Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 03/03/2021

DATE: February 18, 2020

File: AR 20-20

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Planner. 530-879-6535, kelly.murphy@chicoca.gov

RE: Architectural Review 20-20 (NVIH South Chico Clinic);
1990 Concord Avenue, Meriam Park -- APN 002-690-025

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-20 (NVIH South Chico Clinic), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a one-story, 20,540 square foot medical building and parking area on a 5-acre site located at the northwest corner of East 20th Street and Concord Avenue in Meriam Park (See **Attachment A**, Location Map, and **Attachment B**, Architect's Narrative). The site is designated Special Mixed Use on the City of Chico General Plan Land Use Diagram, zoned TND (Traditional Neighborhood Development), and designated TND "CORE" by the approved Regulating Plan.

The proposed project is comprised of a new single-story, L-shaped building that will serve as a new primary care clinic and medical offices for Northern Valley Indian Health, surrounding landscaping, and a 118-space off-street parking area (see **Attachment C**, Site Plan, and **Attachment D**, Floor Plan). The proposed building would be situated with primary public entrances facing toward the intersection of E. 20th Street and Concord Avenue, and internally toward the parking area with a porte cochere drop-off area. Bicycle parking is proposed at two locations, resulting in a total of 6 covered spaces near the trash enclosure at the north end of the east wing and at least 6 uncovered spaces at the west end of the building. Five-foot wide sidewalks are proposed to connect various building entrances to the parking area and nearby public streets. The site plan also shows a covered trash enclosure with 14-foot tall pole lights to illuminate the parking area.

Architectural Design

The proposed architectural design uses emblematic shapes, colors and materials evocative of the surrounding natural environment, with earth-tones and design elements that connect to Native American culture and style (see **Attachment E**, Color Elevations/Colors and Materials). A central canopy would identify the main street-facing entrance to the building. The canopy columns would have a stone base with projecting metal support structures intended to

resemble tree branches. These branches would support the curved canopy structure topped with a green roof, completing the tree-like design concept. Building walls would be covered primarily in stucco, with a three-foot wainscot of stone veneer. The central building element would be a sandy “Indian River” color, complementing the light beige “Durango” color used for the building wings. The building would be accented with medium bronze wall paneling, stone trim and classic green metal roofing.

The architecture of the building also incorporates a bird motif, a spiritually significant symbol in indigenous culture. This symbol would be stamped below the roof line of the building. From an aerial view, the L-shaped layout of the building resembles a bird with its wings spread out along the Concord Avenue and East 20th Street frontages.

Landscaping

The landscape plan mostly calls for native shrubs and trees, which are intended to complement the existing aesthetics natural to Northern California (see **Attachment F**, Landscape Plan). Appropriate attention is given to areas surrounding outdoor amenities, including raised planter boxes featuring a variety of shrubs. New landscaping on the site would be a substantial undertaking, with 99 new trees planted and a variety of shrubs and ground cover plants used throughout the site, in part to provide shade, and in part for their ornamental qualities. Parking lot shading is estimated by the landscape architect to reach 61 percent at tree maturity. The proposed landscaping meets all City requirements.

Exterior heating and condenser units are proposed on the rooftop, screened by rooftop walls (see **Attachment G**, Color Renderings). Exterior lighting would include fifteen 12-foot parking lot lights on a two-foot base having a finished height of 14 feet, and wall-mounted downlights at the building entrance interior to the site (see **Attachment H**, Lighting Details).

TND REGULATIONS

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

Designation

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

Building and Frontage Type

The building type standards determine the allowed building disposition and massing, frontage design, primary pedestrian access, vehicle access, parking and services, and open space and

landscaping design requirements for each of the building types allowed in the TND zone. The proposed development utilized the "Dock Height Commercial Building" TND building type to implement the "Civic Building" building type. The chosen building type sets forth the form-based development criteria for the site (see **Attachment I**, Dock Height Commercial Building). The proposed plan meets applicable building type requirements for building placement, massing and parking location. Also consistent with applicable requirements, the building would have a "shopfront" frontage type and provide a main pedestrian entrance directly from the street. There are no loading docks proposed as part of the project.

Parking Requirements and Parking Lot Standards

Vehicle parking for non-residential land uses in the TND-CORE is calculated at a rate of 1.6 spaces per 1,000 square feet. The proposed 20,540 square foot medical building would require a minimum of 33 off-street parking spaces. Due to the nature of the use, the project applicant is requesting to exceed the required parking and provide a minimum of 116 vehicle parking spaces onsite (see **Attachment J**, Letter from Applicant). The project site plan proposes a total of 118 spaces.

The TND code, under section 19.88.020(F), requires that "*parking lots shall be masked from the frontage by a liner building or street screen,*" and the term "street screen" is defined under CMC 19.96 as "*a freestanding wall built along the frontage line, or coplanar with the facade for the purpose of masking a parking lot from street.*"

The site plan proposes a minimum 28-foot setback from Alcott Avenue and E. 20th Street in conjunction with appropriate landscaping to conceal the parking area in lieu of constructing a masonry wall. Staff concurs that a 28-foot setback with landscaping can achieve parking lot screening equivalent to a 5-foot high masonry wall, and is perhaps more consistent with the purpose of the TND zone which in part promotes creating a pedestrian friendly streetscape with design components "*that shape the public space of the street in an attractive manner*" (CMC 19.80.010(E)). To ensure effective screening of the parking areas from the street view, a condition is recommended that would require mounding in the 28-foot setback areas to a minimum height of three feet above the parking lot surface and dense landscape plantings with taller evergreen shrubs. The condition requires that the mounding extend to at least three feet above the parking lot surface grade to ensure its effectiveness in the near term. As conditioned, a decorative masonry street screen shall be located between the parking area and Concord Avenue, 3 to 5 feet in height.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage architectural designs that create a culturally relevant sense of place (CD-4.1.3). The design will accommodate pedestrian and bicycle access by engaging the public sidewalk and providing safe bike parking in multiple locations, consistent with policies CD-3.2 and CD-3.3. A pedestrian-friendly environment is achieved by placing the building near the public sidewalk and the bus stop and locating vehicle parking interior to the site (DG 1.1.13, 1.1.14 and 1.1.15). The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2).

The project is also consistent with the City's adopted 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). The building design offers continuity throughout all four elevations in both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11). The barrel-vaulted lobby would be the tallest point of the building with a maximum height of 30 feet, 5 inches, adhering to the 35-foot maximum height standard for the proposed building type. At the furthest, street facing corners, either wing will be composed of framed pop-outs with raised parapet walls having a height of 23 feet.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

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

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

Architectural Review

According to 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 proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

   The project is consistent with Design Guidelines (DGs) that call for incorporating cultural motifs and referencing cultural ties to the community (DG 1.1.11, 1.1.34, and 1.2.21). The pedestrian-friendly design locates the building entrance right off an important street intersection (E. 20th Street and Concord Avenue) and vehicle parking would be located interior to the site and properly screened, consistent with DGs 1.1.13, 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27.

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 will be visually compatible with future surrounding development in this CORE area of Meriam Park, and the earth-tone color scheme is compatible with the existing surrounding landscape and foothill backdrop during the near term. Exterior equipment will be properly screened from view by roof parapets and screen walls.

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 proposed structure is compatible with the site in that it balances the intensity of development anticipated in the CORE area of Meriam Park with the provision of open space around the sides of the building. The building will not unnecessarily block views or dominate its surroundings once additional anticipated development occurs on neighboring properties.

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

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

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 20-20 (NVIH South Chico Clinic). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors, except when leaving them exposed is a meaningful design element. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

5. The 28-foot parking lot setback areas along Alcott Avenue, E. 20th Street and Concord Avenue shall be mounded to a minimum height of three feet above the parking lot surface grade and shall be landscaped with dense plantings, including taller evergreen shrubs. Landscape retaining walls shall be provided as necessary to continue mounding past and/or around utility boxes and other appurtenances.

6. Parking areas located less than 28 feet from an adjacent street shall be screened with a decorative masonry wall, 3 to 5 feet in height. Parking area screening walls shall be shown on the building plans, subject to final approval by planning staff.

7. All areas of the site not developed as part of the initial phase of construction shall be hydroseeded and maintained as needed to achieve ground stabilization with minimal weed growth.

8. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include, but are not limited to, AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4. HYDRO-3, and UTIL-1b which are incorporated herein by reference.

9. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

PUBLIC CONTACT

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION

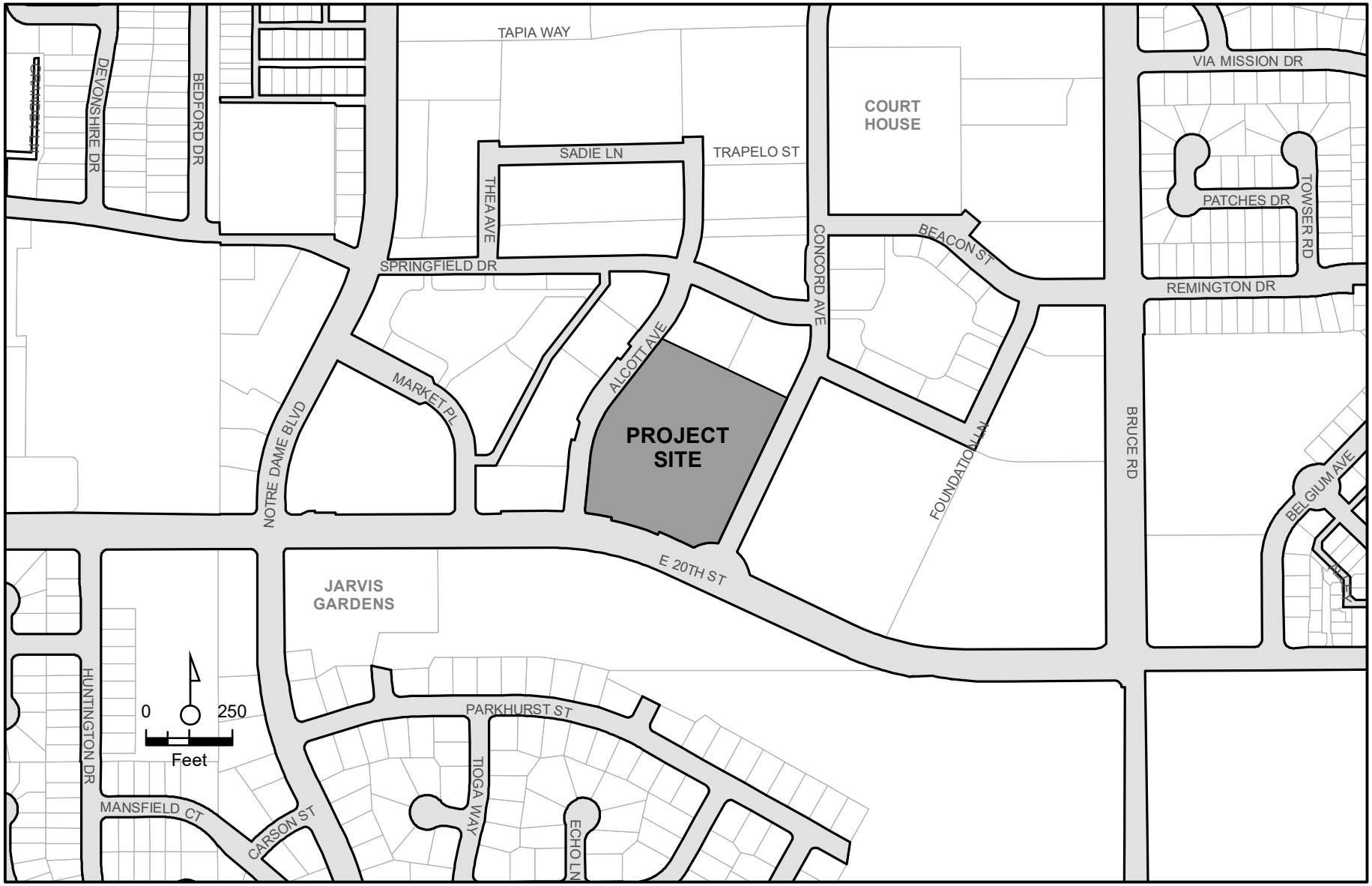
Internal (3)
Mike Sawley, Senior Planner
Kelly Murphy, Project Planner
File: AR 20-20

External (2)
Nichols, Melburg & Rosetto Architects & Engineers, 555 Main Street, Suite 300, Chico, CA 95928
Attn: Kevin Robertson, robertson@nmrdesign.com,
Attn: Leah Voorhes, voorhes@nmrdesign.com

Slater & Son, Attn: Brandon Slater, Brandon@slaterandson.com
Northern Valley Indian Health, 207 N. Butte Street, Willows, CA 95988

ATTACHMENTS

A. Location Map
B. Architect's Narrative
C. Site Plan
D. Floor Plan
E. Color Elevations/Colors and Materials
F. Landscaping Plan
G. Color Renderings
H. Lighting Details
I. Dock Height Commercial Building Standards
J. Parking Letter from Applicant
K. Mitigation Measures



AR 20-20 (Northern Valley Indian Health)
1990 Concord Avenue
APN 002-690-025-000

Attachment A

NORTHERN VALLEY INDIAN HEALTH
SOUTH CHICO (OSHPD 3) MEDICAL OFFICE BUILDING
Project Narrative

Facility Owner: Northern Valley Indian Health
Facility Address: 0 Concord Avenue, Chico CA
Facility Name: South Chico Primary Care Clinic
Date: August 31, 2020

Project Size: 20,540 Square Feet
No. of Stories: Single Story
Construction Type: Type II-B w/ Automatic Fire Sprinkler System
Occupancy: Group B (OSHPD 3)

Executive Summary

Project Summary: This project consists of the construction of a new primary care clinic for Northern Valley Indian Health. The proposed site is located at the corner of East 20th Street and Concord Avenue (0 Concord Avenue), in Chico CA. The property owner intends to utilize the space as a medical office building that can serve their current medical office needs, behavioral health services and administrative functions

TND Zoning Requirements:

The approved Regulating Plan for the project, under Meriam Park's Traditional Neighborhood Development, is designated as "Core". Medical services are a permitted use within the "Core" designation. NVIH proposes to use the "Dock Height Commercial Building" building type (19.86.340), to implement the "Civic Building" building type (19.86.360), which is permitted in the "Core" designation. Under the Dock Height Commercial Building designation, the following restrictions apply: BUILDING PLACEMENT: 1.) the 'front build-to line' requires that the building façade be between 5 feet and 12 feet from the back of sidewalk. 2.) Encroachment over the sidewalk may be allowed. 3.) Side setbacks: None required, 5 feet if provided. 4.) Rear setback, none required, 5 feet if provided. BUILDING SIZE AND MASSING: 1.) Building shall be 1 story with a maximum height of 35 feet. PARKING: Parking and onsite circulation shall be at least 5 feet from back of the sidewalk. The current site layout as shown meets these requirements. The building is set 12' from the back of the existing sidewalk and the nearest parking is 6' from the back of the existing sidewalk. There is a high likelihood that this building will be expanded along both Concord and East 20th in the future due to growth in the primary medical care market. We feel that using the setbacks for the building and parking as shown lend to future additions and with appropriate landscaping, will conceal the parking in lieu of

alternate screening options. The main pedestrian entrance shall be directly from the street, pursuant to the TND requirements.

TND Compliance:

The building and its relationship to the back of sidewalk/front build to line is complicated by several issues. First, the geometry of the site, as the Concord and 20th property lines don't intersect at a 90 degree angle, the curvature of 20th Street, and an 11 foot wide utility easement, from the back of sidewalk, along 20th Street. Second, the client's functional needs requires patients and visitors come to an internal central entry/control point, then be dispersed into various programs provided. Additional entries have been provided as well, to enhance circulation within these individual spaces. Third, the ability to expand the programs dictate that anticipated future growth will extend the building along 20th Street and Concord. Fourth, the TND required main pedestrian entry from the street, while access from on-site parking coming from the interior of the property. Fifth, there is a substantial grade differential between the back sidewalk and the building floor slab along 20th Street. This differential becomes greater as you move east to west. The grade differential on Concord is much less.

Responding to the above issues, as well as providing efficient internal functional relationships and patient and staff movement, has led us to this building footprint. Our front/Build to line is along 20th Street. Along 20th Street, the width of the easement and the additional separation from the easement to the building will help 'soften' the vertical transition between the pedestrian sidewalk and the floor of the building. DG 1.1.15. The building placement near the public sidewalk and the bus stop, adds to the pedestrian friendly environment. DG 1.1.13

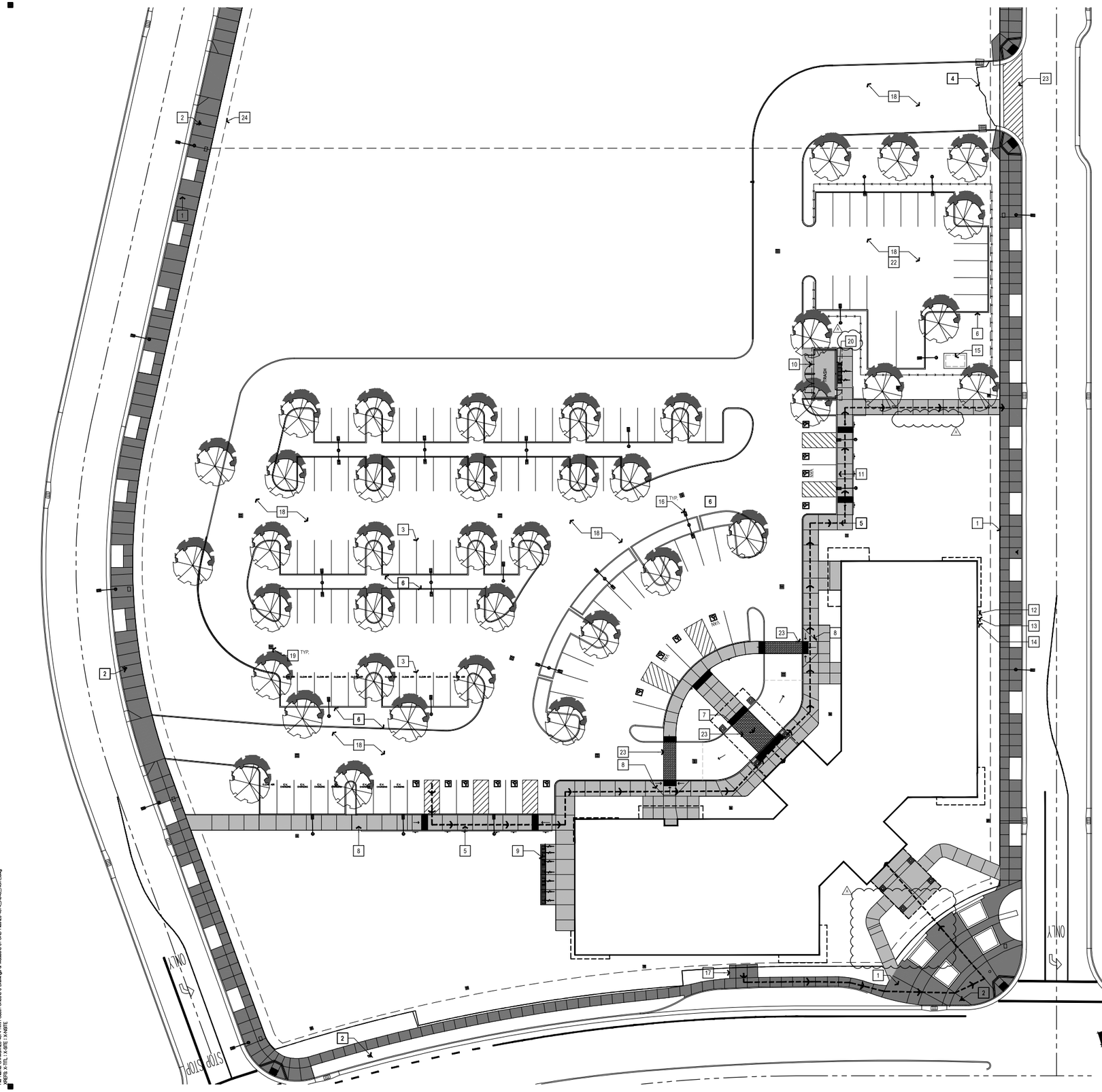
Parking has been located behind the building and held back a minimum of six feet from Alcott and Concord, and will be screened with landscaping. DG 1.1.14 and TND. Required parking for the project is 1 space for each 375 sq. ft. of gross floor area. Therefore, we are required to provide 20,540 sq. ft. /375 sq. ft. = 54.7 (55 total) spaces. We have provided 120 total parking spaces, with 16 of those spaces being accessible. Bicycle Parking shall be provided for 20% of the 55 required car spaces.

(a) 1. **Purpose of Project**: To relocate the existing Northern Valley Indian Health medical service line to a new larger facility, more readily accessible to the public and the community currently served. By relocating and constructing a new facility more patients will be able to be seen in a more efficient and safe manner, thereby improving available services to the community.

(a) 2. **Project Impacts**: Project impact on the adjacent spaces will be minimal. Once the space is fully operational it is anticipated that the facility will have a maximum of 55 employees. The anticipated patient / visitor load is expected to be between 10-15 visitors per hour. Other vehicular traffic to the site will be minimal. UPS / Fed-Ex deliveries are regularly expected, other vendors such as landscaping and garbage are expected weekly. The typical operating hours for the facility will be Monday through Friday from 7:30am to 5:00pm. No outdoor activities are planned for the facility. The facility will not create odors, noise or dust outside the building envelope. No volatile chemicals or materials will be used at the site.

(b) 1. **Design Concept Narrative**: The project site design has been driven largely by compliance with the TND zoning requirements. The structure consists of a single "L" shaped building with a central,

barrel vaulted lobby. The lobby is the tallest point of the building, with a maximum height of 30'-5", adhering to the zoning requirements of a 35' maximum height. The lobby is enclosed by (2) entry canopies. Northern Valley Indian Health has selected colors and a design that mimics nature and the company's ties to nature. The canopy columns will have a stone base. Projecting from the base will be metal support structures, resembling tree branches. These branches will support the curved swoop of the canopy (tree) structure. The canopies and barrel vaulted lobby, will have a green roof that ties into the facilities' connection with nature and to the overall design of the building. The building walls will be covered primarily in stucco, with a 3' stone base around most of the perimeter. At the furthest, street facing corners, either wing will be composed of framed pop-outs with raised parapet walls at a maximum height of 23'. These corners will be covered in horizontal metal paneling, to break up the building façade and materials being used. A stamped bird motif will follow most of the length of the building, primarily the faces aligning with both street and parking views. The site's landscape improvements will serve as a reflection of the Native American natural environments, while also taking into consideration the City of Chico requirements for planning, construction, and post construction, as well as the State of California's requirements of the Water Efficient Landscape Ordinance (WELO). Plantings will be placed to maximize shade in the parking areas, trash enclosures, and provide an aesthetic foundation to the building and enhance the building architecture.



KEY NOTES

1. EXISTING CONCRETE SIDEWALK TO REMAIN
2. EXISTING FIRE HYDRANT TO REMAIN
3. NEW PARKING LOT STRIPING, TYPICAL U.O.N.
4. PATCH AND REPAIR AC PAVING AT THIS LOCATION
5. NEW CONCRETE FLATWORK
6. NEW CONCRETE CURB
7. NEW TRUNCATED DOMES AT THIS LOCATION
8. ACCESSIBLE RAMP - SLOPE TO MAKE WALKWAY FLUSH WITH ADJACENT PARKING AREA SEE DETAIL 1/G212
9. NEW BIKE RACK - SEE DETAIL 6/G212
10. NEW COVERED TRASH ENCLOSURE
11. NEW ACCESSIBLE PARKING
12. NEW GAS METER LOCATION
13. NEW FIRE RISER LOCATION
14. NEW BACK FLOW PREVENTION
15. NEW BACK UP GENERATOR LOCATION
16. NEW EXTERIOR LIGHTING - SEE DETAIL 7/G212
17. (E) BUS STOP TO REMAIN
18. NEW AC PAVING - SEE CIVIL DRAWINGS
19. NEW DRAINAGE INLET - SEE CIVIL DRAWINGS
20. COVERED BICYCLE PARKING
21. PRIVATE PARKING LOT CARD READER
22. SERVICE PARKING LOT
23. PEDESTRIAN CROSSING
24. EASEMENT CONTINUES 80' NORTH TO PROPERTY LINE

LEGEND

- EXISTING PATH OF TRAVEL TO PUBLIC RIGHT OF WAY - NO NEW WORK
- EXISTING EASEMENT
- EXISTING SIDEWALK TO REMAIN
- NEW CONCRETE FLATWORK
- NEW STAMPED / STAINED CONCRETE WALKWAY
- NEW PARKING LOT LIGHTING - SEE ELECTRICAL

GENERAL NOTES

A. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS PLAN.

CODE ANALYSIS

PARKING SUMMARY:

PER 2019 CBC 11B-208.2, MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES.

118 TOTAL PARKING SPACES PROVIDED
5 ACCESSIBLE SPACES REQUIRED

8 ACCESSIBLE PARKING SPACES PROVIDED

BICYCLE PARKING: 10% OF AVAILABLE CAR PARKING = 118 X .1 = 12 SPACES REQUIRED

COVERED BICYCLE PARKING: 50% OF AVAILABLE BICYCLE PARKING = 12 X .5 = 6 SPACES REQUIRED

SITE COVERAGE SUMMARY:

BUILDING AREA: 20,540 SQ. FT. / 225,043 SQ. FT. = 9.1%

PARKING AREA: 71,769 SQ. FT. / 225,043 SQ. FT. = 31.9 %

LANDSCAPE AREA: 124,284 SQ. FT. / 225,043 SQ. FT. = 55.2%

SIDEWALKS (NEW): 8,450 SQ. FT. / 225,043 SQ. FT. = 3.8%

TND ZONING COMPLIANCE:

TND DESIGNATION: CORE

BUILDING TYPE: DOCK HEIGHT COMMERCIAL (19,86,340) via CIVIC BUILDING (19,86,360)

BUILDING HEIGHT: ONE STORY, 35' MAX.

BUILDING/PARKING PLACEMENT:

FRONT: BUILD TO LINE, 5' TO 12' FROM BACK OF SIDEWALK

SIDE SETBACKS: NONE REQUIRED, 5' MIN. IF PROVIDED

REAR SETBACK: NONE REQUIRED, 5' MIN. FROM ALLEY IF PROVIDED

PARKING SETBACKS: 28' MIN. FROM BACK OF SIDEWALK OR A DECORATIVE MASONRY STREET WALL, 5' MIN. FROM BACK OF SIDEWALK AND 5' MAX. HEIGHT

SIGNANGE NOT A PART OF THIS PROPOSAL

NEW SITE PLAN

SCALE: 1" = 20'-0"

0' 1' 4' 8' 16' 32'

NICHOLS MELBURG & ROSSETTO
ARCHITECTS + ENGINEERS
555 MAIN STREET, SUITE 300
CHICO, CA. 95928
(530) 891-1710 (530) 891-0138 FAX
http://www.nmrdesign.com

CONSULTANTS

Slater & Son
GENERAL CONTRACTOR

CITY OF CHICO SUBMITTAL

LICENSE STAMPS

LICENSED ARCHITECT KEITH ROBERTSON No. C33532 REN. 08-31-21 STATE OF CALIFORNIA

PROJECT NAME

A PROPOSED PRIMARY CARE CLINIC

FOR

NORTHERN VALLEY INDIAN HEALTH

0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE

NEW SITE PLAN

DRAWING STATUS

CONSTRUCTION DOCUMENTS

FOR CITY OF CHICO APPROVAL

REVISIONS

Sym.	Description	Date
1	ARB REV. COMMENTS	2020/11/11

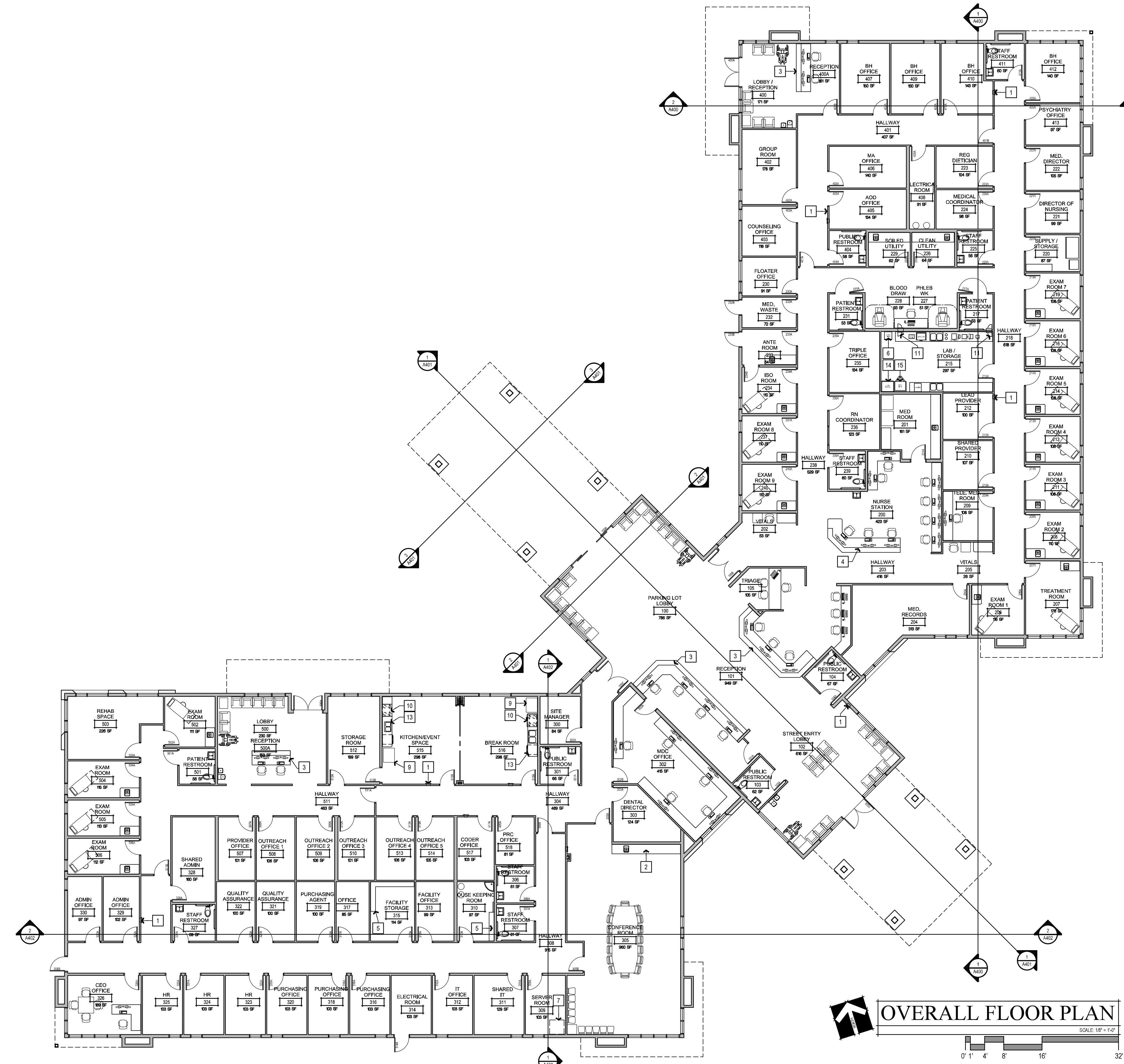
Drawn By	LEV
Date Issued	2020/11/30
Scale	1" = 20'
Project No.	20-4074

SHEET No.

A002

Login Name: NMR User
Plot Date: December 01, 2020 - 9:50 am
File Name: S:\work\20-4074 NVH South Chico\2-0 Drawings & Models\2-01 CAD Files\20-4074_ARAE_NSP.dwg
PLOTTED IN FULL SCALE 1:1 ARCHITECTURE

Attachment C



OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 1' 4' 8' 16' 32'

GENERAL NOTES

A. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND EQUIPMENT NOT SHOWN ON THIS PLAN.

B. SEE DIMENSION PLAN, SHEET A210 FOR DOOR NUMBER TAGS, WINDOW TAGS, AND WALL ASSEMBLY REFERENCES.

KEY NOTES

1. SEMI-RECESSED FIRE EXTINGUISHER CABINET - SEE 4/A902
2. "DRINK BAR" AT CONFERENCE ROOM WITH AREA FOR UNDER COUNTER REFRIGERATOR - REFRIGERATOR OF.O.I.
3. BUILT-IN HIGH/LOW COUNTERTOP WITH AREA OF ACCESSIBLE COUNTERTOP AT PUBLIC SIDE - SEE INTERIOR ELEVATIONS
4. BUILT-IN HIGH/LOW COUNTERTOP AT NURSE STATION - SEE INTERIOR ELEVATIONS
5. STORAGE SHELF - O.F.O.I.
6. VACCINE REFRIGERATOR AND/OR FREEZER ON GENERATOR POWER - O.F.C.I.
7. COMMUNICATIONS SERVER RACK ON GENERATOR POWER - O.F.C.I., SEE ELECTRICAL DRAWINGS
8. NEW ELECTRICAL PANELS - SEE ELECTRICAL DRAWINGS
9. DOMESTIC REFRIGERATOR - O.F.O.I.
10. DOMESTIC RANGE - O.F.C.I.
11. SPECIMEN PASS THROUGH - SEE 12/A902
12. BUILT-IN, FULL HEIGHT STORAGE CASEWORK - SEE 16/A902 FOR ANCHORAGE
13. ADA DISHWASHER - O.F.C.I.
14. CLEAN STORAGE
15. NITROGEN AND P.P.E. STORAGE
16. ULTRA SONIC - O.F.O.I

LEGEND

NEW METAL STUD WALL - SEE DIMENSION PLAN, SHEET A210 FOR GENERAL ASSEMBLY TYPE

NEW DOOR WITH DOOR TAG - SEE DOOR SCHEDULE, SHEET A710 FOR MORE INFORMATION

NEW CASEWORK - SEE INTERIOR ELEVATIONS

INTERIOR ELEVATION TAG

CORNER GUARDS - SEE FINISH SCHEDULE, SHEET A900

PLUMBING FIXTURES - SEE SHEET G210 FOR ACCESSIBILITY REQUIREMENTS AND PLUMBING DRAWINGS

NEW ACCESSIBLE WALL HUNG HANDWASH SINK OR LAVATORY - SEE 2A/G210

NEW ACCESSIBLE WATER CLOSET - SEE 2B/G210

NEW ACCESSIBLE HAND WASH SINK AT COUNTERTOP - SEE 11/A961

NEW ACCESSIBLE LABRATORY SINK AT COUNTERTOP - SEE 11/A961

NEW ACCESSIBLE DOUBLE BASIN KITCHEN SINK WITH GARBAGE DISPOSAL AT COUNTERTOP - SEE 11/A961

NEW CLINICAL SINK IN SOILED UTILITY ROOM

NEW ENVIRONMENTAL SERVICES FLOOR SINK - SEE 15/G210

NEW HI/LOW ACCESSIBLE DRINKING FOUNTAIN

FURNITURE AND EQUIPMENT IS FOR LAYOUT AND SPACE PLANNING ONLY - ALL FURNITURE AND EQUIPMENT TO BE OWNER FURNISHED, OWNER INSTALLED

DOCTOR'S STOOL IN EXAM ROOMS

GUEST/PATIENT CHAIRS IN EXAM ROOMS

TELESCOPING EXAM TABLE IN EXAM ROOMS

GUEST/PATIENT TABLES AND CHAIRS IN WAITING ROOM

OFFICE OR NURSE STATION WORK CHAIR

COMPUTER STATION

COPY MACHINE/PRINTER

NICHOLS MELBURG ROSSETTO
ARCHITECTS + ENGINEERS
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CONSULTANTS

Slater & Son
GENERAL CONTRACTOR

CITY OF CHICO SUBMITTAL

LICENSE STAMPS

LICENSED ARCHITECT
KEVIN ROBERTSON
No. C33532
REN. 06-31-21
STATE OF CALIFORNIA

PROJECT NAME

A PROPOSED PRIMARY CARE CLINIC
FOR
NORTHERN VALLEY INDIAN HEALTH

0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE

NEW FLOOR PLAN

DRAWING STATUS

CONSTRUCTION DOCUMENTS

FOR CITY OF CHICO APPROVAL

REVISIONS

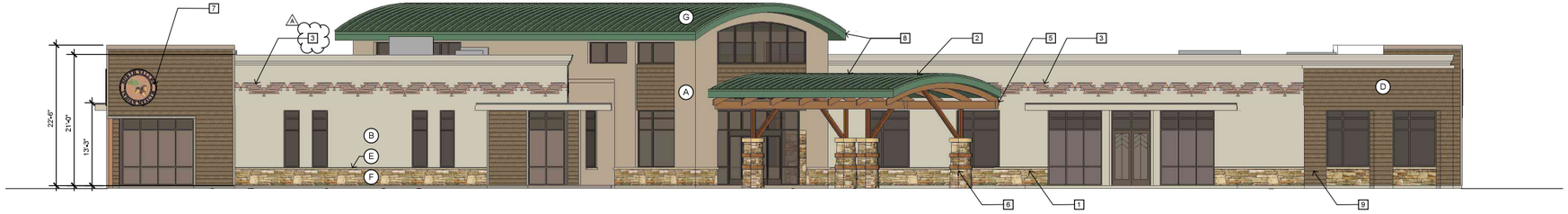
Sym.	Description	Date

Drawn By	LEV
Date Issued	2020/11/30
Scale	1/8" = 1'-0"
Project No.	20-4074

SHEET No.

A200

Attachment D



NORTH ELEVATION
SCALE: 1/8"=1'-0"

SOUTH ELEVATION
SCALE: 1/8"=1'-0"

0 .5 1 2 4

GENERAL NOTES

KEYNOTES

1. FAUX STONE VENEER AROUND PERMITER OF BUILDING
2. ENTRY CANOPY
3. CONTINUOUS BIRD MOTIF
4. SERVICE ENTRY
5. HSS STEEL BEAM
6. HSS STEEL COLUMN WITH STONE BASE
7. NVIH LOGO & SIGNAGE
8. STANDING SEAM METAL ROOF
9. HORIZONTAL METAL WALL PANELING

EXTERIOR FINISH MATERIALS LEGEND

A. DRYVIT - 985 - INDIAN RIVER - MOJAVE (MJ)

B. DRYVIT - BM2137-30 - DURANGO- MOJAVE (MJ)

D. APPEX SERIES AP1-1653 - MEDIUM BRONZE

E. MP STONE ARCHITECTURAL CAST STONE #9

F. ELDORADO STONE COUNTRYSIDE - CYPRESS RIDGE MORTAR - GRAY - TYPE S

G. MAGNA LOC 180 - CLASSIC GREEN - 66

NICHOLS MELBURG & ROSSETTO
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OSHPD SUBMITTAL

LICENSE STAMPS

PROJECT NAME
A PROPOSED PRIMARY CARE CLINIC
FOR
NORTHERN VALLEY INDIAN HEALTH
0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING STATUS
CITY PERMIT
FOR CITY OF CHICO APPROVAL

REVISIONS

Delta	Description	Date
1	ARB REV. COMMENTS	2020/11/11

Drawn By	LEV
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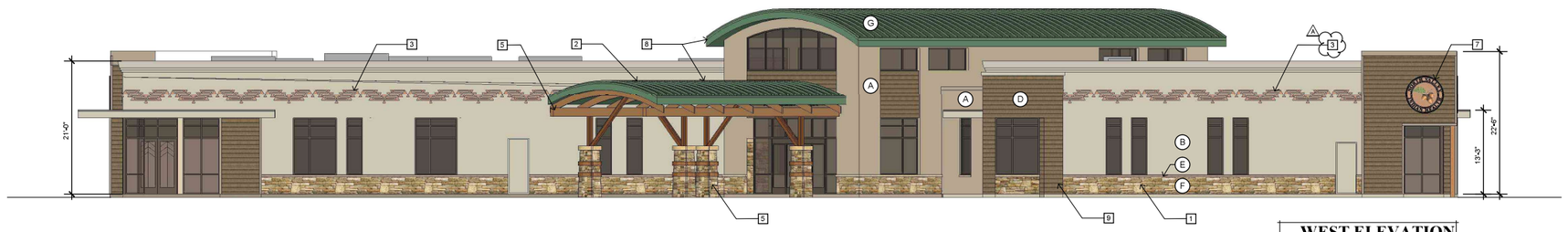
Scale	1/8" = 1'-0"
Project No.	20-4074

SHEET No.
A300

Attachment E

EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

0 .5 1 2 4

GENERAL NOTES

KEYNOTES

1. FAUX STONE VENEER AROUND PERMITER OF BUILDING
2. ENTRY CANOPY
3. CONTINUOUS BIRD MOTIF
4. SERVICE ENTRY
5. HSS STEEL BEAM
6. HSS STEEL COLUMN WITH STONE BASE
7. NVIH LOGO & SIGNAGE
8. STANDING SEAM METAL ROOF
9. HORIZONTAL METAL WALL PANELING

EXTERIOR FINISH MATERIALS LEGEND

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B — DRYVIT - BM2137-30 - DURANGO- MOJAVE (MJ)

D — APPEX SERIES AP1-1653 - MEDIUM BRONZE

E — MP STONE ARCHITECTURAL CAST STONE #9

F — ELDORADO STONE COUNTRYSIDE - CYPRESS RIDGE MORTAR - GRAY - TYPE S

G — MAGNA LOC 180 - CLASSIC GREEN - 66

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PROJECT NAME

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SHEET TITLE

EXTERIOR ELEVATIONS

DRAWING STATUS

CITY PERMIT

FOR CITY OF CHICO APPROVAL

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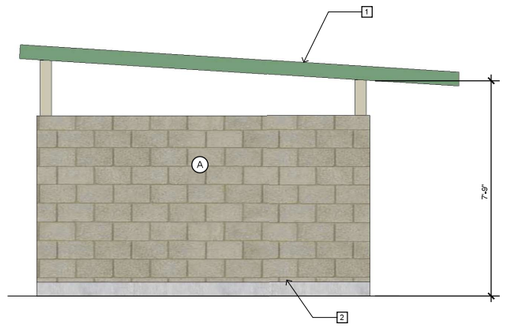
SHEET No.

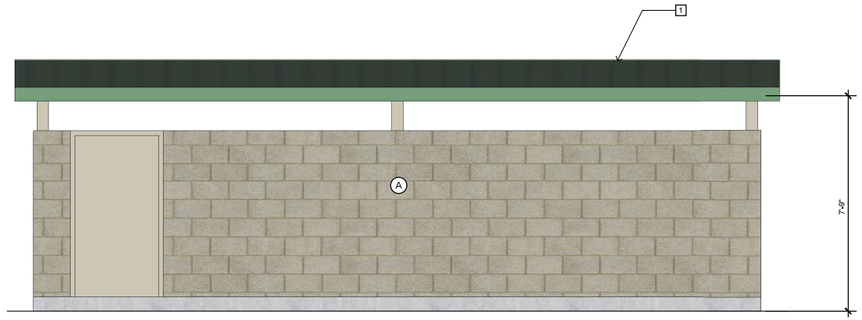
A301

Attachment E

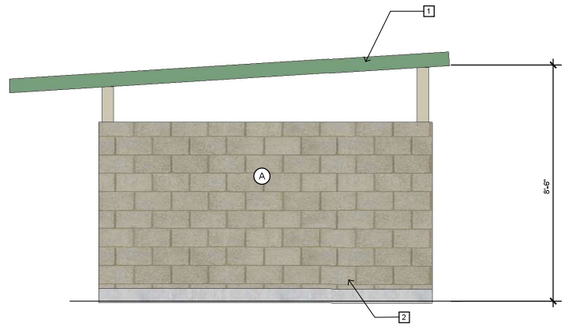
FRONT ELEVATION
SCALE: 1/2"=1'-0"



RIGHT ELEVATION
SCALE: 1/2"=1'-0"



REAR ELEVATION
SCALE: 1/2"=1'-0"



LEFT ELEVATION
SCALE: 1/2"=1'-0"

0 .5 1 2 4

GENERAL NOTES

KEYNOTES

1 STANDING SEAM METAL ROOF
2 HORIZONTAL METAL WALL PANELING

EXTERIOR FINISH MATERIALS LEGEND

A DRYVIT - 985 - INDIAN RIVER - MOJAVE (MJ)
B DRYVIT - BM2137-30 - DURANGO- MOJAVE (MJ)
D APPEX SERIES AP1-1653 - MEDIUM BRONZE
E MP STONE ARCHITECTURAL CAST STONE #9
F ELDORADO STONE COUNTRYSIDE - CYPRESS RIDGE MORTAR - GRAY - TYPE S
G MAGNA LOC 180 - CLASSIC GREEN - 66

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OSHPD SUBMITTAL

LICENSE STAMPS

PROJECT NAME
A PROPOSED PRIMARY CARE CLINIC
FOR
NORTHERN VALLEY INDIAN HEALTH
0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE
EXTERIOR ELEVATIONS - TRASH ENCLOSURE

DRAWING STATUS
CITY PERMIT
FOR CITY OF CHICO APPROVAL

REVISIONS

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Drawn By	LEV
Date Issued	2020/11/30
Scale	1/2" = 1'-0"
Project No.	20-4074

SHEET No.
A302

Attachment E

PARKING LOT SHADE CALCULATIONS

Shade Calculations for NVIH Building

Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Aesculus californica	Buckeye	4	707	0	4	0	0	1,414.00
Platanus x acerifolia 'Bloodgood'	Bloodgood Sycamore	26	1,256	0	11	1	14	25,434.00
Quercus lobata	Valley Oak	14	1,256	0	3	4	7	10,676.00
Quercus wislizenii	Interior Live Oak	8	1,256	0	1	2	5	6,908.00
Total Shade Allowed		**52**		**0**	**19**	**7**	**26**	**44,432.00**
parking lot area								**72,780.00**
50% shade required								**36,390.00**
% Shade Provided								**61%**

WATER USE CALCULATIONS

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
P.O.BOX 8328
CHICO, CA 95927-8328

	California Water Efficient Landscape Worksheet							
	Reference Evapotranspiration (ET_o)		51.7	Project Type		Non-Residential		0.45
	Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Zone#	Regular Landscape Areas							
1	SHRUB - L	0.3	Drip	0.81	0.37	32257	11947	382950
2	TREE - L	0.3	Drip	0.81	0.37	1648	610	19565
					Totals	33905	12557	402515
							ETWU Total	402515
							Maximum Allowed Water Allowance (MAWA)[e]	489056

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	12557
Total Area	33905
Average ETAF	0.37

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

All Landscape Areas

Total ETAF x Area	12557
Total Area	33905
Average ETAF	0.37

PLAN NOTES:

A. CONCORD AVENUE LANDSCAPE FRONTAGE IS INCLUDED WITHIN THE SCOPE OF THIS PROJECT, PLANTINGS ARE AS PER THE CITY OF CHICO REQUIREMENTS

B. ALCOTT AVENUE FRONTAGE LANDSCAPE IS WITHIN THE SCOPE OF THIS PROJECT AND IS TO BE INCLUDED WITH ON-SITE LANDSCAPE IMPROVEMENTS

C. PARKING LOT SHADE TREES TO PROVIDE 50% SHADE COVERAGE AS PER THE CITY OF CHICO MUNICIPAL CODE

D. SCREEN UTILITIES WITH EVERGREEN PLANT MATERIAL OR A 4' FENCE OR WALL PLANTED WITH AN EVERGREEN VINE.

E. TRASH ENCLOSURE LOCATIONS: SCREEN FROM VIEW WITH A MASONRY WALL PLANTED WITH AN EVERGREEN VINE, WITH ADDITIONAL EVERGREEN TREES & SHRUBS

F. CITY STREET TREES AS DIRECTED BY CITY URBAN FORESTER AND OR MERIAM PARK DEVELOPER

PLANT SCHEDULE

2020-11-30 14:44

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AESCULUS CALIFORNICA `CANYON PINK`	POLO / CALIFORNIA BUCKEYE	15 GAL.		13
	CERCIS OCCIDENTALIS	LYLI / WESTERN REDBUD MULTI-TRUNK	15 GAL.	MULTI-STEM	7
	LAGERSTROEMIA X `NATCHEZ`	WHITE CRAPE MYRTLE MULTI-TRUNK	EXISTING		2
	PLATANUS X ACERIFOLIA `BLOODGOOD`	BLOODGOOD SYCAMORE	15 GAL.		28
	QUERCUS LOBATA	LO:WI / VALLEY OAK	15 GAL.		14
	QUERCUS WISLIZENII	CAKAWE / INTERIOR LIVE OAK	15 GAL.		8
	ULMUS X `FRONTIER`	AMERICAN ELM	15 GAL.		27

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN`	DOKDOK YPY / HOWARD MCMINN MANZANITA	5 GAL.	
	BACCHARIS PILULARIS `CENTENNIAL`	COYOTE BRUSH	5 GAL.	
	MAHONIA AQUIFOLIUM `COMPACTA`	POMPOMY / COMPACT OREGON GRAPE	5 GAL.	
	WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL.	

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	1 GAL.	
	CAREX BARBERAE	SANTA BARBARA SEDGE	5 GAL.	
	EQUISETUM HYEMALE	CAKASAKA / HORSETAIL REED GRASS	1 GAL.	
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL.	

VINES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	5 GAL.	STAKED

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	FESTUCA IDAHOENSIS `SISKIYOU BLUE`	SISKIYOU BLUE FESCUE	1 GAL.	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	
	MUHLENBERGIA RIGIDA `NASHVILLE` TM	PURPLE MUHLY	1 GAL.	

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---			33,418 SF
	UNIMPROVED AREA HYDROSEED AREA	FUTURE DEVELOPMENT	---			64,652 SF

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ROSMARINUS OFFICINALIS `PROSTRATUS`	DWARF ROSEMARY	1 GAL.		36" O.C.
	SHRUB & GROUND COVER	PLANTING AREA	---		
	TURF SOD `NO-MOW`	DROUGHT TOLERANT NATIVE BLEND	SOD		

MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	3/4" CRUSHED ROCK - SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	2" DEPTH		
	COBBLE 4-6"	RIVER WASHED COBBLE	4-6" DIA.		

NOTES:

* CONTRACTOR TO VERIFY ALL QUANTITIES FROM PLAN. PLANT LEGEND IS FOR REFERENCE ONLY.

** PF: WUCOLS IV WATER USE CLASSIFICATION OF LANDSCAPE SPECIES EVALUATION LIST-2014; REGION 2, SUNSET ZONE 8/9

*** NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

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California Landscape Architect #4122
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OSHPD SUBMITTAL

LICENSE STAMPS

LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS
4122
06/31/22
STATE OF CALIFORNIA

PROJECT NAME

A PROPOSED PRIMARY CARE CLINIC

FOR

NORTHERN VALLEY INDIAN HEALTH

0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE

LANDSCAPE INDEX

DRAWING STATUS

CONSTRUCTION DOCUMENTS

FOR CITY OF CHICO APPROVAL

REVISIONS

Sym.	Description	Date
A	ARB REV. COMMENTS	2020/11/11

Drawn By	
Date Issued	2020/11/23
Scale	
Project No.	20-4074

SHEET No.

L000

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LICENSE STAMPS

LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS #4122
08/31/22
STATE OF CALIFORNIA

PROJECT NAME

A PROPOSED PRIMARY CARE CLINIC
FOR
NORTHERN VALLEY INDIAN HEALTH

0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE

MASTER LANDSCAPE PLAN

DRAWING STATUS

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1	AHS REV. COMMENTS	2020/11/11

Drawn By	TP
Date Issued	2020/11/30
Scale	AS NOTED
Project No.	20-4074

SHEET No.

L001

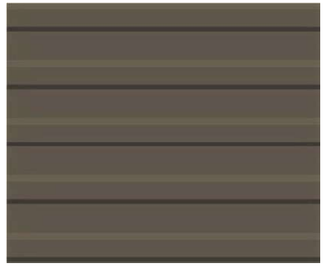
Attachment F

DRYVIT - 985 - INDIAN RIVER - MOJAVE (MJ) -
INTEGRAL STUCCO - BUILDING; PRIMARY FINISH

DRYVIT - BM2137-30 - DURANGO - MOJAVE (MJ) -
INTEGRAL STUCCO - BUILDING; SECONDARY FINISH

ELDORADO STONE COUNTRYSIDE - CYPRESS RIDGE
MORTAR - GRAY - TYPE S -
BUILDING; STONE BASE

MAGNA LOC 180 - CLASSIC GREEN - 66 -
BUILDING/CANOPY; ROOF



APPEX SERIES AP1-1653 - WEATHERED COPPER -
BUILDING ACCENT

MP STONE ARCHITECTURAL CAST STONE #9 -
BUILDING; STONE TRIM

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Slater *& Son*
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0 CONCORD AVENUE
CHICO, CA 95928

SHEET TITLE

EXTERIOR MATERIALS

DRAWING STATUS

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FOR CITY OF CHICO APPROVAL

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Drawn By	LEV
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Scale	NTS
Project No.	20-4074

SHEET No.

A500

Attachment G

PARKING LOT PERSPECTIVE
NTS

PARKING LOT PERSPECTIVE
NTS

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EXTERIOR PERSPECTIVES

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SHEET No.

A501

Attachment G

STREET ENTRY PERSPECTIVE
NTS

STREET ENTRY PERSPECTIVE
NTS

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SHEET No.

A502

Attachment G

AERIAL - EAST 20TH STREET
NTS

AERIAL - CONCORD AVENUE
NTS

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&
ROSSETTO
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A503

Attachment G

ROOF EQUIPMENT VISIBILITY - CONCORD AVENUE
NTS

ROOF EQUIPMENT VISIBILITY - PEDESTRIAN PERSPECTIVE
NTS

ROOF EQUIPMENT VISIBILITY - VISITOR PERSPECTIVE
NTS

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EXTERIOR PERSPECTIVES - ROOF VISIBILITY

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SHEET No.
A504

Attachment G

Aquila

LED Area Light

Project

Catalog

Type

Date

Product Description

The Aquila LED Area Light delivers high efficiency with maximum energy savings and advanced controls to suit a variety of applications. Its robust, low-profile housing is comprised of die-cast aluminum and has a modern, single piece design that will blend into most environments. Exceptional performance is enhanced by the precision die-cast thermodynamic fin cooling system, uniquely developed by NICOR. Quick to install, the Aquila is a versatile fixture with easily interchangeable precision lenses in Type II through Type V distributions. The Aquila is available in lumen packages from 13,000 to 40,000 lumens. Ideal for use in parking lots, roadways, recreational or public venues, walkways, auto dealerships, campuses, and other commercial environments. UL Listed for wet locations.

Construction
- Heavy duty die-cast construction with single piece housing.
- Low profile 3" design provides low wind resistance.
- UV stabilized powder coat finish.
- Stainless steel hardware and electrical SJ cord connection.
- Injection molded silicone gasket seals the driver compartment.

Optical System
- Individual optics are precisely designed to shape the distribution maximizing efficiency and spacing criteria.
- High impact polycarbonate lenses deliver four IES type distributions.
- Type III distribution is standard
- Type II, IV and V distributions are optional
- Zero uplight
- Utilizes advanced LED technology and available in 3000K, 4000K and 5000K.
- Standard 80 CRI to improve safety and color definition in public places.
- See BUG Rating on the Performance Data Table

Electrical
- Input voltage of 120-277VAC or 347-480VAC
- Industry leading surge protection (10kA on 120-277VAC and 20kA on 347-480VAC) provides single phase protection for line/neutral, line/ground and neutral/ground in accordance with IEEE C62.41 2002 C High category.
- Operating temperature rating of -40° to 104°F (-40°C to 40°C)
- Available in 60W, 100W, 150W, 200W and 300W products.
- See performance data for delivered lumen output.

Controls
- Optional microwave sensor is remote controllable and provides up to 3-step dimming
- Optional photocell and receptable & shunt
- Standard full-range dimming with 0-10VDC dimmers

Mounting and installation
- Mounting arms are available for a variety of installations. All mounting arms are die-cast aluminum and available in Bronze, White or custom color.
- Adjustable Pole Mount Arm provides up to 180° of adjustability and mounts to a round or square pole.
- Adjustable Wall Mount Arm provides up to 180° of adjustability and mounts to a flat wall.
- Slipfitter Mount Adaptor installs directly to a nominal 2" round or square pole.
- Straight Mount Arm mounts to a round or square pole.
- Trunnion Mounting Arm easily mounts to a variety of poles.

Listings
- LM-79, LM-80 testing performed in accordance with IESNA standards
- UL/cUL1598 Listed for wet locations
- IP65 Rated
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- TM-21 Reported L70(9k) life >54,000 hours

Warranty
- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)

OAL2

60W, 100W, 150W, 200W, 300W

LED Area Light

c UL us LISTED | WET LOCATION RATED | IP65 | 5 YEAR WARRANTY

NICOR® OUTDOOR

Attachment H

Octans

LED Adjustable Sconce

Project

Catalog

Type

Date

Product Description

The Octans LED Adjustable Sconce provides uniform light distribution with optimal output up to 118 lumens per watt in a compact, seamless design. Using a separable hinged backplate, the Octans is easy to install on walls or directly to a J-Box, and is adjustable from 0 to 90-degrees. It is an economical and efficient replacement for a traditional wall pack and is ideal for accent or general purpose exterior lighting. The Octans can also be used as a flood light for certain applications.

Construction
- Die-cast aluminum housing
- (4) ½" knockouts for conduit feeder or sensors
- Toolless separable hinged backplate for easy installation and maintenance
- Adjustable range of 0° to 90°
- UV- and fire-resistant lens
- Stainless steel hardware

Optical System
- Clear injection-molded acrylic creates uniform light distribution while maximizing lumen output
- Utilizes advanced LED technology with CCT of 4000K, and 5000K
- CRI 80+

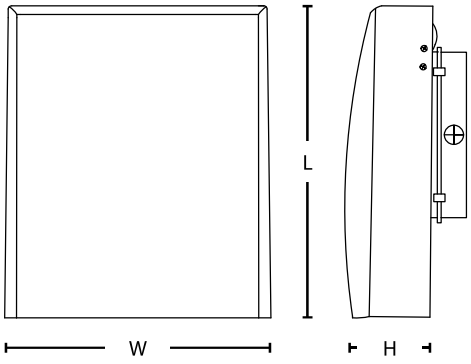
Electrical
- Thermally-protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 30, 50, 80, & 120 watt
- Photocell optional
- Driver delivers full-range dimming from 0 - 10VDC on 80W and 120W

Finish
- Fine-textured, UV-stabilized powder coat bronze finish

Mounting and installation
- Separable hinged backplate to allow for easy mounting
- Fixture mounts directly to J-Boxes and walls with screws
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

Listings
- LM-79, LM-80 testing performed in accordance with IESNA standards
- UL and CUL Listed for wet locations
- Meets FCC Part 15, Subpart B, Class B standards for conducted and radiated emissions
- TM-21 Reported L70(9k) life >54,000 hours
- TM-21 Projected L70(9k) life =75,000 hours

Warranty
- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge)



	30/50 W	80/120 W
Fixture Length:	11 in (280 mm)	13 in (330 mm)
Fixture Width:	7.6 in (193 mm)	11 in (280 mm)
Fixture Height:	4.5 in (114 mm)	5.5 in (140 mm)

IP65 · c UL us LISTED · WET LOCATION RATED · 5 YEAR WARRANTY

NICOR OUTDOOR

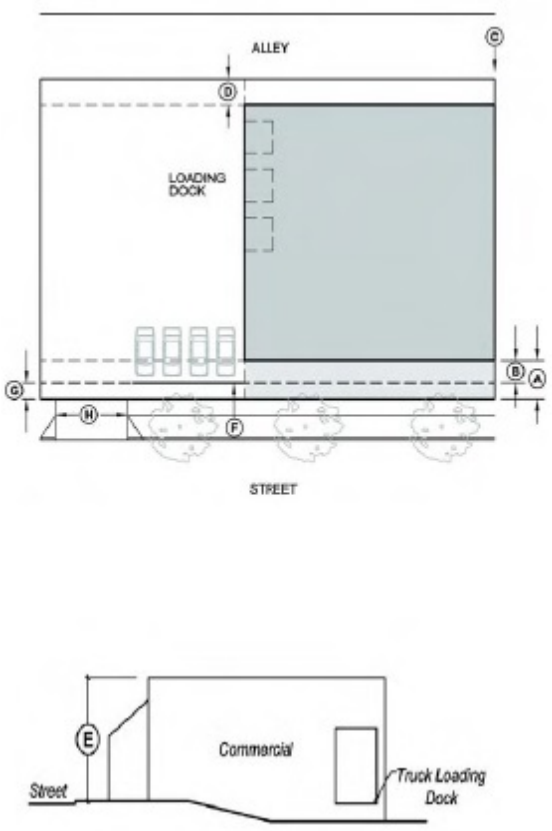
Attachment H

19.86.340 Dock Height Commercial Building

A. A building designed to accommodate light manufacturing and heavy commercial uses, with a screened outdoor area for shipping and deliveries by heavy trucks and off street parking. A dock height commercial building shall be placed on a site as set forth in Table 6-33.

Table 6-33

Building Placement.	
Front build-to-line: The front façade of the building shall be placed from 5 to 12 feet from the back of the sidewalk.	A
Encroachment over the sidewalk may be allowed for some frontage types.	B
Side setbacks: None required; 5 feet minimum if provided.	C
Rear setback: None required; 5 feet from alley if provided.	D
Building Size and Massing.	
Building height: Buildings shall be one story with a maximum building height of 35 feet.	E
Parking.	
Parking and on-site vehicle circulation areas shall be located at least 5 feet from the back of the sidewalk.	F
The vehicle entrance to the dock yard from the street shall not exceed a maximum width of 30 feet.	G



B. Frontage types of shopfronts, galleries and arcades are preferred.

C. The main pedestrian entrance to the ground floor shall be directly from the street.

D. The dock yard area shall be screened from view by a decorative masonry street wall with a maximum height of 5 feet located 5 feet from the back of the street sidewalk. Landscaping shall be provided within a 5-foot planter area between the sidewalk and the masonry street wall.

E. On-site parking and loading bays shall be in the dock yard area. Parking and services shall be accessed from within the dock yard, or from an alley. The vehicle entrance to the dock yard may be from either an alley or from the street through an entrance not to exceed a width of 30 feet.

(Ord. 2358 §22)

Attachment I

Northern Valley Indian Health
Your Health. Our Mission.

November 24, 2020

City of Chico
411 Main Street
Chico, CA 95927

To Whom It May Concern:

Northern Valley Indian Health, Inc. has provided healthcare services within the City of Chico for over 45 years. In Chico, we currently operate four locations and are in the process of expanding our services into Meriam Park. With each established location, we tend to face the same issue in regards to parking. Considering our upcoming project at Meriam Park, which is currently in the design phase, we would like to provide background information regarding the ongoing difficulty we've faced due to the lack of sufficient parking spaces for our patients and staff.

At three of our current locations, we have experienced multiple incidents when our patients arrive for their appointments, do not have a place to park, and are forced to forego their scheduled appointment due to this lack of sufficient parking. Moreover, to combat the parking insufficiencies at these locations, we have had to make alternate parking arrangements off-site and provide shuttle services for our employees, creating a separate set of frustrating circumstances.

In planning for our new facility in Meriam Park, we want to take our past experiences into consideration and ensure our patients and staff have sufficient areas to park and avoid the hassle and complications of not having an adequate number of parking spaces.

In review of our current plan, the numbers of staff and patients expected were taken into consideration during our operating hours of 7:30-5:00 Monday through Friday. With this consideration, NVIH would be best accommodated by creating a minimum of 116 parking spaces in order to fully support the services we provide to the community. Please see attached the description of need for parking spaces.

On behalf of Northern Valley Indian Health, Inc., I request the City of Chico Planning Department consider our need to provide sufficient parking opportunities to our staff and patients and approve 116 parking spaces for this project. We look forward to continuing to provide quality healthcare services to the community members of the City of Chico for many more years to come.

Respectfully,

Inder Wadhwa, CEO

Northern Valley Indian Health
Your Health. Our Mission.

Location	Staff Seating	Patients per hour estimate
BH Provider Offices	6	6.0
BH Lobby	5	.6
AOD Office	1	.4
BH Support Staff	3	0
Medical Provider Offices	6	24
Medical Clinical Support	13	0
Medical Operations Support	14	0
MDC Staff	.2	0
Dental Director	.5	0
Medical Specialty Provider	1	2
Medical Specialty Operations Support	2	0
Medical Specialty Lobby	7	.4
Clinic Site Manager	1	0
Fiscal Support Staff	6	0
Outreach Staff	5	2
Quality Support Staff	2	0
Facilities/Transportation	1	0
Shared Administration	1.2	0
IT Staff	4	0
CEO	.4	0
Administration Office	.8	0
Human Resources	3	0
Main Lobby	28	10
	Not counting lobby seats 71	45
116 combined		

Locked Parking Area Spaces	16
ADA Parking Spaces	8
Standard Parking Spaces	92
Total Parking Spaces	**116**

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

AESTHETICS

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

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

AIR QUALITY

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

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

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

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

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

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

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

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

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

6. Properly tune and maintain equipment for low emissions.

BIOLOGICAL RESOURCES

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

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

CULTURAL RESOURCES

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

CULT-2b: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.

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

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

HYDROLOGY AND DRAINAGE

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

UTILITIES

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