



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 05/19/2021

DATE: May 5, 2021

File: AR 21-06

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov)

RE: Architectural Review 21-06 (North Fork Storage); Thorntree Drive, APN 016-200-122-000

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## 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 21-06 (North Fork Storage), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct approximately 61,000 square feet of new mini storage rental space and an approximately 1,800 square-foot rental office / caretaker's residence on an undeveloped 7.0-acre site located at the southerly side of Thorntree Drive, approximately 700 feet east of Cohasset Road (see **Attachment A**, Location Map). The site is designated Industrial/Office Mixed-Use on the City of Chico General Plan Land Use Diagram and zoned IOMU (Industrial Office Mixed-Use).

The proposed project is comprised of five one-story mini storage buildings and one rental office / caretaker's residence to be constructed in two phases. Phase One would include the rental office / caretaker's residence, Building A, and Building B. Phase Two would include Building C, Building D, and Building E. Buildings A, B, and C would each be 14,000 square feet, while Buildings D and E would each be 9,332 square feet (see **Attachment B**, Project Description and **Attachment C**, Site Plan). The site is currently vacant. Surrounding land uses include the Sycamore Creek Federal Setback Levee to the south and vacant parcels to the east and west.

## ANALYSIS

The building to house both the caretaker's residence and rental office would be located at the northwest corner of the site, west of the access driveway from Thorntree Drive. A wrought iron vehicle security gate and fence would separate the access to the residence and office from the five mini-storage buildings. The mini-storage buildings would be located parallel to one another with vehicular and pedestrian access around them. A six-foot tall, galvanized chain link security fence would surround the mini-storage buildings to both the east and west. The southerly third of the project site would primarily be left in open space.

### Parking

Pursuant to CMC Section 19.70.040, personal or mini storage projects are required to provide one off-street parking space for an on-site manager/caretaker, plus one off-street parking space for each 375 square feet of office space, with a minimum of three spaces. The proposed office area is 270 square feet. The project would provide four parking spaces accessible to visitors to the project site, and two covered parking spaces within an attached garage on the south side of the caretaker's residence / rental office building, meeting requirements.

Covered bicycle parking is proposed under the covered porch on the south side of the caretaker's residence / rental office building, meeting requirements.

### Architectural Design

The project complies with all development standards including lot size, site coverage, setbacks and building height. The proposed one-story buildings would be white with green metal roofing, similar to the Eaton Road Storage project (see **Attachment D**, Photos of Eaton Road Storage Project Site, Exterior Elevations of Mini-Storage Buildings, Floor Plan of Caretaker's Residence, and Exterior Elevations of Caretaker's Residence).

### Lighting and Landscaping

The landscape plan proposes a variety of native and drought tolerant trees and plants (see **Attachment E**, Landscape Plan). A total of 34 new trees would be planted onsite, including oak and sycamore trees. The City's Urban Forester recommends replacing the seven crape myrtle trees with different species, as noted in recommended condition of approval No. 6. A selection of shrubs having vibrant colors would be planted near building entrances and along the street frontage, further enhancing the aesthetic appeal of the site. Exterior lighting would include one parking lot light with a finished height of 14 feet, wall-mounted downlights on the buildings, and concealed ground-mounted lighting for the monument sign.

## **DISCUSSION**

### General Plan Goals, Policies and Actions

The Industrial Office Mixed Use land use designation accommodates a wide range and combination of light industrial and office development. Light industrial development often stands alone. Live-work uses, such as the proposed caretaker's residence for the project site, may be permitted with special consideration for compatibility with predominant uses, such as the proposed mini-storage buildings.

The proposed project is consistent with General Plan goals and policies that enhance Chico's long-term prosperity (ED-1), provides a needed service in the community especially as people rebuild after the Camp Fire (LU-2), and is very compatible near the airport whereas other land uses are constrained (CIRC-6.1.1).

### Consistency with Design Guidelines Manual

The design intent of the Industrial Office Mixed Use project type is to balance functional needs with aesthetics. A pedestrian-friendly environment is achieved by placing the residential / office building near the street frontage on Thorntree Drive (DGs 1.1.13 and 1.1.15). Lighting has

been designed to promote safety and security and minimize light spillage and glare offsite (DG 1.5.14 and 6.2.24). Pre-manufactured colors of the roll-up doors of the storage units offer continuity in both colors and materials (DG 6.2.33).

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project falls within the scope of the Mitigated Negative Declaration (MND) prepared for the Thorntree Grading and Mini Storage Project (ER 19-01, SCH#: 2019089050) adopted by the City in September 2019, and as addended by the City in June 2020. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent environmental review is necessary.

The Mitigated Negative Declaration and Mitigation Monitoring Program is included as **Attachment F** of this report and all mitigation measures have been included as conditions of approval. Correspondence received during the public review period are provided under **Attachment G**. The agency comments are routine in nature and do not refute any conclusions of the environmental documentation.

### 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 for the construction of approximately 61,000 square feet of mini-storage buildings, including a caretaker's residence / rental office building, on a vacant property designated Industrial/Office Mixed-Use on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that enhance Chico's long-term prosperity (ED-1), provides a needed service in the community especially as people rebuild after the Camp Fire (LU-2), and is very compatible near the airport whereas other land uses are constrained (CIRC-6.1.1).

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

The project would use materials that are common for this type of development, and are compatible with existing development in the neighborhood (including other mini-storage facilities and metal industrial and commercial buildings), as called for by the purpose of Chapter 19.18 of the Chico Municipal Code. The project is consistent with the Design Guidelines Manual, particularly the following guidelines:

DG 1.1.15 – Place buildings close to streets to reinforce a pedestrian-friendly environment depending on the size and traffic capacity of the adjacent streets. For instance, the quieter the street, the closer the buildings may come to the street and public sidewalk. Conversely, buildings may be placed further away from busier streets.

- DG 1.5.14 – Incorporate the minimum [lighting] intensity necessary for safety and security to minimize glare impacts and energy consumption.
  - DG 6.1.50 – Incorporate design features that foster a sense of security through features that may include: landscaping, parking lot access, and pedestrian circulation improvements that facilitate surveillance from the street and from neighboring structures...
  - DG 6.2.13 – Incorporate a human scale and form for building masses near primary entrances, street frontages, or where industrial projects transition to non-industrial uses such as residential or smaller scale commercial projects.
  - DG 6.2.24 – Prioritize downwash techniques, rather than uplighting, to avoid light pollution into night skies.
  - DG 6.2.33 – Select pre-manufactured colors of loading bays and roll-up doors that are coordinated with the exterior color of the primary structures.
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 proposed mini-storage facility includes complementary pre-finished metal siding and roofing colors, along with a stucco finish compatible with the storage buildings. The AC condenser is screened by a small fence. Exterior lighting consists of full cutoff security and parking lighting of limited intensity, along with small architectural fixtures near pedestrian use areas.

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 structures are placed close to the street frontage, and parking is provided to the side of the residence/office building. All buildings are single-story construction and should not block views from other structures or dominate their surroundings.

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

The landscape design includes a variety of trees and shrubs with moderate to low water use. The design will complement the proposed structures, help to screen certain portions of the site, and provide sufficient visual relief to create an attractive environment.

## **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 21-06 (North Fork Storage). 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 approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. The landscape plan shall be modified to replace the proposed crape myrtle trees with species approved by the City's Urban Forester.
7. 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.
8. **MITIGATION D.2 (Biological Resources)**: The project will incorporate the avoidance and minimization measures (AMMs), standard best management practices (BMPs) and other notification requirements identified in applicable permits into project plans and specifications and/or contract documents. Incorporation of these requirements will protect sensitive natural resources and water quality from project impacts and ensure that the project will not jeopardize the continued existence of special-status species.

MITIGATION MONITORING D.2: Planning and Engineering staff will require all standard BMPs and AMMs to be incorporated into project plans prior to issuance of any grading permit for the project.

9. **MITIGATION Q.1. (Tribal Monitor)**: The applicant's contractor shall, at no fiscal cost to the applicant or applicant's contractor, provide for the presence of a

Mechoopda Indian Tribal Monitor during all earth moving and ground disturbing activities. The applicant shall provide the contractor's contact information for the purpose of providing direct information to the Tribal Monitor regarding project scheduling and safety protocol, as well as project scope, location of construction areas, and nature of work to be performed. The determination to be present for any, some, or all construction activities shall be at the discretion of the Tribal Monitor.

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

- 10. MITIGATION Q.2. (Inadvertent Discovery):** If during ground disturbing activities, any potentially prehistoric, protohistoric, and/or historic cultural resources are encountered, the supervising contractor shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City. A professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and being familiar with the archaeological record of Butte County, shall be retained to evaluate the significance of the find. City staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. If human remains are uncovered, the project team shall notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the City, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the City to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

If paleontological resources are encountered during Project subsurface construction, all ground-disturbing activities within 10 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery.

*MITIGATION MONITORING Q.2:* Planning staff will verify that the above wording is included on construction plans. Should tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

## **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)**

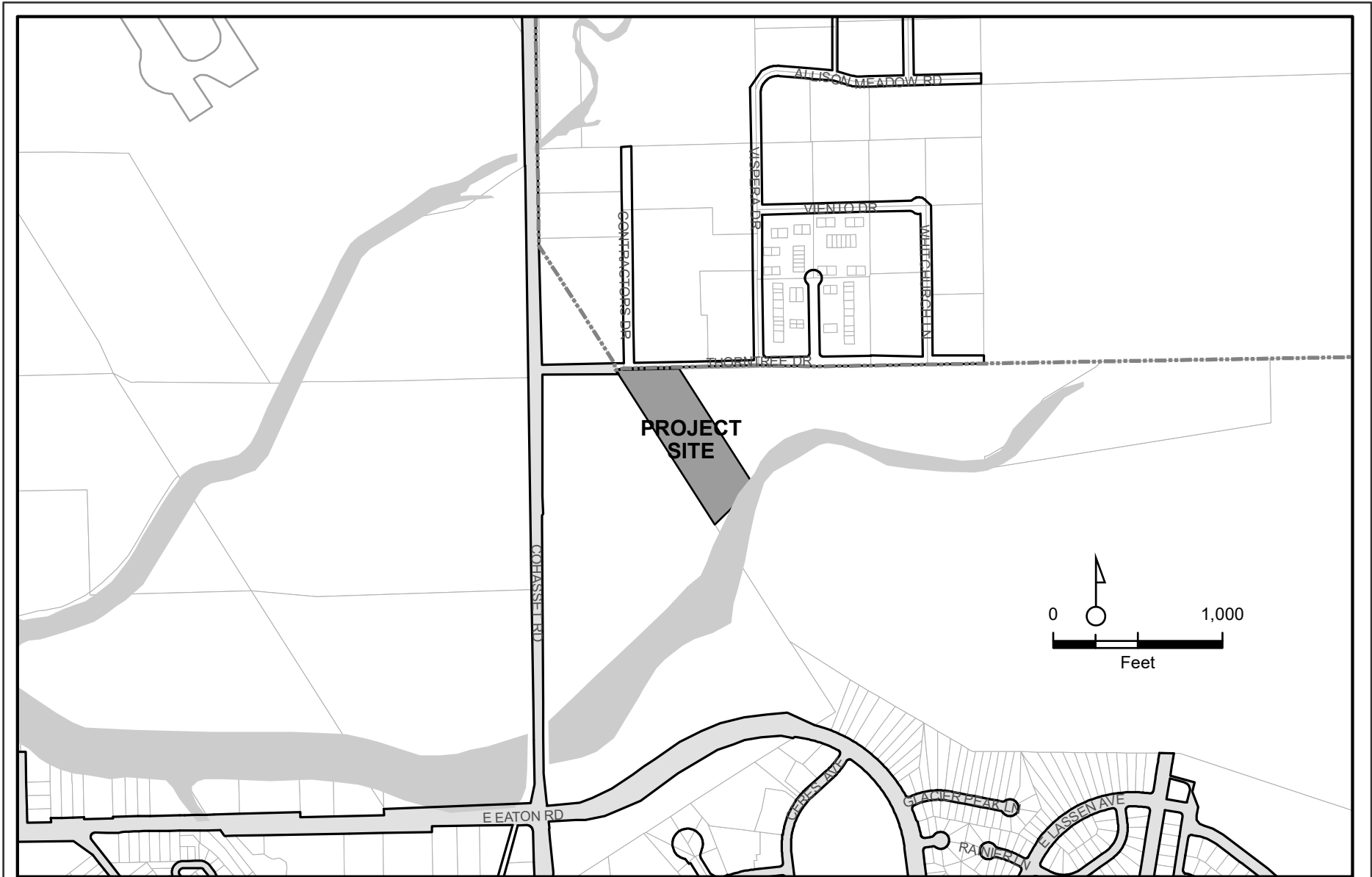
Mike Sawley, Principal Planner  
Tina Wilson, Project Planner  
File: AR 21-06

#### **External (2)**

Jill McMahon, 2865 Cactus Avenue, Chico, CA 95973, Email: [donjilloffice@gmail.com](mailto:donjilloffice@gmail.com)  
NorthStar, Attn: Nicole Ledford, 111 Mission Ranch Road, Suite 100, Chico, CA 95926, Email: [nledford@northstareng.com](mailto:nledford@northstareng.com)

### **ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Photographs of Eaton Road Storage Project Site, Exterior Elevations of Mini-Storage Buildings, Floor Plan of Caretaker's Residence, and Exterior Elevations of Caretaker's Residence
- E. Landscape Plan
- F. Mitigated Negative Declaration and Mitigation Monitoring Program
- G. Correspondence



AR 21-06 (North Fork Storage)  
Thorn Tree Drive  
APN 016-200-122-000





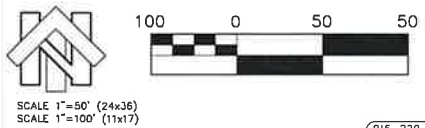
## **PROJECT DESCRIPTION**

The North Fork Storage project proposes to construct a new mini storage on APN 016-200-122. The proposed site is a vacant parcel, 7.0 acres in size and is zoned IOMU (Industrial Office Mixed Use). The property is bordered on the north by a Private Road and Thorntree Drive, on the west and east by vacant parcels, and on the south by the Sycamore Creek Federal Setback Levee.

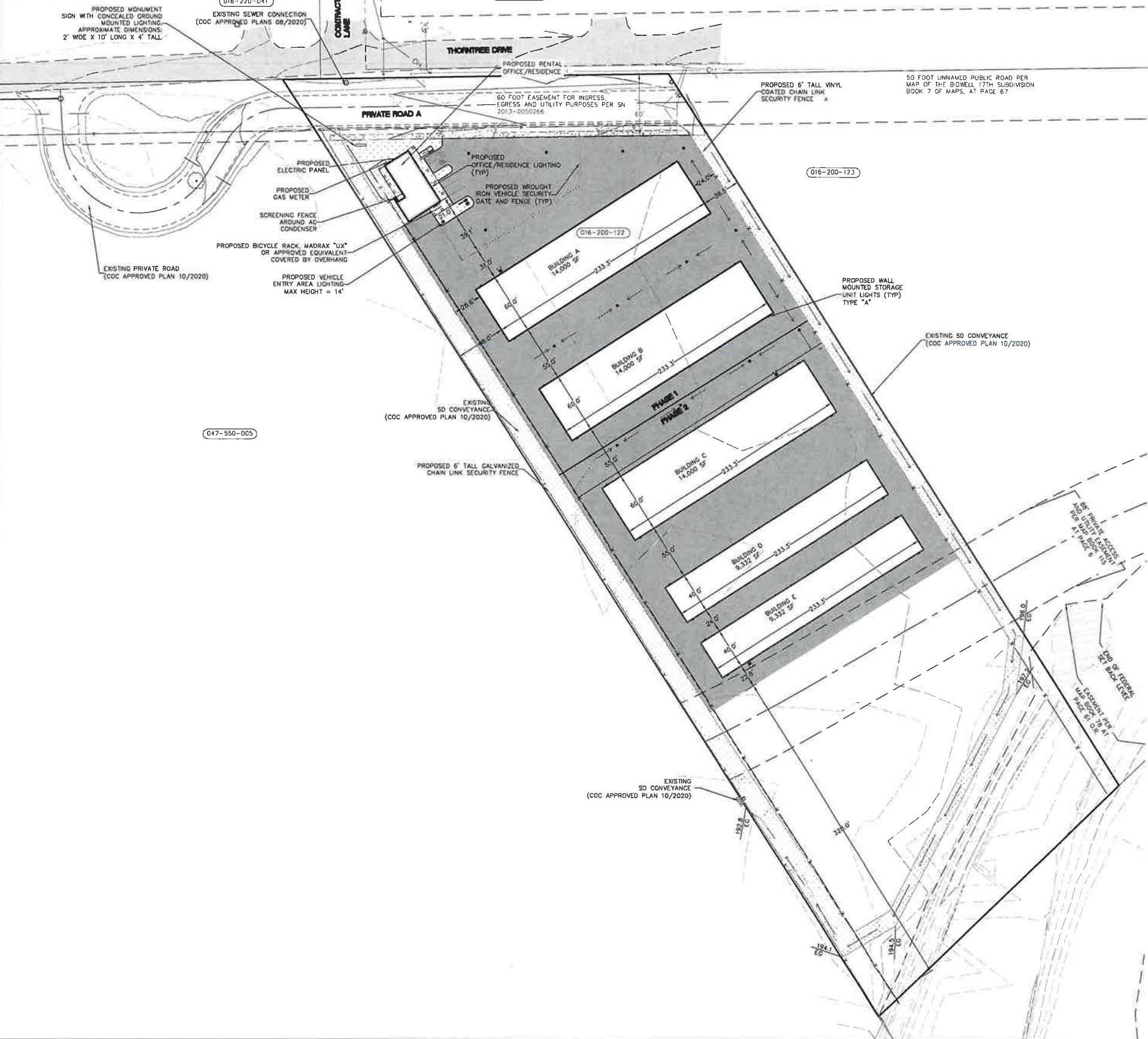
The development proposes 61,000 sf of mini storage rental space and 1,800 sf of rental office/onsite residence space. The project site was evaluated with an Initial Study (ER 19-01) for the initial grading and installation of the private road at the project frontage.

The proposed landscaping meets the minimum required 15% for the Zoning District IOMU as specified in the Chico Municipal Code Title 19 Landscape Standards with 11 % of formal landscaping and 36% open space.

The project includes outdoor security lighting to provide safe access to the mini storage units and for security purposes. All lights are kept low to avoid transgressing onto neighboring properties.



SCALE 1"=50' (24x36)  
SCALE 1"=100' (11x17)



**NOTES**

1. ZONING: IOMU
2. GENERAL PLAN: IOMU
3. LAND USE: EXISTING - VACANT  
PROPOSED - MINI-STORAGE
4. SEWAGE: CITY OF CHICO
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. NO EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED
11. GRADING: GRADED TO DRAIN TOWARDS THE INTERIOR DRIVEWAYS. (TYP.)
12. STANDARD EROSION CONTROL MEASURES (BMP's) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
13. OWNER: DON BROWN, 2865 CACTUS AVENUE, CHICO, CA 95973
14. DEVELOPER: DON BROWN, 2865 CACTUS AVENUE, CHICO, CA 95973
15. FLOOD ZONE: ZONE X

**PARKING**

**REQUIRED PARKING**

MINI STORAGE  
1 SPACE FOR AN ON-SITE MANAGER/  
CARETAKER, PLUS 1 SPACE FOR EACH  
375 SQ.FT. OF OFFICE SPACE,  
WITH A MINIMUM OF 3 SPACES  
PROPOSED OFFICE 270 SF  
BICYCLE PARKING REQ. 1 SPACE

**PROPOSED PARKING**

STANDARD PARKING	3
ADA PARKING	1
TOTAL PARKING	4
BICYCLE PARKING	1 SPACE

**SITE AREA CALCULATIONS**

	AREA (AC)	% TOTAL
STORAGE BUILDINGS	1.39	19.8%
CARETAKER RESIDENCE	0.04	0.57%
HARDSCAPE	2.26	32.3%
LANDSCAPED SPACE	0.78	11.2%
OPEN SPACE	2.53	36.03%
<b>TOTAL AREA</b>	<b>7.00</b>	<b>100%</b>



LOCATION MAP NTS

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- EXISTING WATER METER
- ⊕ EXISTING POWER POLE WITH ANCHOR
- ⊕ EXISTING STORM DRAIN INLET
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- EXISTING FENCE LINE
- EXISTING FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- ⊕ XX EXISTING TREE (XX" IN SIZE)
- ⊕ X EXISTING TREE TO BE REMOVED
- ⊕ PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- EXISTING PARCEL LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT

M. N. Ledford 3-12-21  
NORTHSTAR, MARY N. LEDFORD, CE 65939

ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD  
**NORTH FORK STORAGE**  
FOR DON BROWN  
BEING A PORTION OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 1 EAST M.D.B&M.  
CITY OF CHICO  
COUNTY OF BUTTE STATE OF CALIFORNIA



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





IRON VEHICLE SECURITY FENCE  
(SEE DETAIL)

OFFICE UNIT ENTRY DOOR

LOW MAINTENANCE  
LANDSCAPING

RESIDENCE  
UNIT ENTRY DOOR



TYPICAL STORAGE AREA  
WALL MOUNTED SECURITY LIGHTING  
(SEE DETAIL)



TYPICAL MONUMENT SIGN



PROPOSED BICYCLE PARKING



WALL MOUNTED STORAGE UNIT  
LIGHTING



TYPICAL STORAGE UNIT  
SECURITY FENCING



TYPICAL VEHICLE SECURITY  
GATE AND SIGNAGE



PROPOSED  
LOW MAINTENANCE  
LANDSCAPING

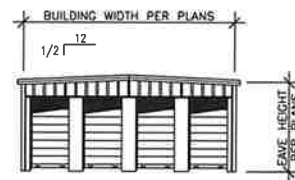


FREE STANDING  
SECURITY LIGHTING

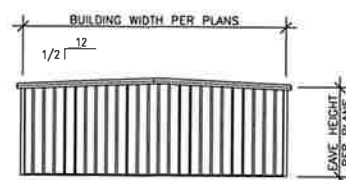
ARCHITECTURAL REVIEW AND HISTORIC  
PRESERVATION BOARD  
**NORTH FORK STORAGE**  
FOR  
DON BROWN  
BEING A PORTION OF SECTION 11,  
TOWNSHIP 22 NORTH, RANGE 1 EAST  
M.D.B&M.  
CITY OF CHICO  
COUNTY OF BUTTE STATE OF CALIFORNIA



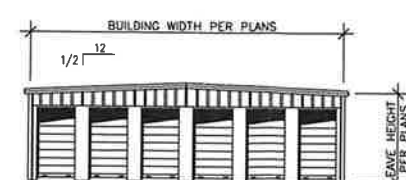
111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com



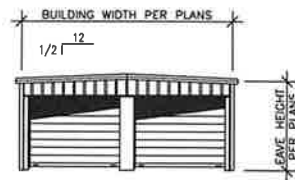
**ENDWALL ELEVATION 1** SCALE: 1/8" = 1'



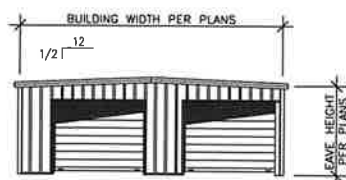
**ENDWALL ELEVATION 2** SCALE: 1/8" = 1'



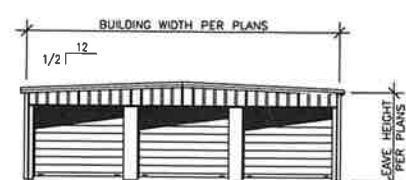
**ENDWALL ELEVATION 3** SCALE: 1/8" = 1'



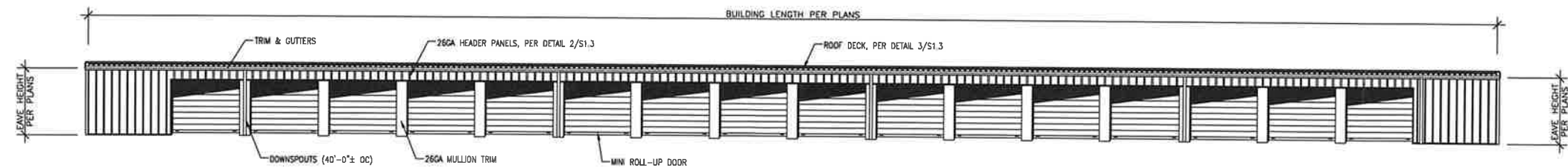
**ENDWALL ELEVATION 4** SCALE: 1/8" = 1'



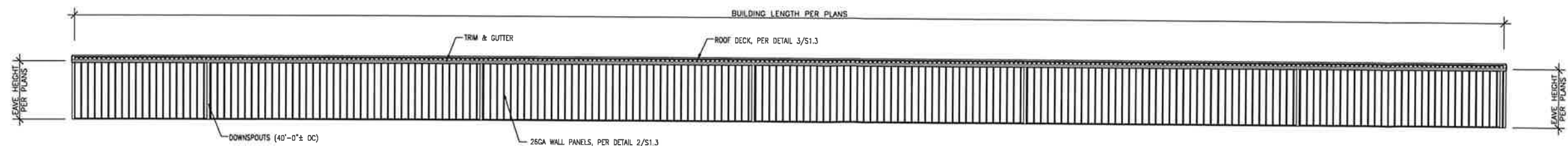
**ENDWALL ELEVATION 5** SCALE: 1/8" = 1'



**ENDWALL ELEVATION 6** SCALE: 1/8" = 1'



**TYPICAL BUILDING SIDEWALL ELEVATION W/ DOORS** SCALE: 1/8" = 1'



**TYPICAL SIDEWALL ELEVATION W/O DOORS** SCALE: 1/8" = 1'

REVISIONS	DATE

CONSULT THE CONTRACT AND THE INFORMATION CONTAINED HEREIN FOR THE  
 EXISTENCE OF ANY RESTRICTIONS OR LIMITATIONS ON THE USE OF THIS  
 DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
 NECESSARY PERMITS AND APPROVALS.

**MAKO**  
 S T E E L  
 5650 El Camino Real, Suite 100, Carlsbad, CA 92009  
 Phone: (760) 448-1760 Fax: (760) 448-1761

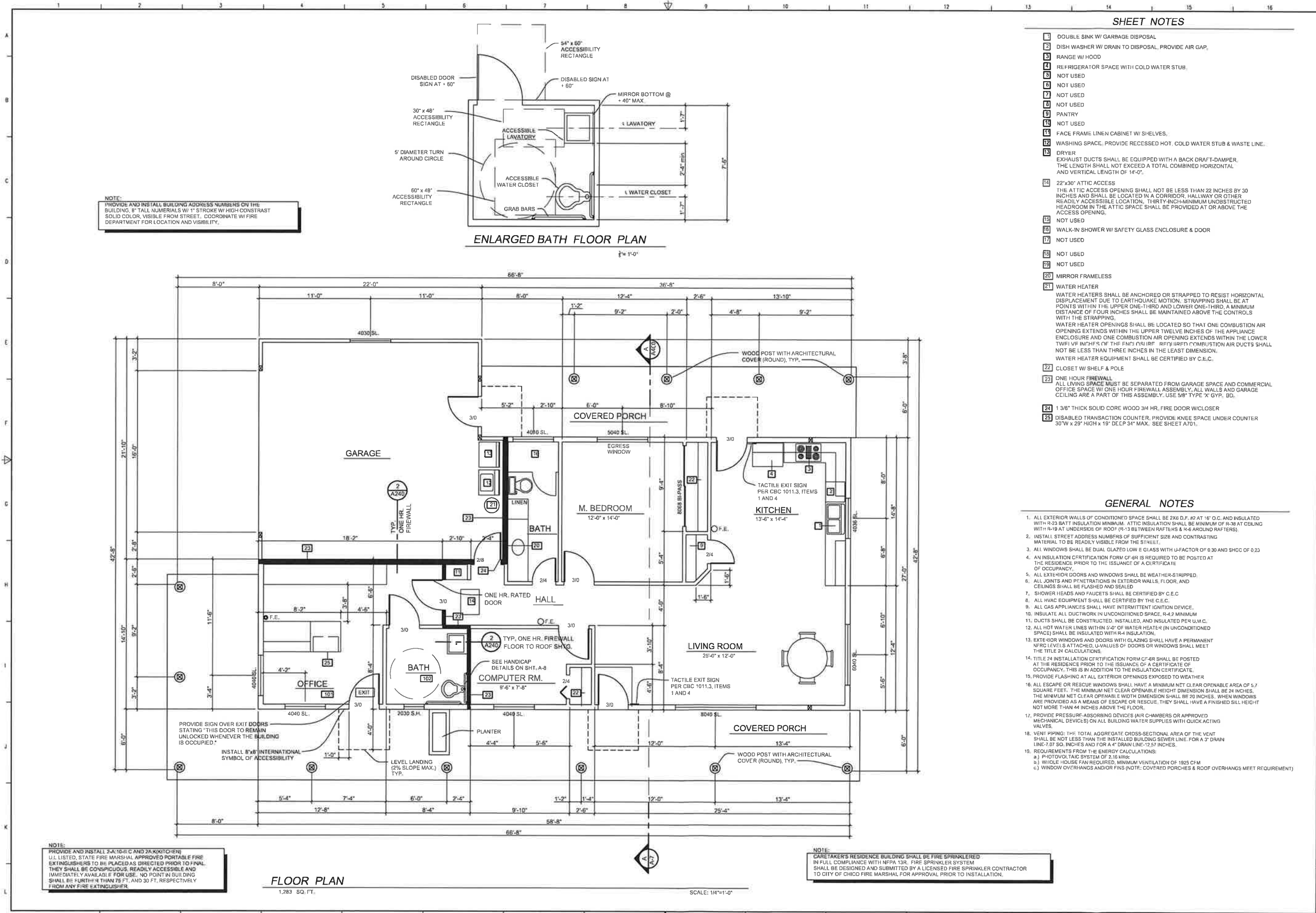
SHEET TITLE  
**STANDARD ELEVATIONS**

PROJECT TITLE

STAMP

DATE	
DRAWN	
CHECKED	
JOB NO.	
SCALE	AS NOTED
DRAWING No.	
REV.	<b>A1</b>
	00





**NOTE:**  
 PROVIDE AND INSTALL BUILDING ADDRESS NUMBERS ON THE BUILDING, 8" TALL NUMERALS W/ 1" STROKE W/ HIGH CONTRAST SOLID COLOR, VISIBLE FROM STREET. COORDINATE W/ FIRE DEPARTMENT FOR LOCATION AND VISIBILITY.

**ENLARGED BATH FLOOR PLAN**  
 1/4" = 1'-0"

**NOTE:**  
 PROVIDE AND INSTALL 3-A-1041 C AND 3-A-1041 CHEN UL LISTED, STATE FIRE MARSHAL APPROVED PORTABLE FIRE EXTINGUISHERS TO BE PLACED AS DIRECTED PRIOR TO FINAL. THEY SHALL BE CONSPICUOUS, READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. NO POINT IN BUILDING SHALL BE FURTHER THAN 75 FT. AND 30 FT. RESPECTIVELY FROM ANY FIRE EXTINGUISHER.

**FLOOR PLAN**  
 1,283 SQ. FT.

**NOTE:**  
 CARETAKER'S RESIDENCE BUILDING SHALL BE FIRE SPRINKLERED IN FULL COMPLIANCE WITH NFPA 13R. FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND SUBMITTED BY A LICENSED FIRE SPRINKLER CONTRACTOR TO CITY OF CHICO FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.

**SHEET NOTES**

- 1 DOUBLE SINK W/ GARBAGE DISPOSAL
- 2 DISH WASHER W/ DRAIN TO DISPOSAL, PROVIDE AIR GAP.
- 3 RANGE W/ HOOD
- 4 REFRIGERATOR SPACE WITH COLD WATER STUB.
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED
- 9 PANTRY
- 10 NOT USED
- 11 FACE FRAME LINEN CABINET W/ SHELVES.
- 12 WASHING SPACE, PROVIDE RECESSED HOT, COLD WATER STUB & WASTE LINE.
- 13 DRYER  
 EXHAUST DUCTS SHALL BE EQUIPPED WITH A BACK DRAFT-DAMPER. THE LENGTH SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14'-0".
- 14 22"x30" ATTIC ACCESS  
 THE ATTIC ACCESS OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THIRTY-INCH-MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- 15 NOT USED
- 16 WALK-IN SHOWER W/ SAFETY GLASS ENCLOSURE & DOOR
- 17 NOT USED
- 18 NOT USED
- 19 NOT USED
- 20 MIRROR FRAMELESS
- 21 WATER HEATER  
 WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.  
 WATER HEATER OPENINGS SHALL BE LOCATED SO THAT ONE COMBUSTION AIR OPENING EXTENDS WITHIN THE UPPER TWELVE INCHES OF THE APPLIANCE ENCLOSURE AND ONE COMBUSTION AIR OPENING EXTENDS WITHIN THE LOWER TWELVE INCHES OF THE APPLIANCE ENCLOSURE. COMBUSTION AIR DUCTS SHALL NOT BE LESS THAN THREE INCHES IN THE LEAST DIMENSION.  
 WATER HEATER EQUIPMENT SHALL BE CERTIFIED BY C.E.C.
- 22 CLOSET W/ SHELF & POLE
- 23 ONE HOUR FIREWALL  
 ALL LIVING SPACE MUST BE SEPARATED FROM GARAGE SPACE AND COMMERCIAL OFFICE SPACE W/ ONE HOUR FIREWALL ASSEMBLY. ALL WALLS AND GARAGE CEILING ARE A PART OF THIS ASSEMBLY. USE 5/8" TYPE 'X' GYP. BD.
- 24 1 3/8" THICK SOLID CORE WOOD 3/4 HR. FIRE DOOR W/CLOSER
- 25 DISABLED TRANSACTION COUNTER, PROVIDE KNEE SPACE UNDER COUNTER 30"W x 29" HIGH x 15" DEEP 34" MAX. SEE SHEET A7D1.

**GENERAL NOTES**

1. ALL EXTERIOR WALLS OF CONDITIONED SPACE SHALL BE 2X6 D.F. #2 AT 16" O.C. AND INSULATED WITH R-23 BATT INSULATION MINIMUM. ATTIC INSULATION SHALL BE MINIMUM OF R-38 AT CEILING WITH R-19 AT UNDERSIDE OF ROOF (R-13 BETWEEN RAFTERS & R-148 AROUND RAFTERS).
2. INSTALL STREET ADDRESS NUMBERS OF SUFFICIENT SIZE AND CONTRASTING MATERIAL TO BE READILY VISIBLE FROM THE STREET.
3. ALL WINDOWS SHALL BE DUAL GLAZED LOW E GLASS WITH U-FACTOR OF 0.30 AND SHGC OF 0.23
4. AN INSULATION CERTIFICATION FORM CF-6R IS REQUIRED TO BE POSTED AT THE RESIDENCE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER-STRIPPED
6. ALL JOINTS AND PENETRATIONS IN EXTERIOR WALLS, FLOOR, AND CEILINGS SHALL BE FLASHED AND SEALED
7. SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY C.E.C.
8. ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY THE C.E.C.
9. ALL GAS APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICE.
10. INSULATE ALL DUCTWORK IN UNCONDITIONED SPACE, R-4.2 MINIMUM
11. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED PER U.M.C.
12. ALL HOT WATER LINES WITHIN 2'-0" OF WATER HEATER (IN UNCONDITIONED SPACE) SHALL BE INSULATED WITH R-4 INSULATION.
13. EXTERIOR WINDOWS AND DOORS WITH GLAZING SHALL HAVE A PERMANENT NFRC LEVELS ATTACHED. U-VALUES OF DOORS OR WINDOWS SHALL MEET THE TITLE 24 CALCULATIONS.
14. TITLE 24 INSTALLATION CERTIFICATION FORM CF-6R SHALL BE POSTED AT THE RESIDENCE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THIS IS IN ADDITION TO THE INSULATION CERTIFICATE.
15. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER
16. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
17. PROVIDE PRESSURE-ABSORBING DEVICES (AIR CHAMBERS OR APPROVED MECHANICAL DEVICES) ON ALL BUILDING WATER SUPPLIES WITH QUICK-ACTING VALVES.
18. VENT PIPING: THE TOTAL AGGREGATE CROSS-SECTIONAL AREA OF THE VENT SHALL BE NOT LESS THAN THE INSTALLED BUILDING SEWER LINE. FOR A 3" DRAIN LINE: 27 SQ. INCHES AND FOR A 4" DRAIN LINE: 22.57 INCHES.
19. REQUIREMENTS FROM THE ENERGY CALCULATIONS:  
 a) PHOTOVOLTAIC SYSTEM OF 2.16 kWDC  
 b) WHOLE HOUSE FAN REQUIRED, MINIMUM VENTILATION OF 1925 CFM  
 c) WINDOW OVERHANGS AND/OR FINS (NOTE: COVERED PORCHES & ROOF OVERHANGS MEET REQUIREMENT)

**NORTHSTAR**  
 ... Designing Solutions  
 111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95928  
 PHONE: (530) 893-1600 www.northstarng.com

Rev.	Date

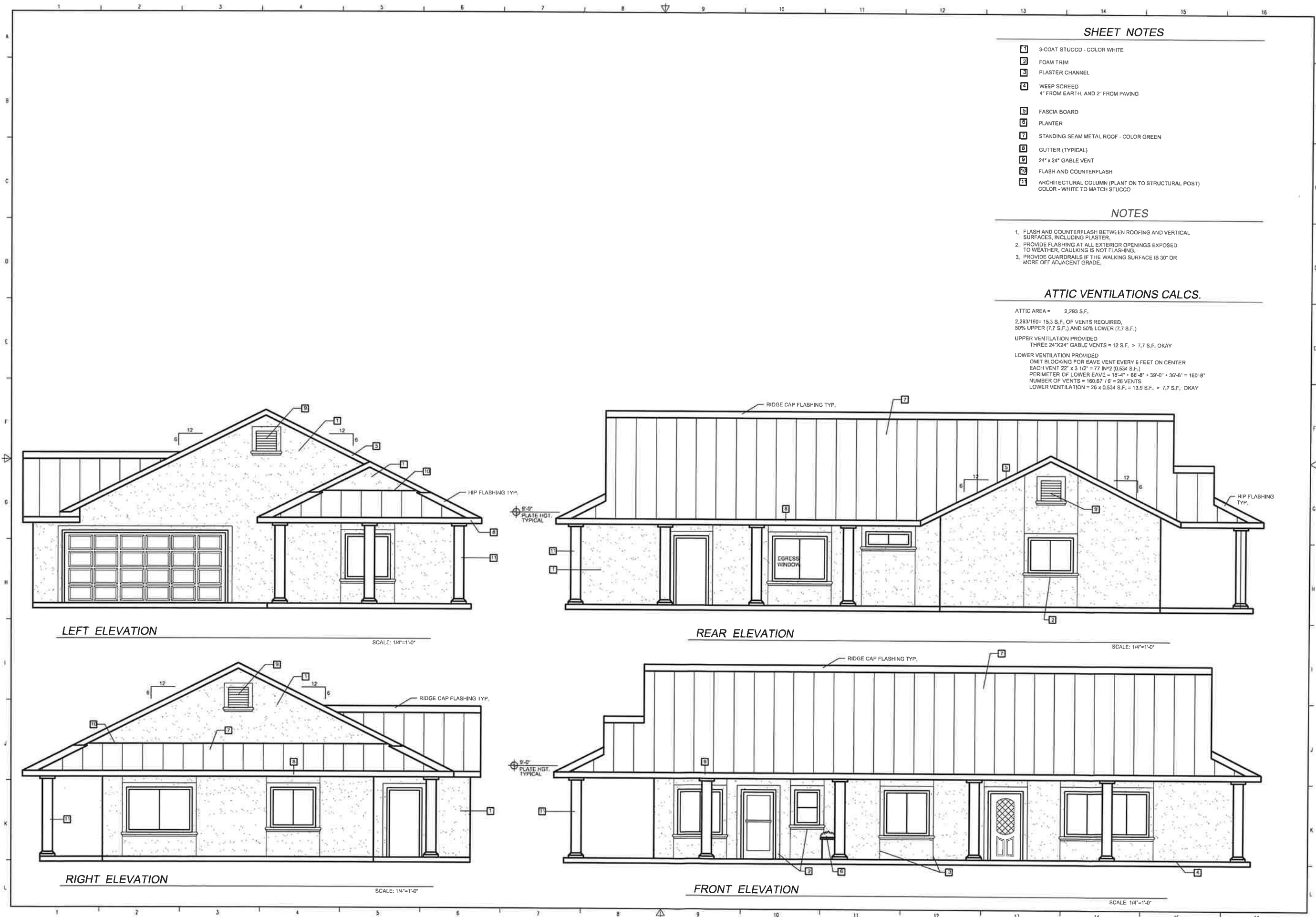
**CARETAKER'S RESIDENCE FOR**  
**NORTH FORK STORAGE**  
**THORNTREE DRIVE**  
**CHICO, CA 95973**  
**APN: 016-200-122**



**OVERALL FLOOR PLAN**

Status: **PROGRESS SET**

Drawn By: MKG  
 Checked By: MFM  
 Date: FEBRUARY 2021  
 Job No: 18-001  
 Sheet No: **A200**



**SHEET NOTES**

- 1 3-COAT STUCCO - COLOR WHITE
- 2 FOAM TRIM
- 3 PLASTER CHANNEL
- 4 WEEP SCREED  
4" FROM EARTH, AND 2" FROM PAVING
- 5 FASCIA BOARD
- 6 PLANTER
- 7 STANDING SEAM METAL ROOF - COLOR GREEN
- 8 GUTTER (TYPICAL)
- 9 24" x 24" GABLE VENT
- 10 FLASH AND COUNTERFLASH
- 11 ARCHITECTURAL COLUMN (PLANT ON TO STRUCTURAL POST)  
COLOR - WHITE TO MATCH STUCCO

**NOTES**

1. FLASH AND COUNTERFLASH BETWEEN ROOFING AND VERTICAL SURFACES, INCLUDING PLASTER.
2. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER. CAULKING IS NOT FLASHING.
3. PROVIDE GUARDRAILS IF THE WALKING SURFACE IS 30" OR MORE OFF ADJACENT GRADE.

**ATTIC VENTILATIONS CALCS.**

ATTIC AREA = 2,293 S.F.  
 2,293/150 = 15.3 S.F. OF VENTS REQUIRED,  
 50% UPPER (7.7 S.F.) AND 50% LOWER (7.7 S.F.)  
 UPPER VENTILATION PROVIDED  
 THREE 24"x24" GABLE VENTS = 12 S.F. > 7.7 S.F. OKAY  
 LOWER VENTILATION PROVIDED  
 OMIT BLOCKING FOR EAVE VENT EVERY 6 FEET ON CENTER  
 EACH VENT 22" x 3 1/2" = 77 IN<sup>2</sup> (0.534 S.F.)  
 PERIMETER OF LOWER EAVE = 18'-4" + 66'-8" + 39'-0" + 36'-8" = 160'-8"  
 NUMBER OF VENTS = 160.87' / 6' = 26 VENTS  
 LOWER VENTILATION = 26 x 0.534 S.F. = 13.9 S.F. > 7.7 S.F. OKAY

**NORTHSTAR**  
 ... Designing Solutions  
 111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE (530) 893-1100 www.northstarng.com

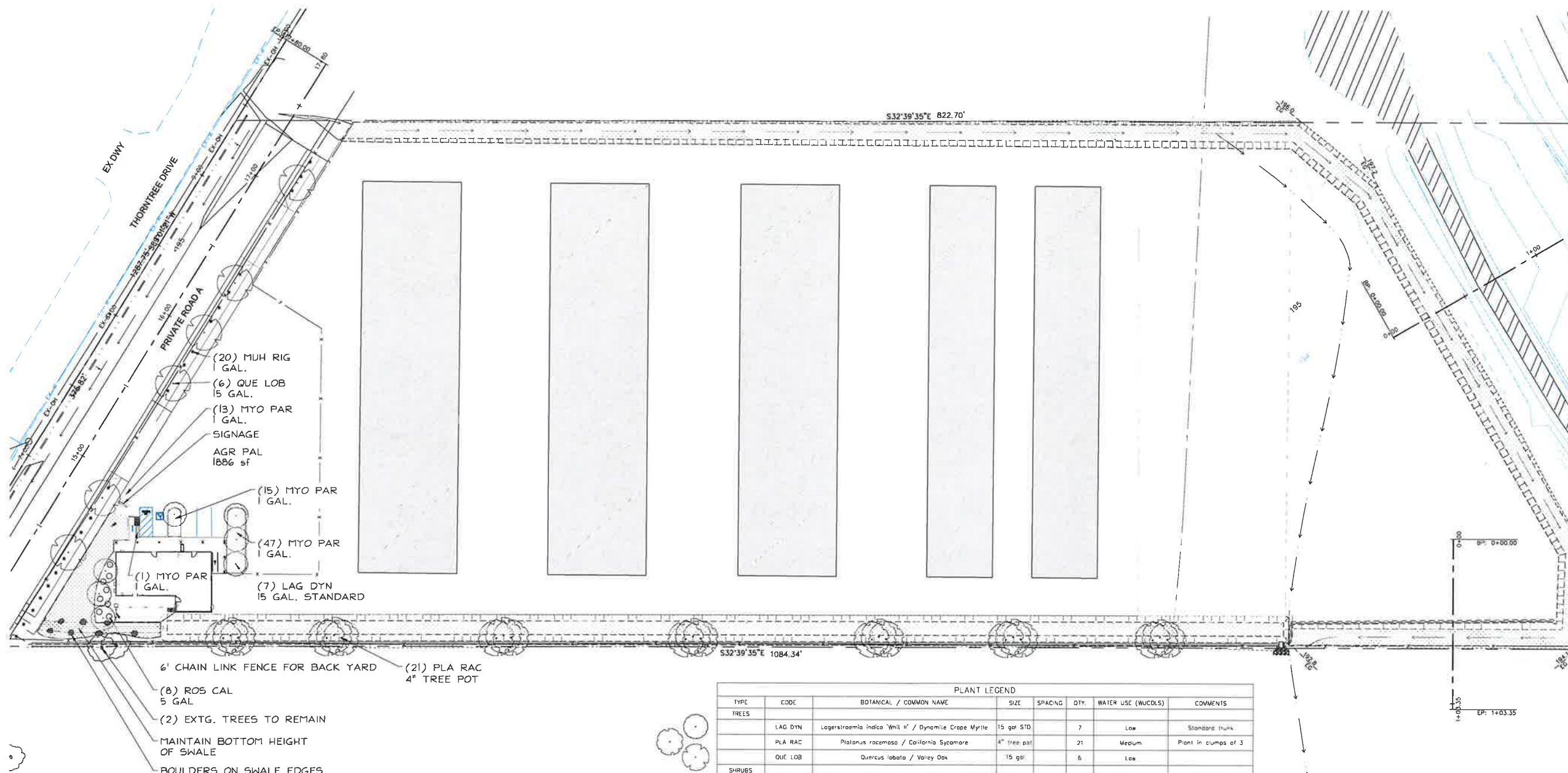
Rev.	Date

CARETAKER'S RESIDENCE FOR  
 NORTH FORK STORAGE  
 THORNTREE DRIVE  
 CHICO, CA 95973  
 APN: 016-200-122



EXTERIOR ELEVATIONS

Status:	PROGRESS SET
Drawn By:	MKG
Checked By:	MEM
Date:	FEBRUARY 2021
Job No.	18-001
Sheet No.	A300



- 6' CHAIN LINK FENCE FOR BACK YARD
- (8) ROS CAL  
5 GAL
- (2) EXTG. TREES TO REMAIN
- MAINTAIN BOTTOM HEIGHT OF SWALE
- BOULDERS ON SWALE EDGES
- (21) PLA RAC  
4" TREE POT

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"

PLANT LEGEND							
TYPE	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	WATER USE (WUCOLS)	COMMENTS
TREES	LAG DYN	Lagerstroemia indica 'White' / Dynamile Crepe Myrtle	15 gal STD		7	Low	Standard fruit
	PLA RAC	Platanus racemosa / California Sycamore	4" tree pot		21	Medium	Plant in clumps of 3
	QUE LOB	Quercus lobata / Valley Oak	15 gal		6	Low	
SHRUBS	ROS CAL	Rosa californica / California Wild Rose	5 gal		8	Low	
GR. COVER	AGR PAL	Agrostis patens / Delta Bluegrass Native Bentgrass TW			1886 sf	Medium	
	MYO PAR	Myoporum parvifolium "Prostratum" / Myoporum			36"	Low	
PERENNIALS	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal		20	Low	

SCALE: 1" = 30'-0"



A. LANDSCAPE DEVELOPMENT CO.  
1888 Longfellow Avenue, Suite M, Chico, CA 95926 Lic # 97413  
530-894-1111 Fax 530-893-4793 www.landscape.com

**DON BROWN STORAGE  
LANDSCAPE PLANS  
THORNTREE DRIVE  
CHICO, CALIFORNIA 95973**

These drawings are instruments of service and the property of Landscape A. Landscape Company. All designs and other information on this drawing are for use in the landscape project and shall not be used otherwise without the express written permission of Landscape A. Landscape Company.

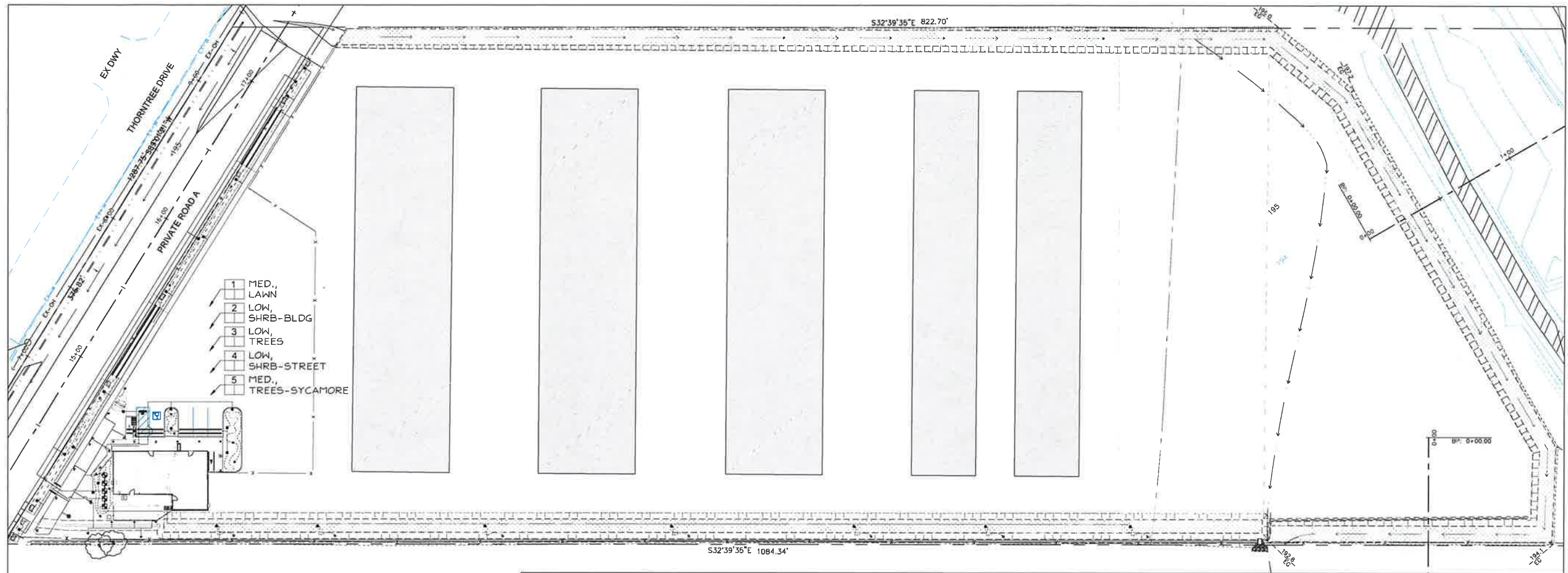
Sheet Title  
**PLANTING PLAN**

Client:

No	Date	Revision
▲		
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Project No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
 Drawn By: JG  
 Scale: AS NOTED **L1**  
 Date: 3-9-21  
 File Name: \_\_\_\_\_ of 2 sheets





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**DON BROWN STORAGE  
LANDSCAPE PLANS  
THORNTREE DRIVE  
CHICO, CALIFORNIA 95973**

**IRRIGATION LEGEND**

- ⊙ HUNTER SOIL-CLIK MODULE AND SENSOR PROBE
- ▣ HUNTER FLOW METER HC-100-FLOW
- ⊞ HUNTER PHC-2400 CONTROLLER W/ SOLAR SYNC
- ⊞ IRRIGATION POINT OF CONNECTION
- ⊙ HUNTER ICZ-101 REMOTE CONTROL VALVE
- HUNTER MP2000-90, -210, AND -360 (MP ROTATORS)
- HUNTER MPI000-90 (MP ROTATOR)
- ▣ HUNTER ICZ-101, DRIP CONTROL ZONE KIT
- ⊞ HUNTER PLD-10-24, SUBSURFACE INLINE EMITTER TUBING: INSTALL TWO LINES LENGTHWISE IN STREETSIDE PLANTERS, ONE ON EACH SIDE OF THE PLANTS. STAGGER EMITTERS OF 2 LINES.
- ▣ TRANSITION FROM LATERAL TO DRIP, IN CARSON 910 VALVE BOX
- ▣ HUNTER FLUSH VALVE FOR PLD INLINE EMITTER TUBING
- ▣ HUNTER PLD-AVR, AIR RELIEF VALVE FOR PLD INLINE EMITTER TUBING
- ⊞ HUNTER PLD-BLANK TUBING, W/ HUNTER POINT SOURCE EMITTERS: HE-60-T FOR TREES, HE-10-B FOR SHRUBS, 2 AT EACH TREE/SHRUB
- HUNTER PLD-BV SHUT-OFF VALVE FOR DRIP BLANK TUBING
- MAIN LINE, SCH. 40 PVC
- LATERAL, SCH. 40 PVC
- ≡ SLEEVE, SCH. 40 PVC
- VALVE #
- ▣ MED., SHRUBS WATER USE
- ▣ DESCRIPTION

**NOTES**

I. IRRIGATION PLAN IS DIAGRAMMATIC; PIPES, TUBING AND COMPONENTS SHALL BE LAID OUT IN PLANTERS WHEREVER POSSIBLE; POINT-SOURCE DRIP IRRIGATION SHALL BE RUN TO EACH PLANT/TREE

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the irrigation design plan"

SCALE: 1" = 30'-0"



**HYDROZONE TABLE**

Valve #	High Water Needs (sq. ft.)	Med. Water Needs (sq. ft.)	Low Water Needs (sq. ft.)	Very Low Water (sq. ft.)	Special Landscape Area (sq. ft.)
1		1886			
2			1120		
3			260		
4			1592		
5		420			
<b>TOTALS</b>	<b>0</b>	<b>2306</b>	<b>2972</b>	<b>0</b>	<b>0</b>

**WATER BUDGET CALCULATIONS**

Reference Evapotranspiration (Eto): 51.7 (Chico, CA)

Valve #/Hydrozone/Description	Plant Factor (PF)	Irrig. Method	Irrig. Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
1. MED LAWN	0.5	Spray	0.75	0.67	1886	1264	40516
2. LOW SHRUBS-BLDG	0.2	Drip	0.81	0.25	1120	280	8975
3. LOW TREES	0.2	Drip	0.81	0.25	260	65	2084
4. LOW SHRUB-STREET	0.2	Drip	0.81	0.25	1592	398	12757
5. MED TREES-SYCAM.	0.5	Drip	0.81	0.62	420	260	8334
<b>TOTALS:</b>					<b>5278</b>		<b>72666</b>

(See formula below) Maximum Applied Water Allowance (MAWA): 76131

ETWU Formula for each valve/hydrozone:  $ETo \times 0.62 \times ETAF \times Area$   
(ETo is inches per year of evapotranspiration, 0.62 converts to gallons, ETAF is Eto Adjustment Factor)

Maximum Applied Water Allowance (MAWA) Formula:  $ETo \times 0.62 \times ETAF \times Total\ Landscape\ Area$   
Where ETAF in this case is 0.55 for residential or 0.45 for non-residential  
MAWA:  $51.7 \times 0.62 \times 0.45 \times 5278 = 76131$  gallons allowed per year

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Sheet Title: IRRIGATION PLAN

Client:

No.	Date	Revision
△		
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Project W#: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
Drawn By: JG  
Scale: AS NOTED **L2**  
Date: 3-4-21  
File Name: of 2 sheets





## MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM CITY OF CHICO PLANNING DIVISION

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

**PROJECT NAME AND NUMBER:** Thorntree Grading and Mini Storage (ER 19-01)

**APPLICANT NAME:** Don Brown  
2865 Cactus Avenue  
Chico, Ca 95973

**PROJECT LOCATION:** Southerly side of Thorntree Drive, approximately 700 feet easterly of Cohasset Road, within the City of Chico city limits, APN 016-200-122

**PROJECT DESCRIPTION:** The proposed project involves grading of an approximate 6.9-acre area to facilitate the future development of the site with a personal storage facility (mini storage). The grading will involve a cut volume of approximately 1,017 cubic yards with a fill volume of approximately 8,550 cubic yards of material across the site. The types of equipment used for the project may include, but are not limited to, a grader, dumb haul trucks, backhoe, excavator, and work trucks. An upland flow conveyance ditch will be constructed along the eastern, southern, and a portion of the western boundaries of the property. The conveyance ditch will be approximately 10-feet wide and the base approximately 2-feet deep. The bottom of the bio-retention basin will contain a subsurface drainage/storage layer consisting of gravel overlain with a layer of soil. Native grasses will be planted along the slope of the basin to prevent erosion. The basin will also include an outfall weir near its southern intersection with the upland flow ditch.

The project will maintain a distance of 15-feet away from the top of the existing Sycamore Creek Federal Setback Levee. With the addition of the 10-foot width for the upland flow conveyance ditch the distance grading will maintain from the setback levee is 25-feet. The project is approximately 110 feet away from the top of bank of Sycamore Creek and approximately 165 feet from the centerline of Sycamore Creek.

The proposed grading is to facilitate the future development of the site with a personal storage facility (mini storage). The project involves approximately 68,800 square feet of building footprint, including five storage buildings and one office building. Access to the site would be provided by a private driveway from Thorntree Drive. Other site improvements include landscaping, parking areas and new lighting, such as pole-mounted box lights and building mounted pack-lights. Full Site Design and Architectural Review in compliance with Chico Municipal Code (CMC) section 19.18 will be required at a future date, at which time detailed plans will be reviewed and conditioned as necessary to ensure adherence to all applicable CMC development requirements.

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

**MITIGATION D.2 (Biological Resources)**: The project will incorporate the avoidance and minimization measures (AMMs), standard best management practices (BMPs) and other notification requirements identified in applicable permits into project plans and specifications and/or contract documents. Incorporation of these requirements will protect sensitive natural resources and water quality from project impacts and ensure that the project will not jeopardize the continued existence of special-status species.

*MITIGATION MONITORING D.2*: Planning and Engineering staff will require all standard BMPs and AMMs to be incorporated into project plans prior to issuance of any grading permit for the project.

Implementation of the above mitigation measure and monitoring will avoid potential conflicts with the nesting raptors, owls or migratory birds to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION Q.1. (Tribal Monitor)**: The applicant's contractor shall, at no fiscal cost to the applicant or applicant's contractor, provide for the presence of a Mechoopda Indian Tribal Monitor during all earth moving and ground disturbing activities. The applicant shall provide the contractor's contact information for the purpose of providing direct information to the Tribal Monitor regarding project scheduling and safety protocol, as well as project scope, location of construction areas, and nature of work to be performed. The determination to be present for any, some, or all construction activities shall be at the discretion of the Tribal Monitor.

**MITIGATION Q.2. (Inadvertent Discovery)**: If during ground disturbing activities, any potentially prehistoric, protohistoric, and/or historic cultural resources are encountered, the supervising contractor shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City. A professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and being familiar with the archaeological record of Butte County, shall be retained to evaluate the significance of the find. City staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. If human remains are uncovered, the project team shall notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the City, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the City to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

If paleontological resources are encountered during Project subsurface construction, all ground-disturbing activities within 10 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery.

*MITIGATION MONITORING Q.1 and Q.2:* Planning staff will verify that the above wording is included on construction plans. Should tribal cultural resources be encountered, the supervising contractor shall be responsible for reporting any such findings to Planning staff, and contacting a professional archaeologist, in consultation with Planning staff, to evaluate the find.

Implementation of the above mitigation measure and monitoring will avoid potential conflicts with the inadvertent discovery of Tribal Cultural and Cultural Resources on the site and will reduce potential impacts to a level that is considered **less than significant with mitigation incorporated**.

**PROJECT APPLICANTS INCORPORATION OF MITIGATION INTO THE PROPOSED PROJECT:**

I have reviewed the Initial Study for The Gonzales Grading Plan (ER 18-01), and the mitigation measures identified herein. I hereby modify the project on file with the City of Chico to include and incorporate all mitigation set forth in this document.

\_\_\_\_\_  
**Authorized Signature, Project Applicant**

Don Brown

**Prepared by:** \_\_\_\_\_ **Date** \_\_\_\_\_  
Shannon Costa, Associate Planner  
Community Development Department

**Adopted via:** \_\_\_\_\_

**CENTRAL VALLEY FLOOD PROTECTION BOARD**

3310 El Camino Ave., Ste. 170  
SACRAMENTO, CA 95821  
(916) 574-0609 FAX: (916) 574-0682



August 30, 2019

Ms. Shannon Costa  
City of Chico  
PO Box 3420  
Chico, California 95928

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CITY OF CHICO  
PLANNING SERVICES

Subject: Thorntree Grading and Mini Storage (ER 19-01), Mitigated Negative Declaration,  
SCH No. 2019089050

Location: Butte County

Dear Ms. Costa,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is within Sycamore Creek, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Ms. Shannon Costa  
August 30, 2019  
Page 2 of 2

Other federal (including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

Board permit applications and Title 23 regulations are available on our website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Encroachment permit applications received on or after July 1, 2019 are subject to fees, additional information is available on the Board's website at <http://cvfpb.ca.gov/fees-2019/>.

Please contact James Herota at (916) 574-0651, or via email at [James.Herota@CVFlood.ca.gov](mailto:James.Herota@CVFlood.ca.gov) if you have any questions.

Sincerely,



Andrea Buckley  
Environmental Services and Land Management Branch Chief

cc: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** [Zaitz, Scott@Waterboards](mailto:Zaitz,Scott@Waterboards)  
**To:** [Shannon Costa](mailto:Shannon.Costa)  
**Subject:** RE: Comment received- MND Thorntree Grading  
**Date:** Monday, September 9, 2019 11:53:36 AM

---

Hi Shannon, the BRA is sufficient. I have printed and attached it to our letter in Butte County's file.  
Thanks much, Scott

---

**From:** Shannon Costa <[shannon.costa@Chico.ca.gov](mailto:shannon.costa@Chico.ca.gov)>  
**Sent:** Monday, September 9, 2019 10:23 AM  
**To:** Zaitz, Scott@Waterboards <[Scott.Zaitz@waterboards.ca.gov](mailto:Scott.Zaitz@waterboards.ca.gov)>  
**Subject:** Comment received- MND Thorntree Grading

Hi Scott-

I received your comments regarding the Mitigated Negative Declaration for the Thorntree Grading and Mini Storage project located on Thorntree Drive in Chico, CA (SCH # 2019089050) (your letter attached). Your comments indicate that the evaluation for jurisdictional waters needs to be determined prior to any disturbance of the site. I do have a BRA (attached) for the project site concluding that "no aquatic features within the project area that would be considered jurisdictional". Is this determination sufficient for you, or are your comment based on concerns specific to this site?

Thank you,

*Shannon Costa*

Associate Planner

(530) 879-6807

City of Chico- Community Development Department



City of Chico

## Central Valley Regional Water Quality Control Board

3 September 2019

Shannon Costa  
City of Chico  
P.O. Box 3420  
Chico, CA 95928

RECEIVED

SEP 06 2019

CITY OF CHICO  
PLANNING SERVICES

### COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR THE THORNTREE GRADING AND MINI STORAGE (ER 19-01) PROJECT, STATE CLEARINGHOUSE NUMBER 2019089050, CHICO, BUTTE COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 19 August 2019, we received your request for comments on the Mitigated Negative Declaration for the Thorntree Grading and Mini Storage (ER 19-01) Project (Project).

The proposed project involves grading of an approximate 6.9-acre area to facilitate the future development of the site with a personal storage facility (mini storage). The grading will involve a cut volume of approximately 1,017 cubic yards with a fill volume of approximately 8,550 cubic yards of material across the site. The project involves approximately 68,800 square feet of building footprint, including five storage buildings and one office building. Other site improvements include landscaping, parking areas and new lighting, such as pole-mounted box lights and building mounted pack-lights. The conveyance ditch will be approximately 10 feet wide and the base approximately 2 feet deep. The bottom of the bio-retention basin will contain a subsurface drainage/storage layer consisting of gravel overlain with a layer of soil. Native grasses will be planted along the slope of the basin to prevent erosion. The basin will also include an outfall weir near its southern intersection with the upland flow ditch. Access to the site will be provided by a private driveway from Thorntree Drive. The Project site is located at the cross streets of Thorntree Drive and Cohasset Road. The Assessor's Parcel Number is 016-200-122.

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



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

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

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

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. Thorntree Grading and Mini Storage (ER 19-01) Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) ([https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml))

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

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

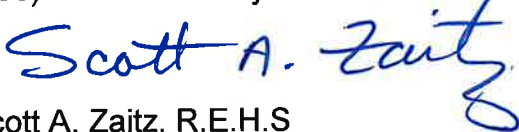


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Post-Construction Storm Water Requirements

Studies have found the amount of impervious surface in a community is strongly correlated with the impacts on community's water quality. New development and redevelopment result in increased impervious surfaces in a community. Post-construction programs and design standards are most efficient when they involve (i) low impact design; (ii) source controls; and (iii) treatment controls. To comply with Phase II Municipal Storm Water Permit requirements the City of Chico must ensure that new developments comply with specific design strategies and standards to provide source and treatment controls to minimize the short and long-term impacts on receiving water quality. The design standards include minimum sizing criteria for treatment controls and established maintenance requirements. The proposed project must be conditioned to comply with post-construction standards adopted by the City of Chico in compliance with their Phase II Municipal Storm Water Permit.

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



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Storm Water & Water Quality Certification Unit

SAZ: db

cc: Department of Fish and Wildlife, Region 2, Rancho Cordova  
Ms. Laura Shively, U.S. Army Corps of Engineers, Sacramento