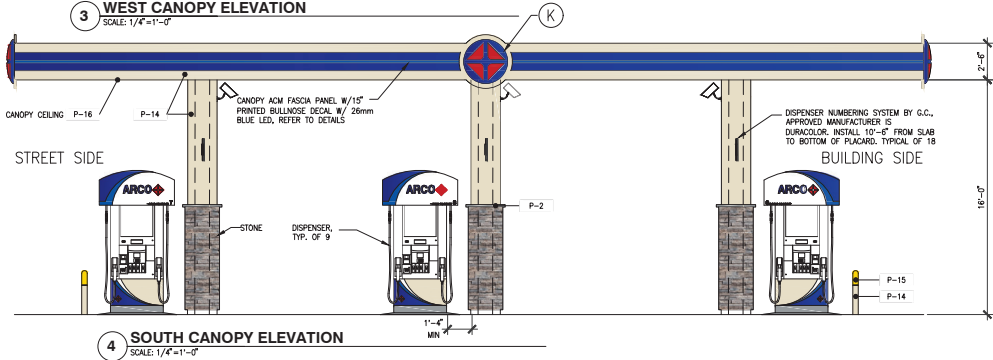
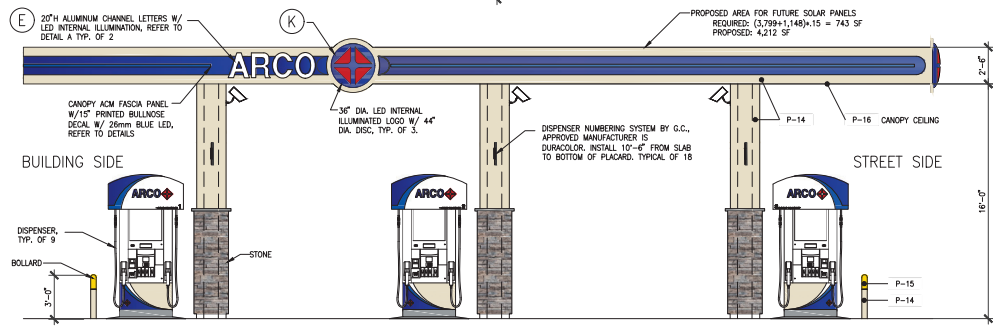
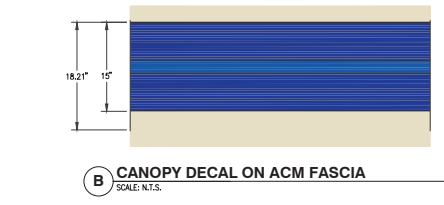
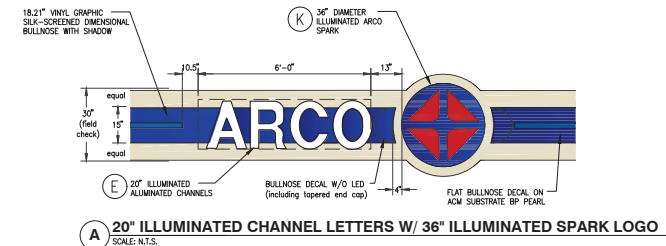
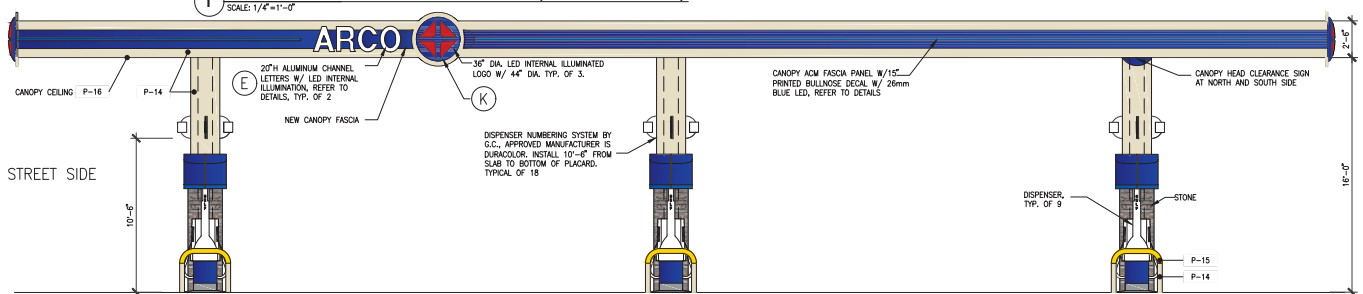
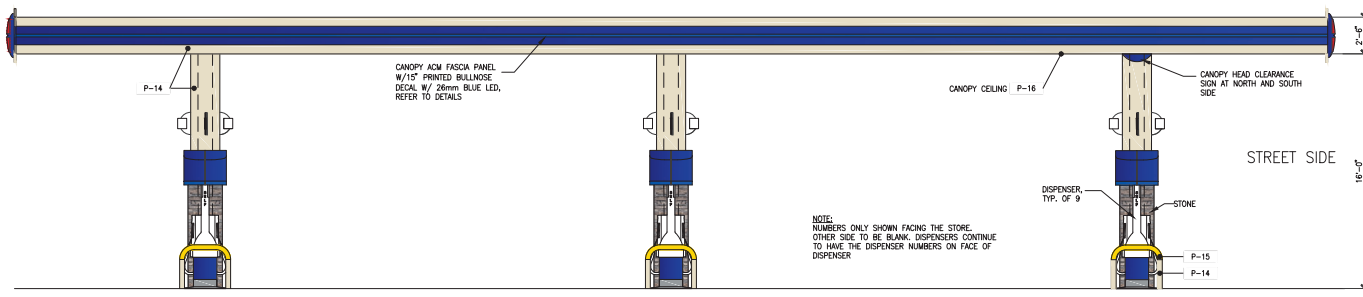
FACILITY # TBD

DESIGNED BY:
DRAWN BY:
VERSION: 01-31-19
PROJECT NO: 18245.0

DRAWING TITLE:
**C-STORE
ELEVATIONS**

SHEET NO.:

A4



- GENERAL NOTES:**
- COORDINATE W/ BUILDING CONTRACTOR FOR ELEC. SERVICE CONDUIT & POWER.
 - SIGN MOUNTING TO BUILDING SHALL BE A DEFERRED SUBMITTAL PROVIDED BY SIGN CONTRACTOR SHOP DRAWINGS.
 - SEE SHEET A6 FOR SITE SIGNAGE TABLE

- COLOR LEGEND**
- P-14 BP PEARL - BENJAMIN MOORE, 00-6, "ELEPHANT TUSK"
 - P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"
 - P-16 BENJAMIN MOORE, 2123-70, "ICE MIST" - P28 DTW
 - P-2 BENJAMIN MOORE, 2121-30, "PEARLITE", HIGH GLOSS

- MATERIAL LEGEND**
- STONE PANELIZED STONE VENEER MFG: CORONA, SERIES: PRO-LEDGE COLOR: "HURON"



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ARCHITECT
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NO.	DATE	REVISION DESCRIPTION
1	11/19/18	ENTIRE SHEET SUBMITTAL
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DEVELOPMENT INFORMATION:
ARCO NTI
3800 AMPM
FUEL CANOPY
W/9 MPDS
24X48' CAR WASH

SITE ADDRESS:
SEC HIGHWAY 32
@ BRUCE RD
CHICO, CALIFORNIA

FACILITY # TBD

DESIGNED BY:
DRAWN BY:
VERSION: 01-31-19
PROJECT NO: 18245.0

DRAWING TITLE:
CANOPY ELEVATIONS

SHEET NO:
A7

18245 ARCO AMPM Chico Project Description / Architectural Concept & Design Approach:

Arco AMPM project is designed to serve community needs in accordance with Design Guidelines provided by the City of Chico. Project design provides continuity both for building/site elements and circulation among internal features of the site and external conditions of the surrounding community.

The development is located near the intersection of (2) major roads – Bruce Rd and Hwy 32, with layout elongated along Bruce Rd, consisting of C-store, fueling canopy, car wash and supporting parking and circulation. The structures are set back from the main roads, separated by landscaping and planting areas, with pedestrian connections at C-store and Fueling areas.

Main convenience store building (C-store) is the closest to the intersection, with exterior envelope designed to break-up the overall mass and create visual interest through use of architectural elements, articulation, colors, materials, awnings and lattices. Rooftop equipment is shielded by parapet walls finished with cornices. Natural colors are used throughout for the body of the building, with use of stone to contribute to the sense of permanence and create a transition with the ground surfaces. Building entrance is highlighted through the use of massing, materials and signage.

Car wash building uses similar elements, colors and materials as the C-store building, and is set back farther into the site with additional landscaping area separating it from a portion of the site. The fueling canopy is located between C-store and car wash, stone columns and natural colors are used to tie into the overall theme of the site, with branding added for ease of identification. Site colors and materials extend to the trash enclosure, for continuity.

Site lighting is provided for illumination of main pedestrian and vehicle circulation areas, with shielded light fixtures to control spillover light to adjacent sites.



MITIGATED NEGATIVE DECLARATION CITY OF CHICO PLANNING DIVISION

Based upon the analysis and findings contained within the attached Initial Study, a Mitigated Negative Declaration is proposed by the City of Chico Planning Division for the following project:

PROJECT NAME AND NUMBER: Arco AM/PM (UP 19-02 and AR 19-07)

APPLICANT=S NAME(S): Thomas Borge,
Borge Development, Inc.
975 Fee Drive, Sacramento, CA 95815

PROJECT LOCATION: South side of State Route 32 and Bruce Road intersection,
Chico, Butte County, CA
AP No. 002-180-084

PROJECT DESCRIPTION: The project involves several land use entitlements including a use permit and architectural review application.

The proposed development would be limited to only the easterly portion of the site (“the site”) identified as Parcel 1 on the approved parcel map; no construction is proposed on the westerly portion of the site (Parcel 2). The proposal consists of an approximately 3,800 square foot (sq ft) AM/PM convenience store, nine Arco pump stations under an approximately 5,500 sq ft canopy, and an approximately 1,200 sq ft car wash (see Figure 3 - Site Plan). Also included in the proposed development are two underground storage tanks, parking facilities, trash enclosure, site lighting, illuminated signage, landscaping, and solar panels on the roof of the convenience store, pump station canopy and parking stalls.

Access to the site would be via two 35-ft driveways along Bruce Road. The convenience store would be situated to the far northerly portion of the site, being the closest component of the project to the Bruce Road and SR 32 intersection. The car wash is to be located on the southerly portion of the site with the pump stations and associated canopy situated in the middle. Vehicles would be able to exit the site from the proposed driveways with the northerly driveway right turn only and the southerly driveway by way of left and right turns. Currently, the California Department of Transportation (Caltrans) and the City’s Public Works Department is designing the Bruce Road and SR 32 intersection and have provided the proposed right-of-way that would accommodate the possible intersection designs.

Per CMC §19.60.030, the parcel map designates a 25-ft setback from the top of the bank of DHS. No buildings or site improvements will be constructed within this designated setback. The project would incorporate appropriate design standards, bank modifications and vegetation management practices to avoid impacting, or being impacted by, DHS.

The project also involves the abandonment and relocation of an existing 115 kilovolt transmission power pole present within the existing Meriam Park conservation preserve and the abandonment and relocation of two poles within the project parcel. One existing pole is located within a vernal pool and will be relocated at least 15 feet in-line with the existing pole on the project parcel, outside of the boundary of the vernal pool. The new steel pole will be approximately 75 feet tall with an

arm length of 14 feet set approximately 12.5 feet into the ground and will facilitate spanning to the project parcel. The existing pole will be abandoned and remain as to not disturb the biologically sensitive area. The new span length will be approximately 234 feet to a new pole on the east side of Bruce Road. This new wooden pole will be located in the southern portion of the project parcel, it will be approximately 80 feet tall and set approximately eight feet into the ground. From there the wire will span approximately 238 feet to another new wooden pole at the western edge of the parcel. This new pole will be approximately 75 feet tall and will be set approximately 9.5 feet into the ground. Finally, the line will span 292 feet to a new 90-foot wooden pole set nine feet deep in the same hole as the existing pole at the southwest corner of Bruce Road and State Route 32. The two existing poles within the project parcel will be removed to facilitate construction.

As per City policy, the project would connect to the sanitary sewer system. There are no known septic tanks currently on the project site. A curb and gutter catch basin system would be engineered for the collection of storm water runoff. Storm water would subsequently be detained on-site, allowing sediment to settle, or be filtered, prior to discharge into the City's storm water drainage system.

FINDING: As supported by the attached Initial Study there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for the project:

MITIGATION C.1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, available at http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf. Examples of these types of measures include but are not limited to:

- Limiting idling of construction vehicles to 5 minutes or less.
- Ensuring that all small engines are tuned to the manufacturer's specifications.
- Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel.
- Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner.
- Using electric powered equipment when feasible.

Mitigation Monitoring C.1: Prior to approving grading permits, City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate. City inspection staff will ensure that construction, grading, and erosion control operations are conducted in accordance with BCAQMD standards.

Implementation of the above mitigation measure and monitoring will minimize potential air quality impacts to a level that is considered **less than significant with mitigation incorporated**.

MITIGATION D.1 (Biological Resources):

Prior to any ground-disturbing activities, the applicant shall compensate for direct impacts to habitat that may support vernal pool tadpole and fairy shrimp. The applicant shall purchase credits at an approved mitigation bank as defined by the U.S. Fish and Wildlife Service Biological Opinion.

Mitigation Monitoring D.1: Planning and Engineering staff will require final copies of the purchased credits documenting relief thereof, prior to issuance of any grading or other permits

that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to vernal pool crustaceans to a level that is considered **less than significant with mitigation incorporated**.

MITIGATION D.2 (Biological Resources):

No later than 48 hours prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the project limits for northwestern pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the project limits during construction, all work will be stopped, and the turtle or western spadefoot will:

- 1) be allowed to leave on its own volition, or
- 2) be moved by the project biologist in the direction it was heading, at a safe distance from the grading activities, and at a safe location.

The biologist will report observations and relocations to the City.

Mitigation Monitoring D.2: Planning and Engineering staff will require final copies of the pre-construction surveys for Northwestern pond turtle and western spadefoot, prior to issuance of any grading or other permits that will result in disturbances to the site. Should the species occur on the project site a qualified biologist shall be retained on-site during ground-disturbance.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to the pond turtle and western spadefoot species to a level that is considered **less than significant with mitigation incorporated**.

MITIGATION D.3 (Biological Resources):

Prior to any ground-disturbing activities, the applicant shall compensate for direct impacts to habitat that may support Swainson's hawks. The purchase of compensatory mitigation will be necessary per the 1994 CDFW Staff Report regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California at a ratio of 0.5:1 (0.5 acre preserved for every 1 acre of habitat affected). The applicant shall purchase credits or preserve Swainson's hawk foraging habitat.

Mitigation Monitoring D.3: Planning and Engineering staff will require final copies of the purchased credits documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to Swainson's hawks to a level that is considered **less than significant with mitigation incorporated**.

MITIGATION D.4 (Biological Resources):

If vegetation removal or initial ground disturbances occur during the avian breeding season (February 1 – August 31) the applicant shall hire a qualified biologist to conduct a migratory bird and raptor survey to identify any active nests within 250 feet of the biological survey area (BSA). A qualified biologist shall:

Conduct a survey for all birds protected by the Migratory Bird Treaty Act and California Fish and Game Commission within seven (7) days prior to vegetation removal or initial ground disturbances (which ever activity comes first), and map all active nests located within 500 feet of the BSA where accessible;

Develop buffer zones around active nests. The qualified biologist shall determine appropriate species protections buffers around active nests based on the species tolerance of disturbance, species type, nest location and activities that will be conducted near the nest. Construction activities shall be prohibited within the buffer zones until the young have fledged or the nest fails. Active nests shall be monitored once per week or as necessary and a report submitted to the City of Chico Community Development Department weekly or as necessary.

If construction activities stop for more than 15 days then another migratory bird and raptor survey shall be conducted within seven (7) days prior to the continuation of construction activities.

Mitigation Monitoring D.4: If initial ground disturbance is proposed to be conducted during the avian breeding season, Planning and Engineering staff will require final copies of the required surveys documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site. If active nests are encountered, the qualified biologist shall determine appropriate species protections buffers around active nests based on the species tolerance of disturbance, species type, nest location and activities that will be conducted near the nest. Construction activities shall be prohibited within the buffer zones until the young have fledged or the nest fails. Active nests shall be monitored once per week or as necessary and a report submitted to the City of Chico Community Development Department weekly or as necessary.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to migratory birds and raptors to a level that is considered **less than significant with mitigation incorporated**.

MITIGATION D.5 (Biological Resources):

Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

Mitigation Monitoring D.5: Planning and Engineering staff will require final copies of the required permits or letters documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to Waters of the United States to a level that is considered **less than significant with mitigation incorporated**.

MITIGATION Q.1 (Tribal Cultural Resources): If during ground disturbing activities, any potentially prehistoric, protohistoric, and/or historic cultural resources or tribal cultural resources are encountered, the supervising contractor shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City. A professional archaeologist meeting the Secretary

of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and being familiar with the archaeological record of Butte County, shall be retained to evaluate the significance of the find. City staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. If human remains are uncovered, the project team shall notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the City, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the City to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

MITIGATION MONITORING Q.1: Planning staff will verify that the above wording is included on construction plans. Should tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

MITIGATION H.1 (Hazards): Prior to any ground-disturbing activities, a Limited Soils Assessment (LSA) shall be conducted in the northern portion of the proposed Parcel 1 for the purpose of assessing on-site shallow soil for potential impacts from the following constituents of concern: lead, arsenic, antimony, polychlorinated dibenzo-p-dioxins and polychlorinated dibenzofurans. The LSA shall also determine if excavated soils generated during construction activities are likely to be classified as a regulated waste. Should any of the constituents of concern be found in excess concentrations, the applicant shall prepare a Soil Management Plan (SMP), which shall be distributed to construction personnel. The SMP shall establish protocols for handling, sampling, storage, and disposal of any suspected lead-impacted soils generated during construction activities.

Mitigation Monitoring H.1: Planning and Engineering staff will require final copies of the required assessment/plan documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potentially significant impacts of contaminated soil to **less than significant with mitigation incorporated.**

MITIGATION I.1. (Hydrology): Prior to grading and ground-disturbance, the applicant shall consult with Central Valley Flood Protection Board to determine if any permits are necessary for the proposed project.

Mitigation Monitoring I.1: Planning staff shall require written documentation of consultation.

Implementation of the above mitigation measure and monitoring will minimize potentially significant impacts to Dead Horse Slough to a level that is considered **less than significant with mitigation incorporated.**

PROJECT APPLICANT=S INCORPORATION OF MITIGATION INTO THE PROPOSED PROJECT:

I have reviewed the Initial Study for the Arco AM/PM project (UP 19-02 and AR 19-07), and the mitigation measures identified herein. I hereby modify the project on file with the City of Chico to include and incorporate all mitigation set forth in this document.

Authorized Signature, Project Applicant

Printed Name

Prepared by:

Shannon Costa, Associate Planner
Community Development Department

Date

Adopted via: Resolution No:

City of Chico Planning Commission

Date



MITIGATION MONITORING
AND REPORTING PROGRAM
CITY OF CHICO PLANNING DIVISION

**ARCHITECTURAL REVIEW 19-07
AND USE PERMIT 19-02**

ARCO AM/PM

March 2019

PREFACE

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

As supported by the attached Initial Study there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment if the following mitigation measures are adopted and implemented for the project:

This document does not discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant.

Mitigation	Monitoring	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Air Quality				
<u>MITIGATION C.1</u>	Prior to approving grading permits, City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate. City inspection staff will ensure that construction, grading, and erosion control operations are conducted in accordance with BCAQMD standards.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
Biological Resources				
<u>MITIGATION D.1</u>	Planning and Engineering staff will require final copies of the purchased credits documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<u>MITIGATION D.2</u>	Planning and Engineering staff will require final copies of the pre-construction surveys for Northwestern pond turtle and western spadefoot, prior to issuance of any grading or other permits that will result in disturbances to the site. Should the species occur on the project site a qualified biologist shall be retained on-site during ground-disturbance.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<u>MITIGATION D.3</u>	Planning and Engineering staff will require final copies of the purchased credits documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<u>MITIGATION D.4</u>	If initial ground disturbance is proposed to	Prior to	Project	City of Chico

	be conducted during the avian breeding season, Planning and Engineering staff will require final copies of the required surveys documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site. If active nests are encountered, the qualified biologist shall determine appropriate species protections buffers around active nests based on the species tolerance of disturbance, species type, nest location and activities that will be conducted near the nest. Construction activities shall be prohibited within the buffer zones until the young have fledged or the nest fails. Active nests shall be monitored once per week or as necessary and a report submitted to the City of Chico Community Development Department weekly or as necessary.	issuance of grading permit.	applicant	Planning, Building and Engineering staff
<u>MITIGATION D.5</u>	Planning and Engineering staff will require final copies of the required permits or letters documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
Tribal Cultural Resources				
<u>MITIGATION Q.1</u>	Planning staff will verify that wording is included on construction plans. Should tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
Hazards				
<u>MITIGATION H.1</u>	Planning and Engineering staff will require final copies of the required assessment/plan documenting relief	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and

	thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.			Engineering staff
Hydrology				
<u>MITIGATION I.1</u>	Planning staff shall require written documentation of consultation.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff

Central Valley Regional Water Quality Control Board

23 April 2019

Shannon Costa
City of Chico
P.O. Box 3420
Chico, CA 95927

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APR 26 2019

CITY OF CHICO
PLANNING SERVICES

COMMENTS ON THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE ARCO AM/PM UP 19-02 AND AR 19-07 PROJECT, STATE CLEARINGHOUSE NUMBER 2019049051, CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 18 April 2019, we received your request for comments on the Initial Study/Mitigated Negative Declaration for the Arco AM/PM UP 19-02 and AR 19-07 Project.

The applicant's proposal consists of an approximately 3,800-square-foot AM/PM convenience store, nine Arco pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200-square-foot car wash. Also included in the proposed development are two underground storage tanks, parking facilities, trash enclosure, landscaping, site lighting, illuminated signage and solar panels on the roof of the convenience store, pump station canopy and parking stalls. The proposed development would be limited to only the easterly portion of the site identified as Parcel 1 on the approved parcel map; no construction is proposed on the westerly portion of the site which is identified as Parcel 2. The project also involves the abandonment and relocation of an existing 115 kilovolt transmission power pole present within the existing Meriam Park conservation preserve and the abandonment and relocation of two poles within the project parcel. The project is located on the south side of Bruce Road and State Route 32 intersection with the Assessor's Parcel Number 002-180-084.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Arco AM/PM UP 19-02 and AR 19-07 Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner

must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/wqc_application.pdf

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

General Comment

The proposed project will occur on one of several parcels that were subject to a cleanup action to address burn dump waste that was overseen by the Central Valley Water Board. Details regarding the cleanup project can be found at the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0600779931.

Although the remedial action on the project parcel was certified as complete, the report titled, *Confirmation Sampling Results, Humboldt Road Private Properties Operational Unit, APN 011-030-016, APN 011-030-136, APN 011-030-138, APN 002-180-084, and APN 002-180-086* (Confirmation Sampling Report), prepared by VESTRA Resources, Inc. and dated 19 September 2005, identifies several locations that contain residual waste. The locations with residual waste include:

“Eastside of Bruce Road. Burn ash and waste debris were removed from Area 3W adjacent to Bruce Road. This burn ash and waste debris continued beneath the fence line and onto the Bruce Road right-of-way. Geotextile fabric was used to separate the burn ash and waste debris encountered along the fence line from the clean material used to backfill the excavation.”

“Several Oak and Cottonwood Trees along Dead Horse Slough. In conjunction with the Stream Alteration Agreement issued by DFG, the property owners were requested to leave several of the larger Oak and Cottonwood trees growing in waste debris along Dead Horse Slough.”

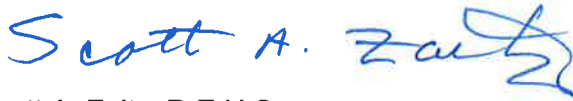
“Stream Channel South of Highway 32 Box Culvert. A small portion of Dead Horse Slough located immediately upstream from the Highway 32 box culvert was left undisturbed to serve as a buffer between the last sediment control check dam and the box culvert.”

“Former Berm on North Side of Dead Horse Slough. A large berm containing approximately 20,000 cubic yards of clean material was located along the north side of Dead Horse Slough in Area 3W. It appears that this material was originally placed on a thin veneer of burn ash and waste debris approximately one to two inches thick.”

Please refer to the Confirmation Sampling Report and the map of these residual waste locations which are available at the above link.

The proposed project should include contingencies for handling and proper disposal of burn dump waste if encountered or disturbed. Burn dump waste can contain concentrations of lead and other metals at levels which require disposal as a California designated waste or hazardous waste.

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Scott.Zaitz@waterboards.ca.gov.



Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: db

cc: Mrs. Nancy Haley, U.S. Army Corps of Engineers, Sacramento
Department of Fish and Wildlife, Region 2, Rancho Cordova



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APR 26 2019

CITY OF CHICO
PLANNING SERVICES

April 23, 2019

Shannon Costa
City of Chico
P. O. Box 3420
Chico, CA 95927

Also sent via e-mail: Shannon.costa@chicoca.gov

RE: SCH# 2019049051, Arco AM/PM UP 19-02 and AR 19-07 Project, City of Chico; Butte County, California

Dear Ms. Costa:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration prepared for the above referenced project. The review included the Project Description; and the Evaluation of Environmental Impacts, section E, Cultural Resources and section Q, Tribal Cultural Resources, prepared by the City of Chico. We have the following concern(s):

1. There are no mitigation measures specifically addressing Tribal Cultural Resources separately and distinctly from Archaeological Resources. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, **with or without consultation** occurring. Mitigation language for archaeological resources is not always appropriate for measures specifically for handling Tribal Cultural Resources. If mitigation is being addressed without tribal input, sample mitigation measures for Tribal Cultural Resources can be found in the CEQA guidelines at http://opr.ca.gov/docs/Revised_AB_52_Technical_Advisory_March_2017.pdf
2. Mitigation for inadvertent finds of human remains is missing. Please refer to Health and Safety Code § 7050.5 and California Public Resources Code § 5097.98 for the process of designating a MLD for human remains determined to be Native American.
3. Cultural Resource assessments are incomplete. These should adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources **prior to the issuance of the environmental document**. The lack of documented resources does not preclude inadvertent finds, which should be addressed in the mitigation measures (see above).

Agencies should be aware that AB 52 does not preclude them from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,


Gayle Totton, B.S., M.A., Ph. D
Associate Governmental Program Analyst

Attachment

cc: State Clearinghouse

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for “tribal cultural resources”⁵, that now includes “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.”⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code §65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, “consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18).¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project’s impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency’s environmental document shall discuss both of the following:**

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

⁹ Pub. Resources Code § 21080.3.1, subs. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code §21084.3 (b).¹⁷ An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code §65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described §5097.9 and §5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code §65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Public Resources Code §5097.9 and §5097.993.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

- A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
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*Making Conservation
a California Way of Life.*

May 13, 2019

GTS# 03-BUT-2019-00125

03-BUT-32 PM 11.642

SCH# 2019049051

Mrs. Shannon Costa
Chico Community Development
411 Main Street
Chico, CA 95927

Arco AM/PM UP 19-02 and AR 19-07

Dear Shannon Costa:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The proposed development would be limited to only the easterly portion of the site identified as (Parcel 1). Parcel 1 would be roughly two acres and bordered by Bruce Road (Rd.) to the west and Dead Horse to the east. There will be no construction proposed on the westerly portion of the site (Parcel 2). The proposal consists of an approximately 3,800 square foot (sq. ft.) AM/PM convenience store, nine Arco pump stations under an approximately 5,500 sq. ft. canopy, and an approximately 1,200 sq. ft. car wash. The project site is on the south side of the Bruce Rd./State Route (SR) 32 intersection. The following comments are based on the Mitigated Negative Declaration (MND) package received.

Traffic Operations

Based on the MND received, traffic operations has the following comments:

- The ultimate intersection plans should call for a raised median on the South leg that extends all the way from the edge of the intersection to the left turn (leading to the driveway access).
- Verify all driveway openings meet the requirements for the associated land use.

Forecasting

This project will generate a significant number of trips on the SHS. A traffic impact analysis should be performed to assess the impacts. The impact study report should include trip generation calculations, Average Daily Traffic (ADT), AM and PM Peak Volumes for the following:

- Base Year Traffic Volume
- Opening Day Traffic Volume (without project)
- Opening day Traffic Volume (without project) + Project Volume
- 20-year Traffic Volume (without project)
- 20-year Traffic Volume (without project) + Project Volume

The following information should also be included in the impact study report:

- Base year peak hour volume, mention year, month, date and time of data collection
- Construction completion year
- Future forecast year
- Trip distribution percentage
- Assumed growth rate

An analysis is of the following intersections should be included in the impact study report:

- SR 32/SR 99 Interchange (include onramps and off-ramps in both directions)
- SR 32/Forest Avenue (Ave.)
- SR 32/El Monte Ave.
- SR 32/Bruce Rd.

Traffic counts of the requested interchanges/intersections should be from the same year, month and day. Different years or months for different intersections/interchanges will not be considered as representative traffic data.

Mrs. Shannon Costa, City of Chico
May 13, 2019
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Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact Nima Kabirinassab, Intergovernmental Review Coordinator for Butte County, by phone (530) 741-5452 or via email at Nima.Kabirinassab@dot.ca.gov.

Sincerely,



SUSAN ZANCHI, Branch Chief
Office of Transportation Planning
Regional Planning Branch—North