



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 2/19/2020

DATE: January 27, 2020

Files: AR 19-10 and
UP 19-06

TO: Architectural Review and Historic Preservation Board

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

RE: AR 19-10 and Use Permit 19-06 (BHS North Chico) - Two parcels located
between Garner Lane and Esplanade, west of Hwy 99 (APNs 006-400-078 and
006-400-079)

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a new facility for Butte Humane Society (BHS). The proposal involves the development of a new campus for BHS, including construction of a 22,000 square foot medical, education, and adoption facility; livestock barn with surrounding recreational amenities; 160 vehicle parking spaces, and landscape features. The Architectural Review and Historic Preservation Board (ARHPB) will forward a recommendation to the Planning Commission for final consideration of the use permit and final architectural design approval.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the project, subject to conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of BHS North Chico (AR 19-10), subject to conditions.

BACKGROUND

The proposed project is located on an approximately 10-acre site comprised of two parcels located in north Chico. The site is located near the intersection of Garner Lane and Hwy 99 directly south of Down Range Indoor Training Center (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-AOD (Community Commercial with Airport Overflight Zone D overlay).

The project site and three parcels to the south have historically been occupied by The Practice Tee at Sunset Hills, a recreational nine-hole golf course, clubhouse and driving range. Surrounding uses include rural-residential development to the east, the future site of Courtesy Automotive Center to the south, CA Hwy 99 to the west and commercial/light industrial uses to the north.

BHS has been in operation since 1911, providing community education and care for homeless animals throughout Butte County. The project would allow BHS to relocate and consolidate existing facilities and services, which currently operate in three locations throughout the City (see **Attachment B**, Project Description). The larger, expanded facilities would result in increased and improved services offered by BHS and would include recreational amenities available to the public.

Proposed Project

The proposed project would develop over two phases (see **Attachment C**, Phasing Plan). Phase 1 would take place on the easterly portion of the site and would include the construction of an approximately 22,000 square foot medical clinic and adoption facility, outdoor exercise area and meet and greet area. Other Phase I improvements to the site include new parking and circular driveway, flagpole plaza, site lighting, landscaping and trash enclosure.

Phase 2 would complete the westerly portion of the site and would include the addition and expansion of outdoor amenities for public use including walking trails, Celebration Garden, two dog parks for large and small dogs, a community dog pool with splash park, island and dog dock. New structures would include a restroom building and livestock barn. Additional parking and emergency overflow parking would be provided.

Parking and Site Design

Primary access to the site would be provided by a single driveway access point on Garner Lane, leading to an L-shaped parking area lining the southerly property line (see **Attachment D**, Overall Site Plan). A smaller, secondary "emergency access" point leading to the main parking area is proposed from Esplanade. A total of 124 parking spaces would be provided with Phase I of the project and an additional 36 spaces would be provided with Phase II. Bicycle parking is provided at the front of the building, flanking the main entry. Additional bicycle parking would be provided within a covered outdoor patio area at the rear of building. In total, all parking requirements pursuant to CMC 19.70 would be satisfied.

The main clinic building would be situated toward Garner Lane with generous parking and circle driveway between. Guests entering the site would be greeted by a flagpole plaza highlighted by extensive landscaping, a series of flags and animal-shaped topiary. The rear of the main clinic building includes outdoor dog kennels with shrubbery and concrete walls to separate dog interaction. Kennel areas are interior to the site, set back from any residential uses by over 800 linear feet.

Beyond the outdoor dog kennels, concrete walkways would lead to a grassy meet-and-greet area, used to introduce potential adopters with available dogs. This area includes outdoor seating, lawn and is enclosed by a six-foot-tall green vinyl fence. A bathroom building would be located central to the site and would serve shelter visitors. South-adjacent to the meet-and-greet area would be a public dog-pool area offering a splash park, lifeguard station, dog deck, paw wash station, and bleachers. A dog-free picnic area would be located beyond the meet-and-greet area with picnic tables, turf and drinking fountains.

An outdoor exercise area would be situated on the northerly property line, separated from the neighboring properties by a six-foot-tall Concrete Masonry Unit (CMU) brick wall. This area is dedicated to exercising shelter dogs under the supervision of kennel staff and includes four dog-run areas treated with crushed rock enclosed by six-foot-tall screen walls to prevent dog interaction. Beyond the outdoor exercise area would be a Celebration Garden. This area would provide a park-like setting with landscape amenities including strolling paths, benches and birdbaths.

The rear of the site would feature a livestock barn, accessed by a circular driveway to allow trailer access. An emergency overflow area located between the barn and Esplanade would meet additional storage needs under emergency situations.

Exterior lighting would include light poles throughout the parking, picnic and dog park areas mounted at 14-foot-tall. Bollard lighting would illuminate walking paths and landscaped areas (see **Attachment M**, Landscape Design Elements for lighting details).

Architecture

The overall campus includes construction of three buildings including the main clinic building, bathroom building and livestock barn (see **Attachment E**, Landscape Project Description). The proposed architecture for the new buildings utilizes an urban-modern architectural style and colors and materials are consistent with Butte Humane Society branding, including red, black and white with modern metals and wood. A copy of the colors and materials sample board is provided as **Attachment F** of this report, is available for public review at the City of Chico Planning Division and will be available at the ARHPB meeting.

The clinic building is the main feature of the site (see **Attachment G**, Main Clinic Elevations and **Attachment H**, Renderings). Interior floor spaces would accommodate a state-of-the-art medical clinic, surgery rooms, free roam adoptable cat space, indoor/outdoor adoptable dog kennels, isolation rooms, retail space and community center for meetings, trainings, class and community events (see **Attachment I**, Floor Plan). The front of the building, seen from Garner Lane and CA HWY 99, would feature an expansive frontage featuring a variety of articulations, window shapes and parapet heights to screen roof-mounted HVAC systems. Entry to each of the main building components (clinic, main lobby and classroom) would be emphasized by metal awnings with slanted metal columns. The building would reach 23 feet-tall at the highest point and would primarily be Concrete Masonry Unit (CMU) in red with various colors and accent treatments. Building articulations would include horizontal and vertical siding in white and grey. The front corners of the building would be wrapped with horizontal wood siding and feature BHS signage and decorative metal art pieces. The sides and rear of the building would feature equal interest and treatment, including various awnings, articulations and windows.

A bathroom building reaching approximately 15-foot-tall would be located within the park area central to the site. The building would feature a gabled, standing-seam metal roof (see **Attachment J**, Bathroom Building Elevations). Exterior treatments would match the main clinic building, including CMU brick, corrugated metal and wood with finishes in red, white and grey.

A livestock barn would be located at the rear of the site, visible from the Esplanade (see **Attachment K**, Barn Building Elevations). The 29-foot-tall barn would have a traditional appearance including eight-foot-tall barn doors and standing seam metal A-frame roof. Exterior walls would feature horizontal metal siding, primarily in grey with horizontal wood wainscoting.

Landscaping

The landscape plan shows generous landscape treatment throughout the site with equal attention to each outdoor amenity (see **Attachment L**, Landscape Plans and **Attachment M**, Landscape Design Elements). Over 130 trees of various species would be planted throughout the campus, with predominant species being valley oak, Chinese pistache and Canary Island pine. Trees of varying size and species would be used to break up outdoor areas, providing visual separation, shade and seasonal color. Of the 56 trees on site, a total of 40 trees are identified for removal, including trees in poor condition or that would interfere with development of the site (see **Attachment N**, Tree Mitigation Plan). CMC 16.66 (*Tree Preservation Regulations*) provides that a tree removal permit authorizing the removal of trees in conjunction with a development shall be rendered simultaneously by the approving authority with the final decision on the development. A tree removal permit shall be issued if any of the six findings can be made, including that the tree is dead, dying, or diseased as determined by an arborist; presents a danger to health, safety and property; interferes with public utilities, or; interferes with the development or improvements of the site and there are no feasible alternatives available. Several mature trees would be retained throughout the site including several large ash, mulberry, and valley oak trees.

Various groundcovers would treat recreational areas, including juniper, sod, and native grasses. Outdoor areas are separated and defined by rows of vegetation including shrubs, trees and grasses. Public areas would feature abundant user-amenities including concrete benches and seating areas, dog waste station, shade trellis, picnic tables, dog wash and paw wash stations. Public areas are connected by a series of concrete walkways and separated with low chain-link fencing to protect visitors and animals.

Parking lot shading is estimated to reach 50-percent at tree maturity and includes a variety of species, including autumn purple ash, valley oak, little leaf linden and Chinese pistache (see **Attachment K** for shade calculation). A split-face CMU trash enclosure is proposed along the southerly property line featuring black metal doors.

DISCUSSION

Chapter 19.18 (*Site Design and Architectural Review*) is adopted to promote the general health, safety, welfare and economy of the residents of the community. The purpose of the chapter is to promote orderly and harmonious development of the City, enhance desirability of living conditions upon the immediate site or adjacent areas and promote visual environments which are of high aesthetic quality and variety which at the same time are considerate of each other. In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a Use Permit in this case, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

Design Guidelines Consistency

The City's Design Guidelines Manual is adopted to lend predictability in the design review process. Design Guidelines (DGs) are intended to guide the aesthetic qualities of development in Chico and maintain its dignified visual character by integrating timeless architectural design with the natural beauty of the surrounding environment. By utilizing colors and design elements associated with BHS, the project is consistent with DGs that call for incorporating recognizable cultural motifs and referencing cultural ties to the community (DG 1.1.11, 1.1.34, and 1.2.21). Building placement on the site and the orientation of the buildings relating to outdoor public areas minimizes views of vehicles (DG 1.1.14), reinforces a pedestrian friendly environment (DG 1.1.15) and provides safe pedestrian connections (DG 2.1.21). Design Guideline consistency is further enhanced by the trash enclosure to match the main building with solid metal doors, as well as proper screening of HVAC units behind rooftop parapet walls, as called-for by DG 2.1.36.

General Plan Consistency

Through its design, architectural style, location, and size, the project is consistent with General Plan goals and policies that promote land use compatibility, creation of community serving elements and promote infill. The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The site's location on the northerly edge of the City, as well as project details and design establish a sense of entry and arrival into the City, consistent with CD-2.2. The clinic facility is thoughtfully placed on the site to avoid noise impacts for residential neighbors, consistent with N 2.1.1 and N 2.2. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation, energy efficiency and emphasizing landscape as a fundamental design component (SUS-4.2 and CD 1.1.2).

Neighborhood Meeting and Outreach

CMC 19.16.020 provides that all projects on residentially zoned property, or on property located adjacent to residentially zoned property which require a discretionary permit issued by the Planning Commission or City Council shall require a pre-application neighborhood meeting. In compliance with this chapter, a neighborhood meeting was held on the project site on June 18, 2019 which was attended by only the project team.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

Section 15183 of the California Environmental Quality Act (CEQA) mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review. The Chico 2030 General Plan Update EIR (GPU EIR) was certified by the Chico City Council on April 12, 2011. In accordance with this CEQA Guidelines section, the project is consistent with the development density established by Community Commercial zoning district and Commercial Mixed-Use General Plan land use designation. This designation allows hospitals and other public/quasi public uses and retail and service

uses. Impacts associated with these types of uses, including noise, aesthetics and traffic are avoided or mitigated through implementation General Plan goals and polices. As previously discussed, the project achieves General Plan consistency through its site design, architectural concept, and consistency with municipal code standards regarding lighting, landscaping, parking and setbacks. Additionally, the project will pay the appropriate City of Chico standard Transportation Facility Fees for added traffic on the roadway system. No impacts were identified that are; peculiar to the project or its site; were failed to be analysed in the Chico 2030 General Plan Update EIR; are potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, and; there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

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.*

Through its design, architectural style, location, and size, the project is consistent with General Plan goals and policies that promote land use compatibility, creation of community serving elements and promote infill. The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The site's location on the northerly edge of the City, as well as project details and design establish a sense of entry and arrival into the City, consistent with CD-2.2. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation, energy efficiency and emphasizing landscape as a fundamental design component (SUS-4.2 and CD 1.1.2).

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.*

By utilizing colors and design elements associated with BHS, the project is consistent with Design Guidelines (DGs) that call for incorporating recognizable cultural motifs and referencing cultural ties to the community (DG 1.1.11, 1.1.34, and 1.2.21). Building placement on the site and the orientation of the buildings relating to outdoor public areas minimizes views of vehicles (DG 1.1.14), reinforces a pedestrian friendly environment (DG 1.1.15) and provides safe pedestrian connections (DG 2.1.21). Design Guideline consistency is further enhanced by the trash enclosure to match the main building with solid metal doors, as well as proper screening of HVAC units behind rooftop parapet walls, as called-for by DG 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(s) are visually compatible with existing and proposed surrounding commercial development. Exterior color and material treatment is applied equally to all buildings and all elevations. Exterior equipment will be properly screened from view by roof parapets. Site and parking lot light poles would be mounted at 14-feet-tall and directed downward, reducing light spillage and glare to adjacent neighbors.

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 main clinic structure and outdoor amenities are appropriately placed on the site to promote compatibility with the existing and future surrounding development and residential neighbors. Placement of the building on the site engages HWY 99 and Garner Lane, while providing ample setback from residential neighbors to reduce noise, light and traffic impacts. Structures are thoughtfully placed on the site to provide logical pedestrian connects while activating the entire project site.

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

The landscape plan shows generous landscape treatment throughout the site with attention to each building and outdoor amenity. Private and public areas are provided equal and complementary treatment of trees, shrubs and groundcover resulting in a variety of seasonal color and interest. Landscape elements, such as benches, walking paths, topiary and birdbaths are incorporated throughout the site. Tree and plant species are selected to reduce irrigation demands and ensure an attractive environment around the new buildings.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-10 (BHS North Chico).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. 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.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Phasing Plan
- D. Overall Site Plan
- E. Landscape Project Description
- F. Colors and Materials Sample Board
- G. Main Clinic Elevation
- H. Renderings
- I. Floor Plan
- J. Bathroom Building Elevation
- K. Barn Building Elevation
- L. Landscape Plan
- M. Landscape Design Elements
- N. Tree Mitigation Plan

DISTRIBUTION

Internal (3)

Shannon Costa, Associate Planner

Bruce Ambo, Principle Planner

Mike Sawley, Senior Planner

Files: AR 19-10 and UP 19-06

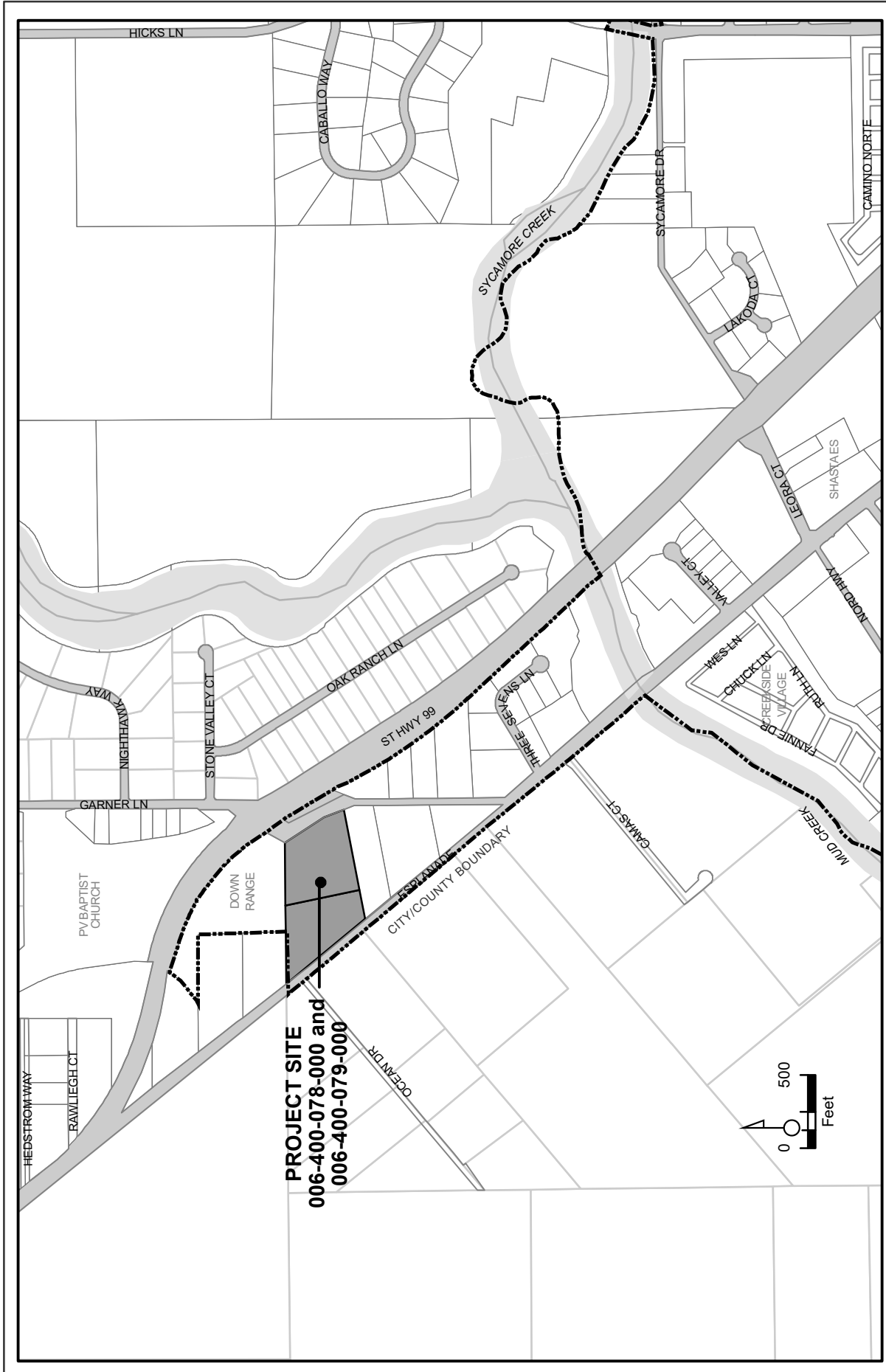
External (3)

Butte Humane Society c/o Katrina Woodcox, 2580 Fair Street, Chico, CA 95928

email: katrinawoodcox@buttehumane.org

North Valley Community Foundation, 240 Main Street, Chico CA 95928

Russell Gallaway Associates c/o Matt Gallaway, 115 Meyers Street, suite 110, Chico, CA 95928, email: matt@rgachico.com



PROJECT SITE
006-400-078-000 and
006-400-079-000

AR 19-10 and UP 19-06 (BHS North Chico)
 Located between Garner Lane and Esplanade, west of CA Hwy 99
 APNs 006-400-078-000 and 006-400-079-000



MAR 15 2019

March 11, 2019

City of Chico Planning Department
P.O. Box 3420
Chico CA 95927

RE: Butte Humane Society – North Chico Project
CA-99-BR & Gardner Lane
Chico CA 95973
APN: 006-400-078
006-400-079

Dear Shannon Costa,

It is with pleasure that I take this opportunity to share with you the efforts we are taking to expand Chico's, Butte Humane Society. The existing shelter can no longer meet the needs of the community and surrounding areas. Specifically, it does not have an opportunity to grow as Center for education, provide the health of animals, and to offer specialized pet care to people in Butte County.

Where appropriate the following narrative references to three separate Chapters of the City of Chico Design Guidelines; Chapter 1: Community Design, Chapter 2: Commercial & Commercial Mixed-Use Project Types and Chapter 5: Community Facility Project Types. This is described in reference with the prefix "DG" in this document. Due to the nature of the building, it can apply to more than one category, because of this, some of the design guidelines that are similar have been grouped together to make it easier to read.

History and Mission

The proposed site is currently used as a golf course. It is located off Hwy 99 on Gardner Lane, at the north edge of Chico. The site has good exposure from Hwy 99, providing easy access for the community, yet it is set back from the freeway and uses Gardner Lane as its main access limited making it safe to locate. The site utilizes green screening to conceal the noise from animals, and to give a great hierarchy of elements that promote the culture of Chico. The building will give

people access to critical needs for their pets, allow them opportunities to learn about animals, and provide a transaction point to give a home/adopt to an animal in need.

At its core Butte Humane Society has given compassion and care to the neglected and homeless animals in Butte County. Their passion to transform the human and animal interactions has allowed them to save many lives and found thousands of homes for animals in the greater north state area.

Butte Humane Society is one of the oldest non-profit organizations in Butte County, opening its doors in 1911. Yet, the growing need of the community it has forced it to be stretched into 3 different locations across Chico. Due to its current locations, it is limited to only providing shelter to dogs within the city limits.

Building Programs

The new site location will allow Butte Humane Society to give shelter to more dogs and cats from Chico and surrounding areas. The new building will provide needs to the community in one location. Including, a state-of-the-art clinic, several surgery rooms, separate free roam cat spaces for adoptable cats, larger canine kennels with access to outdoor exercise area, separate isolation rooms and even a community center to host meetings, trainings, education classes and community events.

Site Design

The Site features Brian Firth landscape architecture design with a very community-centered site layout. The scape street creates an outlet with future expansion, allowing it to connect into the Esplanade. Parking on the street is discouraged due to all the traffic that comes onto Gardner and Esplanade, so all the parking is contained in the site. The site features a network of pedestrian walkways connecting the building, dog pool, dog park, meet and greet lawn, shelter dog area, picnic area, barn, celebration garden and the emergency overflow area. The site is available for use by the public with membership only. Each area is specifically designed for the dog and owner relationship, giving plenty opportunities for dogs to socialize, learn and grow. It also isn't just for dogs, there is also a barn on the site that has horse paddocks, for emergency use and an area for the horses to walk around. It is intended that the site provides parking compliance with the requirements of Title 19.

For additional information on site design, see the attached Site Narrative from Brian Firth Landscape Architecture.

Proposed Architectural Elements

As proposed, the building will use an Urban Modern architectural style. Materials have been chosen from the same color pallet used from the Butte Humane Society branding and coincide with the modern metals and wood that serve as a natural but bold color pallet. All storefront glazing is shown in a common neutral color and appropriately addresses the active pedestrian areas of the project. Roof elements will be limited to canopies and protected eave elements at the roof level. Visible gables or roof planes are not consistent with the proposed architectural style and therefore are not proposed on the main building. As the architecture pertains to the City of Chico Design Guidelines, we offer the following list of points.

- The site design is consistent with DG1.1.13, which states, "Reinforce a pedestrian-friendly environment regarding building placement and orientation." The site design reinforces pedestrian friendly environment that connects the community with the services of BHS. Including it's big and small public dog parks. BHS pedestrian walkways make the site easy to navigate and connect others with the beautiful landscape.
- The building placement is consistent with DG1.1.12: "Consider view vistas and the natural environment surrounding a project site early during the conceptual design stages," and DG2.2.34: "Avoid obscuring the scenic beauty of foothill and riparian backdrop locations with buildings that are oversized, extremely tall or have materials or colors that draw attention from the natural view." Because it is positioned to be able to see the pacific coast range mountain range that is behind it. The building does not extend 1 floor, so it doesn't block the view of the mountains from any of its neighbors.
- The building design and site design comply with DG1.1.14: "Minimize views of automobiles from the public right of way by locating the majority of parking areas and major drive wats to the rear or side of sites wherever feasible." and DG2.1.26: "Minimize the visual impact of vehicles by locating parking areas to the rear or sides of developments rather than along street frontages." because it allows for minimal parking access in the front with most of the parking on the side of the building.
- The building design complies with DG1.1.32: "Consider pedestrian gathering areas or plazas as apart of the spatial arrangements for the projects with multiple buildings." because it includes its own community center that will be used to host education seminars, meetings, classes, and community events. The learning center has its own entrance for easy accessibility. The site design complies, because it has

areas like the dog pool, picnic area and celebration garden located in between buildings that are a consideration of pedestrian gathering areas.

- The site design complies with DG1.1.33: "Define pedestrian gathering areas with architectural elements such as special surface textures seating, landscaping, art, water features, or lighting." and DG5.1.32: "Define pedestrian gathering areas with architectural elements such as special surface textures, seating, landscaping, art, water features and lighting." because it includes pedestrian gathering areas with architectural elements such as benches and picnic areas. Landscaping and lighting around pathways provide a sense of space and safety.
- The site design complies with DG1.1.42: "Create 'usable' parks and open space areas for residential projects for both passive and active recreational purposes," because it offers both active areas for dogs to play, but it also has a picnic area for owners to sit and open area where dogs must be on leashes.
- The building and site design comply with DG1.1.43: "Create parks and open space areas that contribute to a hierarchy of streets or help provide orientation to neighborhoods and districts," because although it doesn't exist in a fully developed residential area it will exist close to many residential neighborhoods, churches, schools, and other community elements. The site design and building design provides a hierarchy of streets because the building is set back, allowing easy access for people taking pets to the clinic, and then it has the dog parks safely located in the back of the building surrounded by native plants and established trees to provide safety and security.
- The building complies with D1.2.11: "Utilize the massing, scale, and form of new buildings as transitional elements between new and existing development to maintain a pedestrian level scale throughout the city." and DG2.2.11: "Use appropriate massing, fenestration, articulation, materials, and buffering to provide a pedestrian-level scale." because canopies in the building design create a pedestrian scale, helping to direct people looking to visit the clinic, adopt a pet, going to a community even or educational seminar.
- The building complies with DG 1.2.13: *"Create a scale and character of development that does not overwhelm the surrounding neighborhood." because it does not exceed surrounding buildings in height, it remains a single floor building and is set back into the site to not overwhelm the area, but instead welcome people in the area.*

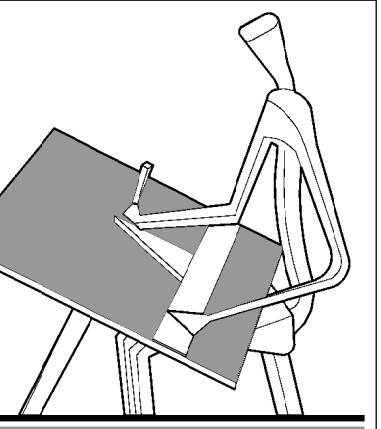
- The building design complies with DG1.2. 22: "Utilize rooflines and exposed(pitched) roofs to add character and style to a building, reinforcing its sense of place," although the roof of the building isn't pitched the building design creates a design of place, through use of consistent colors in the materials of the building. The design incorporates various height differences in entrances, and pop outs of walls to provide visual interest.
- Relating to the previous comment, the building design also complies with DG2.2.12: "Create harmonious spatial relationships with building. Avoid repeating buildings with the same form and massing which can create an uninteresting and monotonous atmosphere. For projects containing a variety of building sizes, locate lower buildings closer to the street and taller buildings in the rear or interior of the site," and DG 2.2.22: "Incorporate varied building depth and shadow in order to avoid long, unarticulated elevations," because the design uses pop-outs and various materials to create an interest and depth in the building
- The building façade complies with DG1.4.12: "Complement the architectural scale of a given project with public art in private development," because it includes art at both ends of main façade.
- The building complies with DG1.7.14: "Design roof overhangs to optimize passive heating and cooling for window and building shade during hotter months and solar heating during colder months," because there are canopies on the buildings that extend over storefront entrances to optimize passive heating and cooling for the storefront and building shade during hotter months and heating during colder months.
- The site design complies with DG 2.1.27: "Minimize views of parking areas to allow the architectural significance of the buildings and landscaping to take precedence, Parking that exceeds the minimum required by City code is discouraged," because it places minimal parking in the front of the building, enhancing the architecture of the building and using landscape to soften the entrance and create visual interest.
- The site design complies with DG2.1.28: "Provide shade trees per City code standards," because the parking includes plenty of shading for parking and pathways.
- The site design complies with DG2.1.35: "Provide covered or shaded areas for customers and employees in commercial developments for uses such as work breaks lunches events, and meetings," because it provides shaded areas over public benches and picnic areas.

- The site design complies with DG2.1.36: "Maximize screening and buffering of trash enclosures, storage areas, expansive paving, service yards and utility equipment from public view. Screening involves blocking views of the object with a structure, while buffering involves softening the visual impact of the unsightly object with landscaping or other aesthetic technique," because it uses green screening to help control animal noise (if it occurs), and block utility equipment from public view.
- The site design complies with DG 5.1.22: "Widen sidewalks a building entries and incorporate them with entry plazas," because it uses widened sidewalks at building entries to connect to pathways that go throughout the campus.

Thank you for your thoughtful consideration and we look forward to questions and discussions pertaining to this project.



Kaitlyn Jennings
Russell Gallaway Associates, Inc.



r • g • a
architecture • engineering

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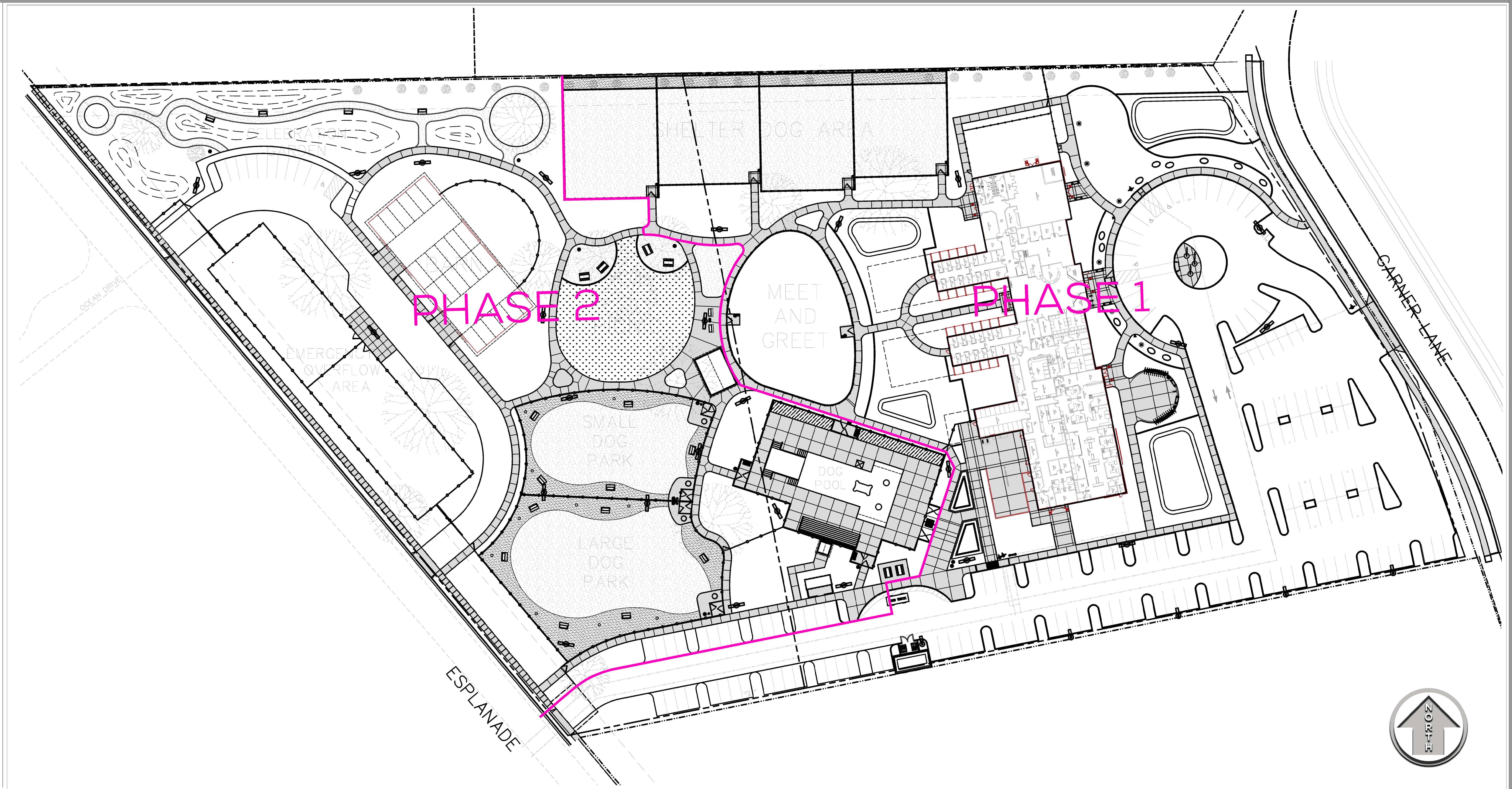
ASSESSORS
PARCEL NUMBER
**006-400-078
006-400-079**



RGA PROJECT #	14-437
DRAWN	SANNAR
CHECKED	RGA

REFERENCE
PHASING
PLAN

PH1

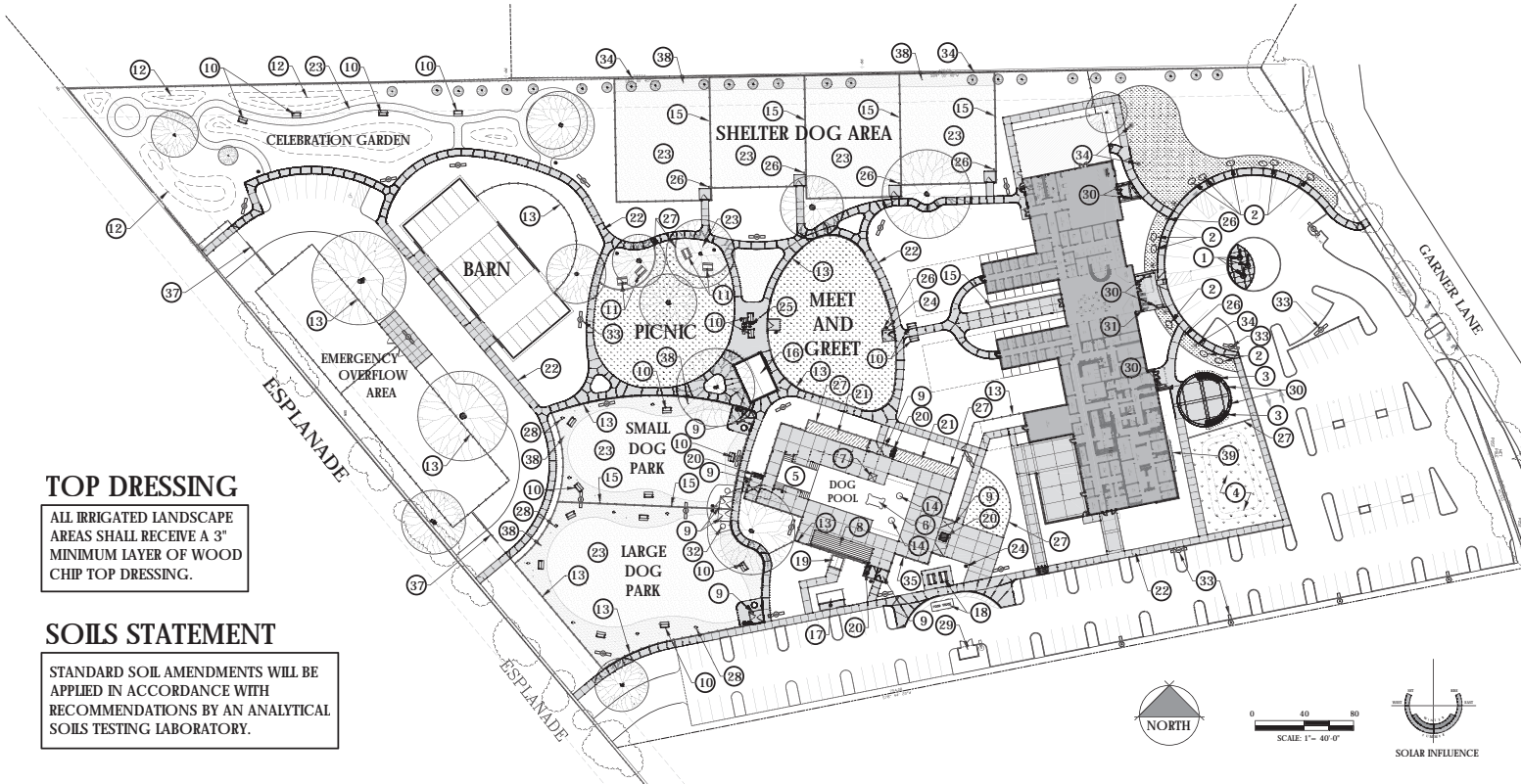


AA - PHASING PLAN
SCALE: 1" = 30' - 0"



BUTTE COUNTY HUMANE SOCIETY
PRELIMINARY LANDSCAPE PLAN





TOP DRESSING

ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF WOOD CHIP TOP DRESSING.

SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

Design Capacity	Hydrozone 5: Medium water use trees, shrubs and ground cover; drip. PR= 0.21
SC = (27,154) (HA) (Eto / E) / (HR) (80)	PF = 0.5
SC = 66.22 GPM	HA = 133,243 (square feet) 3.058838 Acres
	IE = 0.9
	EWU = 26,2972.677 (gallons per year) 8.070476 acre-feet/year 3515.739 cc/year
Irrigation Window	Hydrozone 13: Bio Filtration Sod, Rotator PR= 0.21
10 Hours per Day	PF = 0.6
	HA = 4,784 (square feet) 0.109826 Acres
	IE = 0.7
	EWU = 14,5676.9006 (gallons per year) 0.447056 acre-feet/year 194.7552 cc/year
Irrigated Landscape Area	Hydrozone 14: No Mow Sod, Rotator PR= 2.5
165,852 = Irrigated Landscape Area (Square Feet)	PF = 0.6
3.81 = Irrigated Landscape Area (Acres)	HA = 5,677 (square feet) 0.130326 Acres
	IE = 0.7
	EWU = 17,2869.616 (gallons per year) 0.530517 acre-feet/year 231.109 cc/year
Maximum Applied Water Allowance (MAWA) - Calculation	Hydrozone 15: Cool season turf; rotator PR= 0.68
MAWA = (Eto) (0.7) (LA) (0.62)	PF = 0.8
MAWA = 4,124,441 Gallons per Year	HA = 22,148 (square feet) 0.508448 Acres
	IE = 0.7
	EWU = 899234.112 (gallons per year) 2.759648 acre-feet/year 1202.185 cc/year
Where:	Total Estimated Water Use for All Hydrozones (EWU) - Sum
57.3 = Reference Evapotranspiration (Eto)	EWU = 3,847,553 (gallons per year) 11.80771 Acre-Feet per Year
0.7 = ET Adjustment Factor (percent)	5,144 (100 cubic feet per year) 0.118085 Acres
165,852 = Landscape Area (LA) (square feet)	
0.62 = Conversion factor (inches to gallons)	

NOTE

SEE PRELIMINARY LANDSCAPE PLAN FOR INTERIOR PARKING LOT LANDSCAPE AND PARKING LOT TREE SHADE CALCULATIONS. SEE PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT FOR ADDITIONAL INFORMATION.

LIGHTING LEGEND

SYMBOL	DESCRIPTION	REMARKS
	AREA LIGHT	SEE PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT FOR IMAGE
	BOLLARD LIGHT	SEE PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT FOR IMAGE
SEE LIGHTING PLANS BY LIGHTING SYSTEMS INC. FOR PRODUCT MODEL NUMBERS AND PHOTOMETRIC ANALYSIS.		

PLAN LEGEND

SYMBOL	DESCRIPTION	REMARKS
	1 FLAGPOLES	SEE DESIGN DEVELOPMENT
	2 TOPIARY	DOG AND CAT SHAPES. SEE DESIGN DEVELOPMENT.
	3 SHADE TRELLIS	SEE DESIGN DEVELOPMENT
	4 TURFED BASIN	BIO-FILTRATION SOD.
	5 DOG DOCK	WITH BLACK TUBULAR STEEL FENCING AND BARINGS. SEE DESIGN DEVELOPMENT
	6 ISLAND	SEE DESIGN DEVELOPMENT
	7 LIFE GUARD STATION	--
	8 BEACHERS	--
	9 GATED BULL-PEN	--
	10 BENCHES	INSTALL OVER CONCRETE PAD. TYPICAL SYMBOLICAL OUTDOOR CREATIONS PRECAST CONCRETE. SEE DESIGN DEVELOPMENT.
	11 PICNIC TABLE	TYPICAL SYMBOL. OUTDOOR CREATIONS PRECAST CONCRETE. LOGO OPPORTUNITY. SEE DESIGN DEVELOPMENT.
	12 BERMING	1" CONTOUR LINE REPRESENTS A ONE FOOT GAIN IN ELEVATION ABOVE HIGHEST ADJACENT GRADE.
	13 CHAIN LINK FENCING	TYPICAL SYMBOL. 6 FOOT HIGH GREEN VINYL COATED CHAIN LINK FENCING. SEE DESIGN DEVELOPMENT
	14 SPLASH PARK ELEMENTS	--
	15 SCREEN WALL	4" HIGH CAST BLOCK WALL WITH 2 FOOT GREEN VINYL LOATED CHAIN LINK FENCING (6 FOOT TOTAL FENCE HEIGHT). SEE DESIGN DEVELOPMENT.
	16 RESTROOM	SEE ARCHITECT'S PLANS.
	17 DOG WASH MACHINE	--
	18 FOOD TRUCK OPPORTUNITY WITH PICNIC TABLES	--
	19 POOL EQUIPMENT	6 FOOT HIGH BLOCK WALL SURROUND. TO MATCH BUILDING.
	20 PAW WASH	--
	21 SYNTHETIC TURF	--
	22 CONCRETE WALKWAY	--
	23 QUARTER INCH MINUS SHASTA GOLD CRUSHED GOLD FINES WITH BINDING AGENT	--
	24 TRASH RECEPTACLE	OUTDOOR CREATIONS PRECAST CONCRETE- LOGO OPPORTUNITY.
	25 DRINKING FOUNTAIN	MULTI-LEVEL PEDESTAL WITH ADA ACCESSIBLE FOUNTAIN AND DOG LEVEL FOUNTAIN.
	26 DOG WASTE STATION	SEE DESIGN DEVELOPMENT
	27 CONCRETE MONOBRAND	--
	28 WROUGHT IRON TREE GUARD	TYPICAL AT ALL TREES WITHIN DOG AREAS
	29 TRASH ENCLOSURE	SEE ARCHITECT'S PLANS
	30 DOG BONE BENCH	OUTDOOR CREATIONS PRECAST CONCRETE. SEE DESIGN DEVELOPMENT
	31 BICYCLE PARKING	INVERTED 'U' STYLE. SEE DESIGN DEVELOPMENT
	32 SPLASH POOLS	TYPICAL AT DOG PARK ENTRANCES.
	33 AREA LIGHTING	14 FOOT LUMINERE HEIGHT. SEE DESIGN DEVELOPMENT.
	34 BOLLARD LIGHTING	SEE DESIGN DEVELOPMENT
	35 POOL FENCE	SEE DESIGN DEVELOPMENT
	36 6 FOOT HIGH BLOCK WALL	--
	37 6 FOOT HIGH CHAIN LINK GATES	6 FOOT HIGH GREEN VINYL COATED CHAIN LINK FENCING
	38 BROWN LAVA ROCK	--
	39 VINE LATTICE	SEE ARCHITECT'S PLANS

BUTTE COUNTY HUMANE SOCIETY
PRELIMINARY LANDSCAPE SITE PLAN

EX-B



PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
157 BROADWAY, SUITE 210, CHICO, CALIFORNIA 95928
PHONE: (530) 895-1139
www.BFLAdesign.com www.facebook.com/BFLAdesign

Attachment D

DATE: MARCH 7, 2019
BFA PROJECT NUMBER: 1833

RECEIVED

NOV 01 2019

CITY OF CHICO
BUILDING & DEVELOPMENT
SERVICES

October 24, 2019

City of Chico Planning Department
411 Main Street
Chico, CA 95928

Project Description- Landscape

Butte Humane Society
Chico, California

This is a 10 acre multi-purpose site consisting of automobile parking, building functions and outdoor park site facility for the safe and positive interaction of people and animals. This Landscape project description will be divided into the front and back areas.

Front of Building/ Garner Access

The circular driveway has at its centerpiece a flagpole plaza with the U.S. Flag, the State flag and the flag of the Butte Humane Society. The perimeter is planted with unmowed meadow grass with scaled up topiaries of running/playing cats and dogs. **(DG 1.4.1 Art in public places)**

A seating area with shade trellis and seat walls is centered on the Clinic Entrance. **(DG 1.1.31, DG 1.1.32, DG 1.1.33 Public space and pedestrian amenities)** Adjacent to this is a detention basin planted with bio-swale filtration sod.

Parking lot lighting pole height is 14 feet, below mature tree height, and is integrated into planting design such that they are placed between trees. **(DG 1.5.12, 1.5.13)** There is bollard lighting around the circular driveway.

Bicycle parking is placed close to the building entrance (**DG 2.1.31**)

Shade trees have been provided per City code standards. 10 **(DG 2.1.28)**

The Garner right of way will be kept in its existing state largely consisting of native valley oak trees and other trees.

Rear of Building/ Esplanade Access

Meet and greet area

The centerpiece of this side of the building is the park like area designated for prospective owners to get to know adoptable animals in a park like setting with ample grass lawn and bench seating. This area will be enclosed with a 6 foot high green vinyl coated chain link fence

Picnic Area

This is an unfenced turf lawn area with picnic tables that will allow for picnicking, casual meeting or social gatherings. This area is designated as dog-free. A centrally located restroom is placed between the meet and greet area and the picnic area.

Barn

The livestock Barn is set back generously from the Esplanade to allow for two large mature trees to be retained. Two gated driveways allow for trailer pull through with a pull through loading/unloading area. The barn will be used as a holding space for larger animals such as goats, horses, sheep, etc. The large area between the Esplanade and these two trees will be used as an emergency animal overflow area.

Shelter Dog Area

This three quarter of an acre space is divided into 4 paddocks to allow for exercise of the shelter dogs. These paddocks are enclosed with 4 foot high block wall with 2 foot of vinyl coated chain link fencing

Celebration of Life Garden

This will be a park like setting with strolling paths, bench seats which allow opportunities for memorials or sponsored garden furniture such as statues, birdbaths, sundials.

Dog Park

This dog park is divided into two separate areas, small dog and large dog. These areas are surfaced with stabilized crushed rock fines and enclosed with 6 foot high vinyl coated chain link fence. There will be doggie waste cans, trash cans, and a "kiddie pool" with drain and hose bib.

Dog Pool

This community dog pool will be 80 feet long, 30 to 50 feet wide with a beach entry, splash park water effects, island, and dog dock for recreational jumping. There will be space for temporary bleacher, synthetic turf lawn area with the entire pool complex fenced with 6 foot high tubular steel fencing.

Site lighting will be 14 feet high, with glare cut off when near property lines. The site will be lighted similar to a park, with safety the main goal between sun down and closing. A portion of the lighting will be timer off for security from closing to sun up.

The trash enclosure has landscape planters on 3 sides with both shrub and vine landscaping to buffer the trash enclosure **(DG 2.1.36)**.

The entire rear of building park area will be fence for overnight security and day time loose animal control.



MTL-1



MTL-2



AL-1



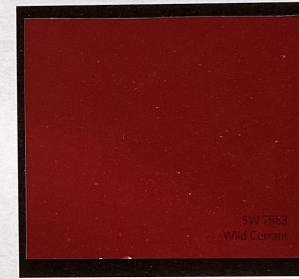
P-2



AWP-1



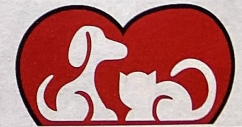
AWP-2



P-1

EXTERIOR FINISH SCHEDULE

AL-1	STOREFRONT: OLDCASTLE - PEWTER 399B026	P-1	PAINTED CMU WALL: SW 7583 WILD CURRANT
MTL-1	EXTERIOR METAL SIDING (VERTICAL): AEP SPAN - FLEX SERIES 1.2FX10-12; COLOR - COOL ZACTIQUE II	P-2	PAINTED METAL AWNING: SW 7068 GRIZZLE GRAY
MTL-2	EXTERIOR METAL SIDING (HORIZONTAL): AEP SPAN - FLEX SERIES 1.2FX10-12; COLOR - COOL METALLIC SILVER	AWP-1	ARCHITECTURAL WALL PANELING: NICHHA - VINTAGEWOOD - CEDAR EPC762F
		AWP-2	ARCHITECTURAL WALL PANELING: NICHHA - TUFFBLOCK - STEEL EPF644F



ButteHumaneSociety

ATTACHMENT F



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B.H.S. EXTERIOR SAMPLES



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SOCIETY**

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**MAIN
BUILDING**

PROJECT ADDRESS
**AT
GARDNER
LANE &
ESPLANADE**

ASSESSORS PARCEL
NUMBER
**006-400-078
006-400-079**



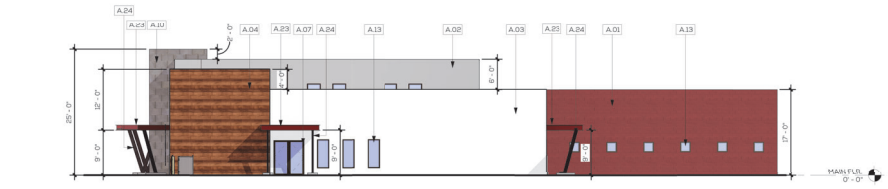
BLA PROJECT # 14-437
PLAN CHECK #
DRAWN KJ
CHECKED GALLOWAY
STATUS/DATE 2019.03.13

ELEVATIONS

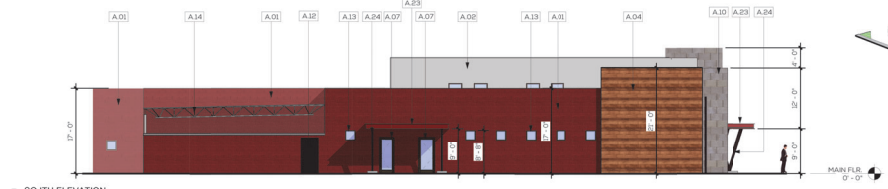
EX-G

KEYNOTE LEGEND

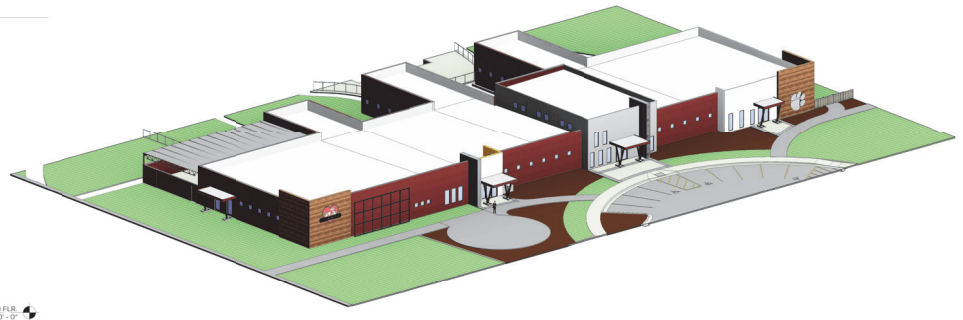
- A.01 8X8X16 CMU WALL; COLOR P1
- A.02 AEP FLEX SERIES 1.2FX10-12 VERTICAL; COLOR MTL-1
- A.03 AEP FLEX SERIES 1.2FX10-12 HORIZONTAL; COLOR MTL-2
- A.04 NICHHA VINTAGEWOOD - HORIZONTAL; COLOR AWP-1
- A.05 PAINTED STAND-OFF METAL ART
- A.07 STOREFRONT SYSTEM - OLDCASTLE; COLOR AL-1
- A.08 WINDOW WITH ARTISTIC STAND-OFF METAL PAW PRINT
- A.09 FUTURE SIGNAGE
- A.10 NICHHA TUFFBLOCK - HORIZONTAL; COLOR AWP-2
- A.11 METAL DECKING @1/8 GA. HAT CHANNEL @ 4'-0" O.C. @TRUSSES PER STRUCTURAL
- A.12 DOOR; COLOR P-2
- A.13 WINDOW - OLD CASTLE; COLOR AL-1
- A.14 EXPOSED TRUSS
- A.23 GROUNDED METAL CANOPY, PAINTED P-1
- A.24 GROUNDED METAL CANOPY STRUCTURAL SLANTED COLUMNS, PAINTED P-2
- A.26 WOODEN FENCE



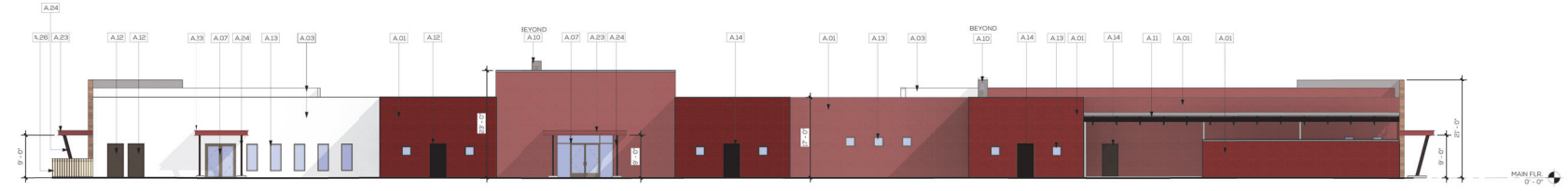
1 NORTH ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



3 3D AXONOMETRIC VIEW



3 WEST ELEVATION (REAR)
1" = 10'-0"



4 EAST ELEVATION (FRONT)
1" = 10'-0"

**COLORS DEPICTED IN ELEVATIONS VARY WITH DISTANCE. PLEASE SEE COLOR BOARD FOR ACTUAL COLORS. **



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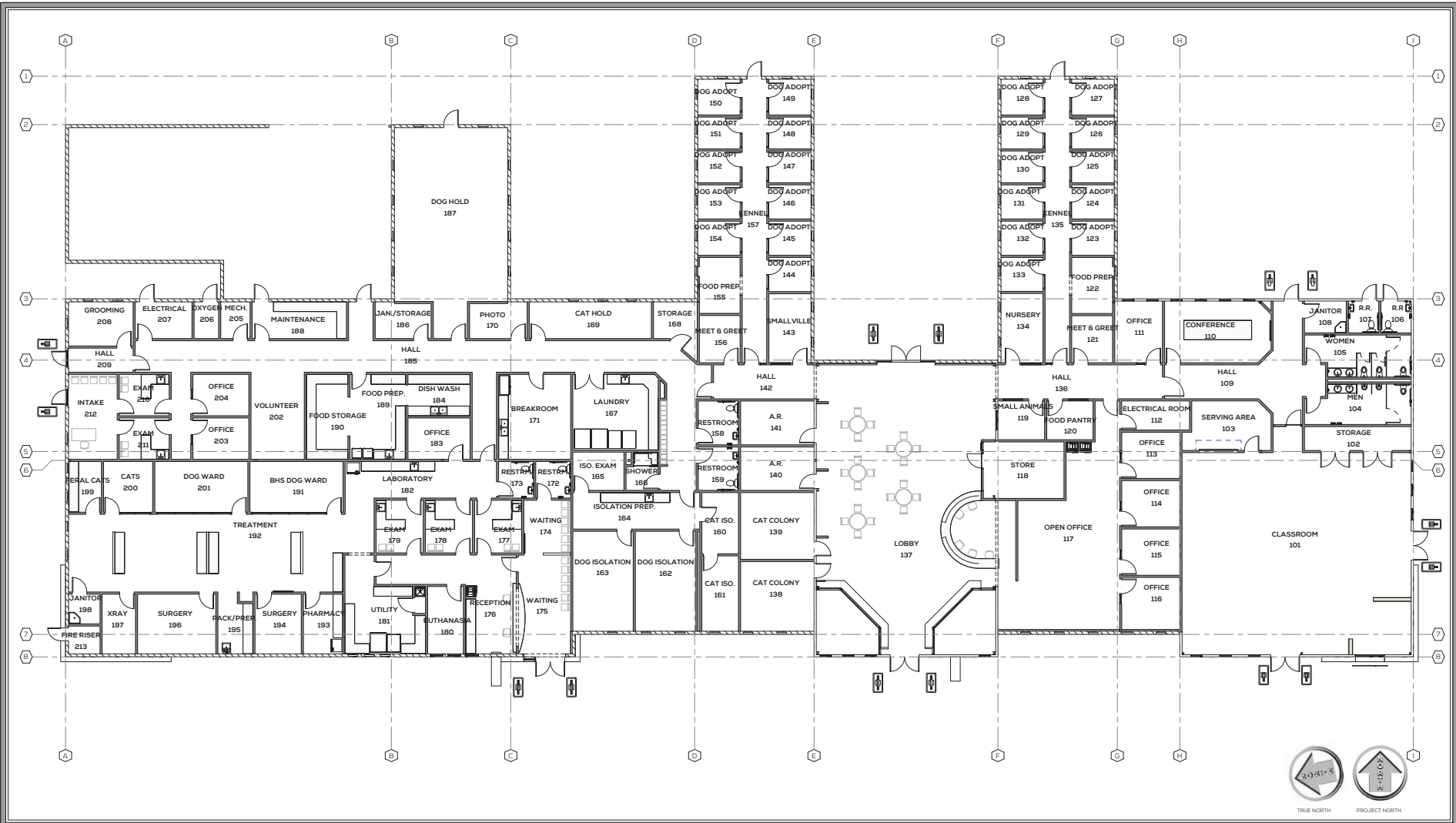
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PROJECT
NEW FACILITY
FOR:

OWNED BY
**BUTTE
HUMANE
SOCIETY**

PROJECT ADDRESS
**13301
GARNER
LANE**

ASSESSORS PARCEL
NUMBER
**006-400-078
006-400-079**



KK - OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRE EXTINGUISHERS

AT EACH LOCATION AS INDICATED ON THE PLAN WITH THIS SYMBOL IS A PORTABLE FIRE EXTINGUISHER. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN A CONSPICUOUS LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT ~~NOT EXCEEDING~~ 40 LBS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. HAND-HELD FIRE EXTINGUISHERS EXCEEDING 40 LBS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD EXTINGUISHERS SHALL NOT BE LESS THAN 4 INCHES. REFER TO CFC 905 FOR ADDITIONAL REQUIREMENTS. CLASS A TYPE D-ABCIS STREAM LOADED FIRE EXTINGUISHER. LOCATE SUCH THAT THE TRAVEL DISTANCE TO THE APPARATUS DOES NOT EXCEED 75 FEET MIN ONE EXTINGUISHER EA. 3,000 SQ FT.

NOTES

ALL DOORS SHALL BE LOCATED 6" AWAY FROM NEAREST PERPENDICULAR WALL. THIS ALLOWS FOR TYPICAL CASING INSTALLATION TO A KING STUD AND TRIMMER FRAMING CONDITION TYP. U.O.N. ON THIS DRAWING.
"LEVEL" INDICATES A SLOPE NOT TO EXCEED 2% AS DEFINED BY THE C.B.C. TO ALLOW FOR DRAINAGE. 2% EQUATES TO 1/4" FALL IN 12' RUN.
PROVIDE CROSS-HATCHED STRIPING WITH "KEEP CLEAR" VERBIAGE ON THE FLOOR DESIGNATING THE REQUIRED WORKING SPACE IN FRONT OF ELECTRICAL EQUIPMENT IN COMPLIANCE WITH IEC 100-8. SEE ELEC. DWGS.
ALL INTERIOR WALL AND CEILING FRAMING SHALL HAVE SOUND BATT INSULATION.

LEGEND

- EXTERIOR WALL - 8x8-6 C.M.U. BLOCK WALL WITH INTERIOR FURRING OF 2X4 @ 16" S.P. METAL STUDS @ 16" O.C. FINISH INTERIOR SIDE WITH 5/8" GYPSUM BOARD.
- EXTERIOR WALL - 8x8-6 C.M.U. BLOCK WALL.
- EXTERIOR WALL - 5 1/2" x 20 GA. METAL STUDS @ 16" O.C. WITH BATT INSULATION PER ENERGY CALCULATIONS. FINISH INTERIOR SIDE WITH 5/8" GYPSUM BOARD. EXTERIOR SIDE TO HAVE 1" WOOD SHEATHING PER STRL.
- INTERIOR WALL - 5 1/2" x 20 GA. METAL STUDS @ 16" O.C. FINISH BOTH SIDES WITH 5/8" GYPSUM BOARD. PROVIDE M.R. GYPSUM BOARD IN ALL WET AREAS.

- 4'-0" HIGH INTERIOR WALL - 5 1/2" x 20 GA. METAL STUDS @ 16" O.C. FINISH BOTH SIDES WITH 5/8" GYPSUM BOARD.
- INDICATES DOOR - SEE DOOR SCHEDULE
- INDICATES WINDOW - SEE WINDOW SCHEDULE
- INDICATES PLUMBING FIXTURE - SEE PLUMBING FIXTURE SCHEDULE
- NEW EXIT SIGN W/ EMERGENCY EGRESS ILLUMINATION, EGRESS LIGHTING AT EXTERIOR LANDINGS WHERE APPLICABLE, AND EMERGENCY BATTERY BACKUP.

II - LEGEND
SCALE: 3/16" = 1'-0"

REG. PROJECT #	14-437
PLAN CHECK #	
DRAWN	J5
CHECKED	H86
STATUS DATE	2019.05.15

FLOOR PLAN
EX-F



BUTTE HUMANE SOCIETY

CLINIC ENTRYWAY



BUTTE HUMANE SOCIETY

MAIN ENTRYWAY



BUTTE HUMANE SOCIETY

MAIN ENTRYWAY



BUTTE HUMANE SOCIETY
EDUCATION CENTER



 **BUTTE HUMANE SOCIETY**
EXTERIOR ART WALL



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SOCIETY**

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**OUTDOOR
RESTROOM**

PROJECT ADDRESS
**AT GARDNER
LANE &
ESPLANADE**

ASSESSORS PARCEL
NUMBER
**006-400-078
006-400-079**



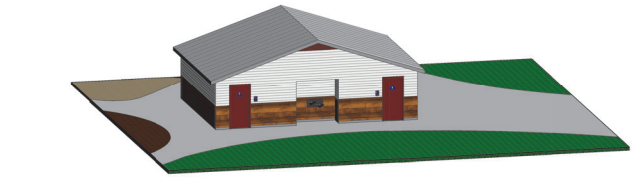
RIA PROJECT #	14-437
PLAN CHECK #	
DRAWN	LJ
CHECKED	M GALLOWAY
STATUS DATE	3/7/19

ELEVATIONS

EX-1



KEYNOTE LEGEND	
1	STANDING SEAM METAL ROOF
2	AEP FLEX SERIES 12PKX12 HORIZONTAL, COLOR MTL-2
3	NICHHA VINTAGEWOOD - HORIZONTAL, COLOR AWP-1
4	DOOR PAINTED, COLOR P-1
5	GABLE VENTS
6	DRINKING FOUNTAINS
7	RESTROOM SIGNS



5 3D AXONOMETRIC VIEW



COLORS DEPICTED IN ELEVATIONS VARY WITH DISTANCE. PLEASE SEE COLOR BOARD FOR ACTUAL COLORS.



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SOCIETY**

BUILDING
BARN

PROJECT ADDRESS
**AT GARDNER
LANE &
ESPLANADE**

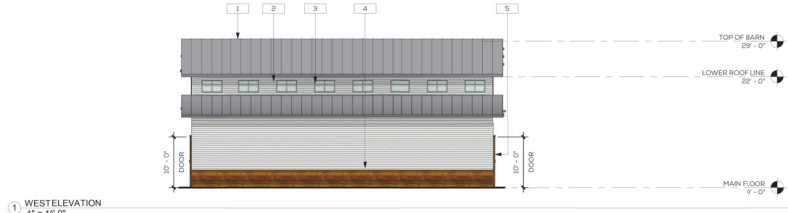
ASSESSORS PARCEL
NUMBER
**006-400-078
006-400-079**



RIA PROJECT #	14-437
PLAN CHECK #	Project
DRAWN	Stylus
CHECKED	M GALLOWAY
STATUS DATE	3/8/2019

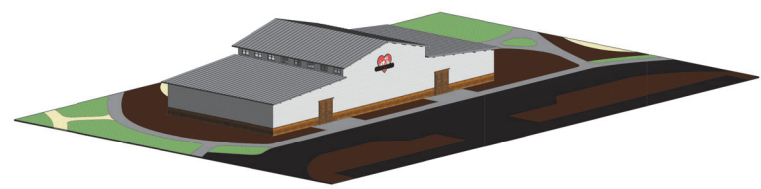
ELEVATIONS

EX-H

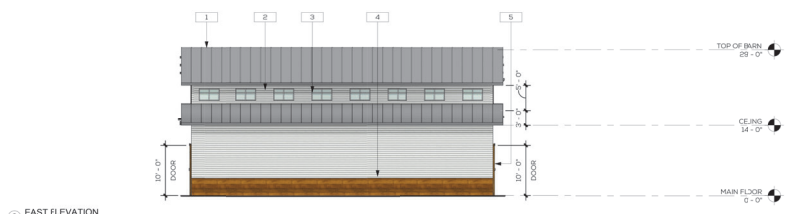


1 WEST ELEVATION
1" = 16'-0"

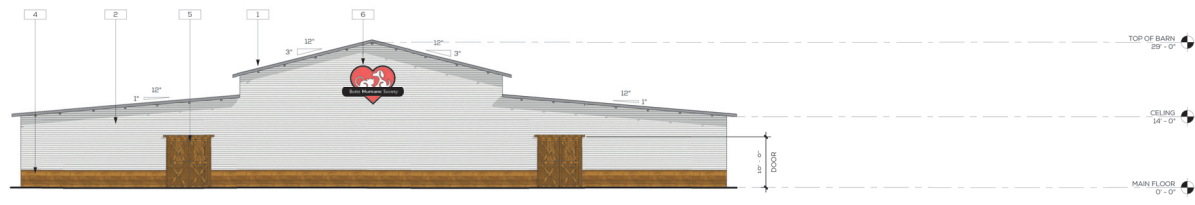
KEYNOTE LEGEND	
1	STANDING SEAM METAL ROOF
2	A&P FLEX SERIES 12PX02-12 HORIZONTAL COLOR MTL-2
3	STOREFRONT SYSTEM - OLDCASTLE, COLOR AL-1
4	NICHIA VINTAGEWOOD - HORIZONTAL, COLOR AWP-1
5	8 FOOT HIGH WOODEN SLIDING BARN DOORS
6	BUTTE HUMANE SOCIETY LOGO



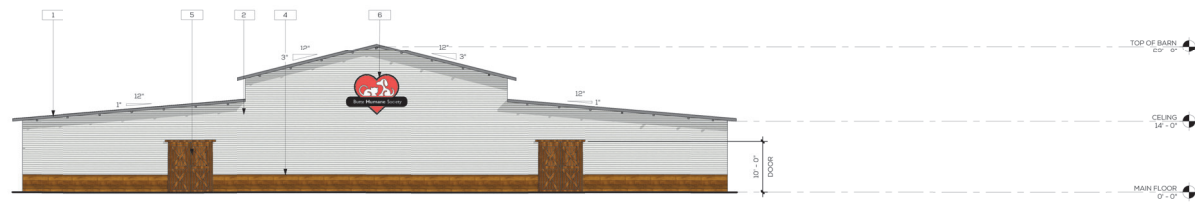
6 3D AXONOMETRIC VIEW



2 EAST ELEVATION
1" = 16'-0"



3 NORTH ELEVATION
1" = 16'-0"



4 SOUTH ELEVATION
1" = 16'-0"

COLORS DEPICTED IN ELEVATIONS VARY WITH DISTANCE. PLEASE SEE COLOR BOARD FOR ACTUAL COLORS.



PLANT LIST

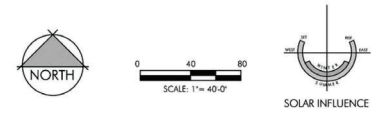
SYMBOL	LATIN NAME / COMMON NAME	CONTAINER SIZE	QUANTITY	REMARKS	WATER USE
TREES					
	PISTACHIA CHINENSIS KEITH DAWY KEITH DAWY'S CHINESE PISTACHIA	15 GAL	23	STANDARD	LOW
	QUERCUS LOBATA VALLEY OAK	15 GAL	37	STANDARD	LOW
	LILIUM PARVIFOLIUM 'ORANGE' ORANGE CHINESE LILY	15 GAL	9	STANDARD	LOW
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	15 GAL	13	STANDARD	MEDIUM
	TILIA CORDATA LITTLE LILAC LINDEN	15 GAL	12	STANDARD	MEDIUM
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	15 GAL	9	STANDARD	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTINEL' PRINCETON SENTINEL MAIDENHAIR TREE	15 GAL	12	STANDARD	MEDIUM
	15 GAL	2	STANDARD	MEDIUM	
	PINUS CANARIENSIS CANARY ISLAND PINE	15 GAL	26	STANDARD	MEDIUM
	NYSSA SYLVATICA BLACK TUPLO	15 GAL	12	STANDARD	MEDIUM
SHRUBS					
	HETEROMELES ARBUTIFOLIA 'TICHON (AKA: CHRISTMAS BERRY)	5 GAL	81		LOW
	ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL' SENTINEL MANZANITA	5 GAL	24		LOW
	RHAMNUS CALIFORNICA COFFEEBERRY	5 GAL	36		LOW
	PHORADENDRON DUSSEYI DUSSEY CHIEF NEW ZEALAND FLAX	5 GAL	46		LOW
	ARCTOSTAPHYLOS DENSIFLORA HOWARD MCMINN MANZANITA	5 GAL	122		LOW
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	52		LOW
	ROSA X NODOSA FLOWER CARPET® RED GROUNDCOVER ROSE	2 GAL	79		MEDIUM
	RHAPIDOCHLOA INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL	137		MEDIUM
	NANDINA DOMESTICA HEMLOCK BAMBOO	5 GAL	112		MEDIUM
	DIETES BICOLOR AFRICAN LIS	5 GAL	534		MEDIUM
	ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' (SYN. PICOBLIM CANUM GHOSTLY RED CALIFORNIA TUCKER)	1 GAL	5		LOW
	MUHLENBERGIA CAPILLARIS 'IRINE' FUMESTACEA PINK HAIRY GRASS	1 GAL	97		MEDIUM
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOEHLER' FOEHLER'S FEATHER REED GRASS	2 GAL	100		MEDIUM
GROUNDCOVER					
	ARCTOSTAPHYLOS UVA-URSI ENNIACK KENNECK	1 GAL	7,818 SF	PLANT @ 7'-0" OC	LOW
	JUNIPERUS CONFERTA SNOKE JUNIPER	1 GAL	55,922 SF	PLANT @ 8'-0" OC	MEDIUM
	BIO-FILTRATION SOD PURPLE NEEDLEGRASS - NASSELLA PALUCHA MOUNTAIN FESCUE - FESTUCA RUBRA CALIFORNIA BALEY - HORDEUM CALIFORNICUM Meadow BALEY - HORDEUM BRACHYANTHERUM	500	4,784 SF	CONTACT DETA BLUESGAS (209) 469-7979	MEDIUM
	NATIVE MOW FREE SOD IDAH0 FESCUE - FESTUCA IDAH0NENSIS MOUNTAIN FESCUE - FESTUCA RUBRA WESTERN MOUNTAIN FESCUE - FESTUCA OCCIDENTALIS	500	5,677 SF	CONTACT DETA BLUESGAS (209) 469-7979	MEDIUM
	RHIZOMATOUS TALL FESCUE RTF SOD	500	22,148 SF	CONTACT ZIMORA SOD (530) 893-3015	HIGH
VINES					
	PARTHENOCISSUS TRICUSPIDATA ROSTON VIT	1 GAL	4	TRAIN TO ENCLOSURE	MEDIUM
	CLYTOSTOMA CALLISTEGODES PURPLE TRUMPET VINE	1 GAL	2	TRAIN TO VINE SUPPORT TRELLIS	MEDIUM

PARKING LOT SHADE CALCULATIONS

DESCRIPTION		TOTAL		
PARKING AND BACK-UP AREA		74,631 SF		
SHADE AREA PROVIDED				
DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
20 FOOT DIAMETER TREES				
F FULL	706 SF	0	0	0
3/4 THREE QUARTER	529 SF	19	10,051 SF	13%
H HALF	353 SF	1	353 SF	<1%
Q QUARTER	176 SF	0	0	0
40 FOOT DIAMETER TREES				
F FULL	1,256 SF	10	12,560 SF	16%
3/4 THREE QUARTER	942 SF	12	11,304 SF	15%
H HALF	628 SF	2	1,256 SF	1%
Q QUARTER	314 SF	8	2,512 SF	3%
TOTAL SHADE AREA PROVIDED		38,036 SF 50%		

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

DESCRIPTION	TOTAL	PERCENT
PARKING AND BACK-UP AREA	74,631 SF	
INTERIOR PARKING LOT LANDSCAPE	8,948 SF	11%



BUTTE COUNTY HUMANE SOCIETY PRELIMINARY LANDSCAPE PLAN



PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
637 BIRCHDALE SUITE 200, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLA.net

EX-C

DATE: MARCH 12, 2019
BFLA PROJECT NUMBER: 1833

HORSE CORRAL FENCING



WALL/ FENCE AT SHELTER DOG AREA



FENCING AT DOG PARK



MEMORIAL PLACARD



POOL FENCING



DOG POOL/ WATER PARK



DOCK DIVING PLATFORM



BIKE RACK



CONCRETE DOG BONE BENCH



499

CONCRETE PICNIC TABLE



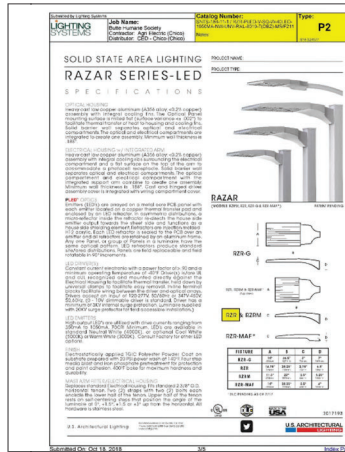
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CONCRETE BENCH

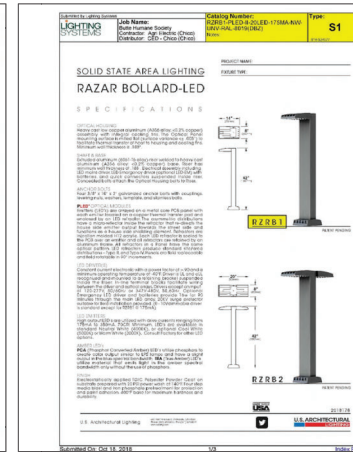


402

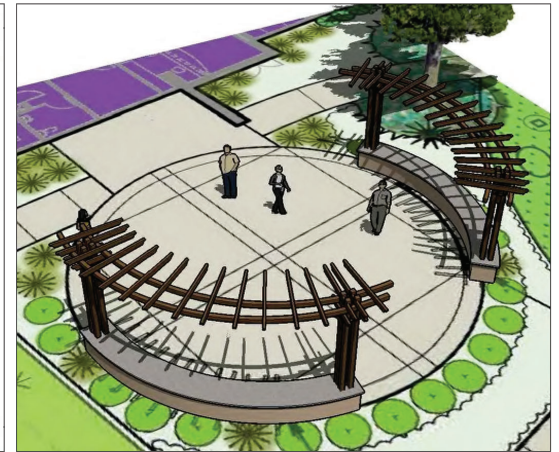
AREA LIGHTS



BOLLARD LIGHTS



RADIAL SHADE TRELLIS



FLAGPOLES



DOG WASTE STATION



ANIMAL SHAPED TOPIARY PLANTS



BUTTE COUNTY HUMANE SOCIETY PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

EX-D

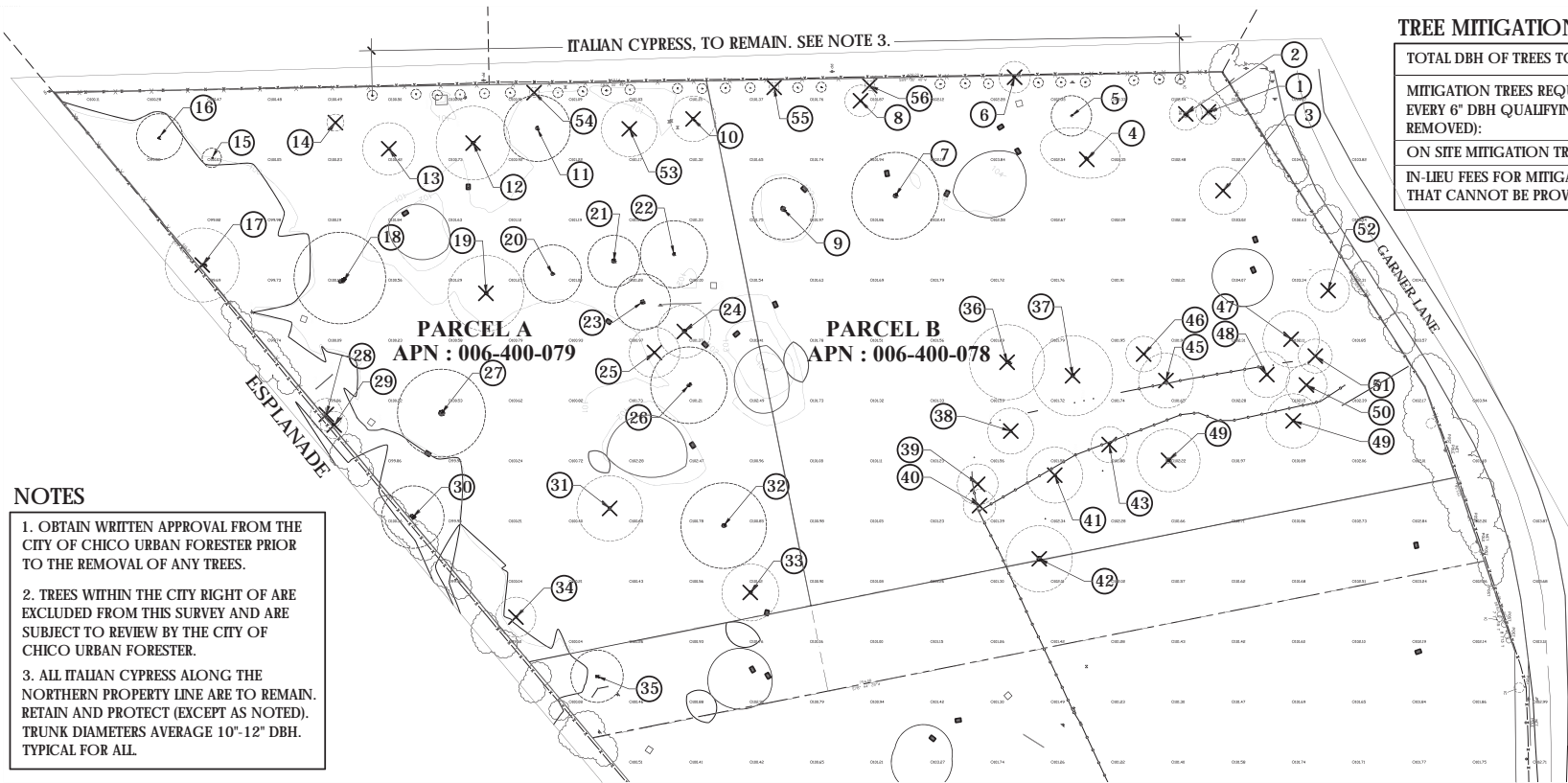


PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
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Attachment M

DATE: MARCH 7, 2019
BFA PROJECT NUMBER: 1833

ITALIAN CYPRESS, TO REMAIN. SEE NOTE 3.



TREE MITIGATION

TOTAL DBH OF TREES TO BE REMOVED:	878"
MITIGATION TREES REQUIRED (1 FOR EVERY 6" DBH QUALIFYING TREES REMOVED):	147
ON SITE MITIGATION TREES	90
IN-LIEU FEES FOR MITIGATION TREES THAT CANNOT BE PROVIDED ON-SITE.	57

NOTES

1. OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN FORESTER PRIOR TO THE REMOVAL OF ANY TREES.
2. TREES WITHIN THE CITY RIGHT OF ARE EXCLUDED FROM THIS SURVEY AND ARE SUBJECT TO REVIEW BY THE CITY OF CHICO URBAN FORESTER.
3. ALL ITALIAN CYPRESS ALONG THE NORTHERN PROPERTY LINE ARE TO REMAIN. RETAIN AND PROTECT (EXCEPT AS NOTED). TRUNK DIAMETERS AVERAGE 10"-12" DBH. TYPICAL FOR ALL.

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
1	weeping willow	13' & 14'	REMOVE	YES	82' AGGREGATE CIRCUMFERENCE. POOR CONDITION
2	weeping willow	15', 14', & 15'	REMOVE	YES	131' CIRCUMFERENCE. POOR CONDITION
3	MULBERRY	17'	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
4	ASH	13', 10', 20', 9'	REMOVE	YES	153' CIRCUMFERENCE. POOR CONDITION
5	EVERGREEN PEAR	17'	TO REMAIN	NO	FAIR / GOOD CONDITION
6	ASH	13 & 13'	REMOVE	YES	82' AGGREGATE CIRCUMFERENCE. POOR CONDITION/ DYING
7	ASH	40'	TO REMAIN	NO	FAIR / GOOD CONDITION
8	MULBERRY	11', 11', & 11'	REMOVE	YES	104' AGGREGATE CIRCUMFERENCE. POOR CONDITION/ DYING
9	MULBERRY	48'	TO REMAIN	NO	GOOD CONDITION
10	MULBERRY	25' & 13'	REMOVE	YES	120' AGGREGATE CIRCUMFERENCE. POOR CONDITION
11	ASH	33'	TO REMAIN	NO	FAIR / GOOD CONDITION
12	ASH	34'	REMOVE	YES	POOR/ DECLINING CONDITION
13	SILVER MAPLE	28'	REMOVE	YES	POOR CONDITION
14	PINE	12'	REMOVE	NO	DEAD/ HAZARD TREE
15	VALLEY OAK	6'	TO REMAIN	NO	GOOD CONDITION
16	BLACK WALNUT	12', 11', & 11'	TO REMAIN	NO	FAIR / GOOD CONDITION
17	BLACK WALNUT	12', 11', & 11'	REMOVE	YES	108' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
18	ASH	24', 13', 20', & 34'	TO REMAIN	NO	FAIR / GOOD CONDITION
19	ASH	33'	REMOVE	YES	FAIR / GOOD CONDITION
20	ASH	33'	TO REMAIN	NO	FAIR / GOOD CONDITION

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
21	MULBERRY	14'	TO REMAIN	NO	FAIR / GOOD CONDITION
22	ASH	29'	TO REMAIN	NO	FAIR / GOOD CONDITION
23	WILLOW	14'	TO REMAIN	NO	FAIR / GOOD CONDITION
24	BLACK LOCUST	38'	REMOVE	NO	POOR CONDITION. NOT A QUALIFYING SPECIES
25	BLACK LOCUST	19'	REMOVE	NO	POOR CONDITION. NOT A QUALIFYING SPECIES
26	ASH	24' & 20'	TO REMAIN	NO	FAIR / GOOD CONDITION
27	MULBERRY	53'	TO REMAIN	NO	FAIR / GOOD CONDITION
28	EUCALYPTUS	8' & 5'	REMOVE	NO	UNDER CALIPER
29	EUCALYPTUS	20' & 10'	REMOVE	YES	95' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
30	MULBERRY	28', 20', 11', & 14'	TO REMAIN	NO	FAIR / GOOD CONDITION
31	ASH	36'	REMOVE	YES	POOR SCAFFOLDING
32	ASH	32'	TO REMAIN	NO	FAIR / GOOD CONDITION
33	ASH	32'	REMOVE	YES	POOR CONDITION
34	PINE	18'	REMOVE	YES	POOR CONDITION
35	ASH	11', 9', 11', & 12'	TO REMAIN	NO	FAIR / GOOD CONDITION
36	ASH	23' & 28'	REMOVE	YES	161' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
37	MULBERRY	36'	REMOVE	YES	FAIR / GOOD CONDITION
38	ASH	23' & 28'	REMOVE	YES	161' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
39	VALLEY OAK	10' & 9'	REMOVE	YES	61' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
40	VALLEY OAK	8' & 7'	REMOVE	YES	48' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
41	ASH	24'	REMOVE	YES	FAIR / GOOD CONDITION
42	MULBERRY	48'	REMOVE	YES	FAIR / GOOD CONDITION
43	DEODAR CEDAR	18'	REMOVE	YES	FAIR / GOOD CONDITION
44	DEODAR CEDAR	24'	REMOVE	YES	FAIR / GOOD CONDITION
45	CHINESE TALLOW	14'	REMOVE	NO	NOT A QUALIFYING SPECIES
46	PINE	17'	REMOVE	NO	UNDER CALIPER
47	ASH	30'	REMOVE	YES	FAIR / GOOD CONDITION
48	VALLEY OAK	20'	REMOVE	YES	FAIR / GOOD CONDITION
49	VALLEY OAK	20'	REMOVE	YES	FAIR / GOOD CONDITION
50	EUCALYPTUS	17'	REMOVE	NO	UNDER CALIPER
51	ASH	10'	REMOVE	NO	UNDER CALIPER
52	PINE	18'	REMOVE	NO	POOR CONDITION
53	SILVER MAPLE	12', 11', 10', 12', & 14'	REMOVE	YES	187' AGGREGATE CIRCUMFERENCE. POOR CONDITION
54	ITALIAN CYPRESS	12"	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
55	ITALIAN CYPRESS	12"	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
56	ITALIAN CYPRESS	12"	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
57					
58					

SHADED CELLS INDICATE QUALIFYING TREES TO BE REMOVED AND MITIGATED.

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CONSULTANT

CLIENT

Butte Humane Society
Helping Animals Since 1971

PROJECT
BUTTE HUMANE
SOCIETY
13301 GARNER
LANE
CHICO, CA
95973
APN: 006-400-029

SHEET TITLE
TREE REMOVAL/
MITIGATION
PLAN

DATES
NO. DESCRIPTION DATE
ADD SUBMITAL 3/7/19

Plot Date: March 07, 2019 - 11:11 am

PROJECT NUMBERS
BFLA PROJECT #: 1833
RGA PROJECT #: 14-437

SHEET NUMBER

EX-A

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File Name: Z:\BFLA (1800 - 1890)\1833 Butte Humane Society\1833 Civil Plans\1833 Tree Survey 1 - 28 - 19.dwg