



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 09/15/21

DATE: September 2, 2021

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Principal Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: BCM Construction on Morrow Lane, 3731 Morrow Lane, APN 040-030-046
Southwest Corner of Morrow Lane at Comanche Court in Southeast Chico

File : AR 21-01

GPA/RZ 19-02

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of two warehouse buildings (17,750 and 15,000 square feet in size) and associated site improvements. The project also includes a General Plan Amendment and rezone (GPA/RZ) to reconfigure open space zoning associated with a remnant stream corridor that traverses the site. The Planning Commission will consider the project design at a future meeting and forward its recommendation to the City Council for final action.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the proposed project design, 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 recommend approval of Architectural Review 21-01 (BCM Construction on Morrow Lane), subject to the recommended conditions.

BACKGROUND

The project is located at the southwest corner of Morrow Lane and Comanche Court (private) in southeast Chico (see **Attachment A**, Location/Notification Map). The project includes two main components:

1. A General Plan Amendment (GPA) and rezone (RZ) to reconfigure open space zoning associated with a former stream corridor that traverses the site, and
2. Development of the 3.5 acre site with two warehouse buildings and associated site improvements, including parking spaces, trash enclosures, a crossing of the open space, and storm drainage facilities. The proposed warehouses are described in further detail below.

Existing Conditions

The project site mostly comprises disturbed annual grassland that has historically been used for construction equipment staging and storage (southern portion), and temporary disaster

recovery residential uses for some of the applicant's workforce following the Camp Fire. The temporary residential uses have recently ceased at the site.

The site is located within the Comanche Creek (aka Edgar Slough) watershed and is bisected by an old stream channel that used to form a northerly tributary to Comanche Creek. Construction of the Butte Creek Diversion Channel by the Army Corps of Engineers in 1959 re-routed the headwaters of this small stream to instead flow into Butte Creek. This redirection of headwaters over the decades has inactivated surface flows within the channel, which is now mostly filled in with sedimentation. Many trees remain along undeveloped portions of the former stream, which is referred to as the "remnant riparian" area in this report. This area is also referred to as the "open space" area because it generally coincides with the OS1 (Primary Open Space) zoning on the site.

Warehouses and commercial/industrial uses predominate the area, with suburban residential uses located southeasterly of the site. A five acre site immediately west of the site remains undeveloped.

The site is currently designated Manufacturing and Warehousing (2.75 acres) and Primary Open Space (0.38 acres) on the General Plan Land Use Diagram and zoned ML (Light Manufacturing) and OS1 (Primary Open Space). The proposed rezone would reconfigure and retain 0.38 acres of OS1 zoning, conforming to the project design and centering the open space over the former stream channel (see **Attachment B**, Plats). The current open space zoning does not precisely coincide with the former stream channel, and the proposed rezone would re-center the open space zoning over the channel based on site specific mapping information.

Project Details

The proposed warehouse buildings would be approximately 17,750 and 15,000 square feet in size. The larger building (Building A) would be in front, nearest Morrow Lane, and Building B would be situated down Comanche Court, south of the channel (see **Attachment C**, Architect's Narrative, and **Attachment D**, Site Plan).

Building A would face Morrow Lane, with an access point on Morrow Lane near the northwesterly corner of the site. A second access point would be provided on Comanche Court. Fifteen parking spaces would be developed in front of the building, with 31 additional spaces behind the building. Bike racks and bike lockers are proposed in front of each building.

Building B would be located south of the channel and would have two access driveways on Comanche Court. It would face the open space at the center of the site, with 14 parking spaces in front and 18 spaces in the rear. The design of Building B is similar to Building A, except it would be 83 feet in depth while Building A would be 105 feet deep.

A vehicle crossing of the remnant riparian area is proposed to establish an internal connection between the two halves of the project, and to enhance maneuverability of large vehicles. The crossing would be a clear span deck of approximately 40-50 feet, with U-shaped head wall at each end of the span.

Parking lot shade trees would add canopy to paved portions of the site, estimated to achieve 53% coverage at maturity. A variety of trees are proposed, including valley oak, live oak,

Chinese pistache, elm and desert willow. Drought-tolerant shrubs and ground covers are also included, such as manzanita, toyon, sage, and lilies (see **Attachment E**, Landscape Plan).

The proposed architecture uses a modern approach, with flat roof lines and substantial glazing at the pedestrian level (see **Attachment F**, Elevations; **Attachment G**, Perspectives; **Attachment H**, Site Details; and Floor Plans, **Attachment I**). The front of each suite would be articulated with a volume that extends the full height of the building, and distinguished by a flat, metal awning to mark the entryway. The rear of each suite would have a large, sectional door. The buildings would be 35 feet in height, which will provide flexibility in terms of future uses and infill improvements for tenants. The buildings would be painted with alternating bands of creamy white (Bumble Baby, KMW15), and gray (Actor's Star, KM5815). Physical samples will be provided at the meeting.

Exterior lighting would be provided by wall-mounted fixtures and freestanding light poles, all proposed at 22 feet in height. Exterior condenser units are accommodated on the rooftop, behind parapet walls that would screen them from public views.

The proposed design would necessitate the removal of 34 of the 65 existing trees, primarily valley oaks, along the remnant riparian corridor. Most of the trees to be removed are compromised by poor structural growth or waning health. Trees assessed to be in good health and have good structure are shown with bold icons on the site plan. Tree removal will be subject to City of Chico tree replacement requirements as established in Chico Municipal Code (CMC) Chapter 16.66.

DISCUSSION

The proposed site design would retain the Primary Open Space zoning associated with the remnant riparian corridor, consistent with General Plan policies OS-1.1, OS-2.5 and OS-3.2 which call for preserving riparian corridors within the City for their aesthetic, biological habitat, drainage and water quality benefits.

The proposed modern-industrial architecture is compatible with development in the vicinity and complements the built environment. The proposal is consistent with several General Plan policies, particularly those that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighborhood compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

The project is consistent with Design Guidelines (DGs) that call for minimizing the visual impact of vehicle parking and promoting convenient access for bicyclists and pedestrians (DGs 1.1.13, 1.1.14, 1.1.15, 6.1.12, 6.1.13, and 6.1.29). The building entries are made obvious from street approaches (DG 6.1.11 and 6.1.13), and the proposed architecture utilizes sturdy materials that will reinforce a sense of permanence and place, and clearly announces building entryways, consistent with DGs 1.2.32, 1.5.11, 5.2.21, and 5.1.11. Conditions to avoid excessive nighttime lighting that may affect the residential property abutting the southeasterly boundary of the site (opposite Building B) would achieve consistency with DGs 1.5.12, 1.5.14, 1.5.16, and 5.2.22.

To enhance the success of new tree plantings, recommended Condition #3 would require enlarging the two smallest parking lot island planters from approximately eight feet by nine feet

to eight feet by 18 feet, or otherwise doubling their size to increase soil surface area around new parking lot shade trees. Also, to maximize the likelihood of survival of existing trees to remain, Condition #4 would require preparation of a tree protection plan that would specify the appropriate precautions during construction activities and the final disposition of these trees following construction.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

Based on the results of an Initial Study (IS) a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program were prepared for the project and circulated for a 30-day comment period, commencing on 09/01/2021 and ending on 10/01/2021. The mitigation measures identified by the IS/MND are included as recommended Conditions #5 through #9. The draft Mitigated Negative Declaration and Initial Study are on the City's website and can be provided upon request.

Architectural Review

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

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

Retaining the Primary Open Space zoning associated with the remnant riparian corridor is consistent with General Plan policies OS-1.1, OS-2.5 and OS-3.2 which call for preserving riparian corridors within the City for their aesthetic, biological habitat, drainage and water quality benefits. The proposed modern-industrial architecture is compatible with development in the vicinity and complements the built environment. The proposal is consistent with several General Plan policies, particularly those that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighborhood compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4). 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 minimizing the visual impact of vehicle parking and promoting convenient access for bicyclists and pedestrians (DGs 1.1.13, 1.1.14, 1.1.15, 6.1.12, 6.1.13, and 6.1.29). The building entries are made obvious from street approaches (DG 6.1.11 and 6.1.13), and the proposed architecture utilizes sturdy materials that will reinforce a sense of permanence and place, and clearly announces building entryways, consistent with DGs 1.2.32, 1.5.11, 5.2.21, and 5.1.11. Conditions to avoid excessive nighttime lighting that may affect the residential property abutting the southeasterly boundary of the site (opposite Building B) would achieve consistency with DGs 1.5.12, 1.5.14, 1.5.16, and 5.2.22.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening*

of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.

The design, materials and colors of the proposed new building are anticipated to be visually compatible with existing nearby development, and future development in the area. Exterior equipment will be properly screened from view by roof parapets and by the buildings.

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 placement of structures, parking and other improvements is compatible with the site in that they minimize encroaching upon the remnant riparian area through the center of the property. The new buildings would not unnecessarily block views or unacceptably 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 proposed landscaping favors native species and will provide a variety of seasonal color while minimizing irrigation demands. New tree plantings are strategically located to complement existing trees that will be retained, ensuring visual relief along street frontages.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 21-01 (BCM Construction on Morrow Lane).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. Enlarge the two 8-ft by 9-ft interior parking lot planters to be at least 8-ft by 18-ft, or otherwise double their size to increase soil surface area around new parking lot shade trees.
4. Site improvement plans shall be designed and implemented in accordance with the City's Tree Protection Requirements set forth in Chico Municipal Code (CMC) Section 19.68.060.B, which is included herein by reference. The site improvement plans shall be accompanied by a Tree Protection Plan prepared by a certified arborist which:
 - a. assesses conformance of the improvement plans with the City's Tree Protection Requirements that can be met through design (finished grades, trench consolidation, etc.),
 - b. outlines the subsequent steps necessary to comply with the requirements that cannot be met through design (tree protection fencing, site inspections, arborist supervision of trenching, etc.),

- c. delineates a Tree Protection Zone (TPZ) for each tree to remain that is no closer than the dripline,
- d. provides a chronological schedule of clearing, pruning, and construction activities that will be necessary within each TPZ,
- e. provides details for the manner in which all clearing, pruning, and construction activity (excavation, trenching, compaction, etc.) will occur within the TPZ throughout construction (e.g. pruning per ANSI standards, trenching by means of pressurized water or air, etc.), and
- f. describes the final soil surface treatment within each TPZ following construction (e.g. chip mulch, no irrigation).

The Tree Protection Plan shall be subject to approval by Planning staff.

5. MITIGATION MEASURE AES-1 (Aesthetics): Prior to issuance of building permits for Building B the developer shall either (a) replace the single wall-mounted light proposed at 22 feet in height on the easterly end of Building B with two or more similar lights mounted no more than 12 feet above finished grade, or (b) revise the photometric plan to demonstrate that no more than 0.5 footcandles would shine past the centerline of Comanche Court.
6. MITIGATION MEASURE AIR-1 (Air Quality): To minimize air quality impacts during the construction phase of the project, specific Best Management Practices (BMPs) shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the BCAQMD's CEQA Air Quality Handbook, October 23, 2014, available at <https://bcaqmd.org/wp-content/uploads/CEQA-Handbook-Appendices-2014.pdf>. Examples of these types of measures include but are not limited to: Limiting idling of construction vehicles to 5 minutes or less; Ensuring that all small engines are tuned to the manufacturer's specifications; Powering diesel equipment with Air Resources Board-certified motor vehicle diesel fuel; Utilizing construction equipment that meets ARB's 2007 certification standard or cleaner; and Using electric powered equipment when feasible.
7. MITIGATION BIO-1 (Biological Resources) Burrowing owl surveys shall be conducted prior to commencing any construction activities, as follows:
 - a. Within 14 days prior to the anticipated start of construction, a qualified biologist shall conduct preconstruction surveys within the project site to identify burrowing owls or their nesting areas. This survey shall follow survey protocols as developed by the Burrowing Owl Consortium (CDFW 2012). If no active burrows or burrowing owls are observed, no further mitigation is required. If a lapse in construction of 15 days or longer occurs during the nesting season, additional preconstruction surveys shall be repeated before work may resume.
 - b. If burrowing owls or active burrows are identified within the project site during the preconstruction surveys, the following measures shall be implemented:
 - i. During the non-breeding season for burrowing owls (September 1 through January 31), exclusion zones shall be established around any active burrows identified during the preconstruction survey. The exclusion zone shall be no less than 160 feet in radius centered on the active burrow. With approval from the City after consultation with California Department of Fish and

Wildlife (CDFW) and a qualified biologist, burrowing owls shall be passively evicted and relocated from the burrows using one-way doors. The one-way doors shall be left in place for a minimum of 48 hours and shall be monitored daily by the biologist to ensure proper function. Upon the end of the 48-hour period, the burrows shall be excavated by the biologist with the use of hand tools and refilled to discourage reoccupation.

- ii. During the breeding season (February 1 through August 31), a qualified biologist familiar with the biology and behavior of this species shall establish exclusion zones of at least 250 feet in radius centered on any active burrow identified during the preconstruction survey. No construction activities shall occur within the exclusion zone as long as the burrow is active and young are present. Once the breeding season is over and young have fledged, passive relocation of active burrows may proceed as described in above.

Buffer widths may be adjusted based on site specific analysis prepared by a qualified biologist, subject to review and approved by City after consultation with CDFW, that documents and describes how the nesting or wintering owls would not be adversely affected by construction activities.

8. MITIGATION BIO-2 (Biological Resources): If vegetation removal or initial ground disturbances occur during the avian breeding season (February 1 – August 31) the applicant shall hire a qualified biologist to conduct a migratory bird and raptor survey to identify any active nests within 250 feet of the biological survey area (BSA). A qualified biologist shall:
 - a. Conduct a survey for all birds protected by the Migratory Bird Treaty Act and California Fish and Game Commission within seven (10) days prior to vegetation removal or initial ground disturbances (which ever activity comes first), and map all active nests located within 300 feet of the BSA where accessible;
 - b. Develop buffer zones around active nests. The qualified biologist shall determine appropriate species protections buffers around active nests based on the species tolerance of disturbance, species type, nest location and activities that will be conducted near the nest. Construction activities shall be prohibited within the buffer zones until the young have fledged or the nest fails. Active nests shall be monitored once per week or as necessary and a report submitted to the City of Chico Community Development Department weekly or as necessary.
 - c. If construction activities stop for more than 15 days then another migratory bird survey shall be conducted within seven (7) days prior to the continuation of construction activities.
9. MITIGATION CUL-1. (Tribal and Other Cultural Resources) The following statement shall be required on project plans and enforced during construction: “If during ground disturbing activities, any potentially paleontological, prehistoric, protohistoric, and/or historic cultural resources or tribal cultural resources are encountered, the supervising contractor shall cease all work within 10 feet of the find (100 feet for human remains) and notify the City’s Community Development Director at (530) 879-6800. 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."

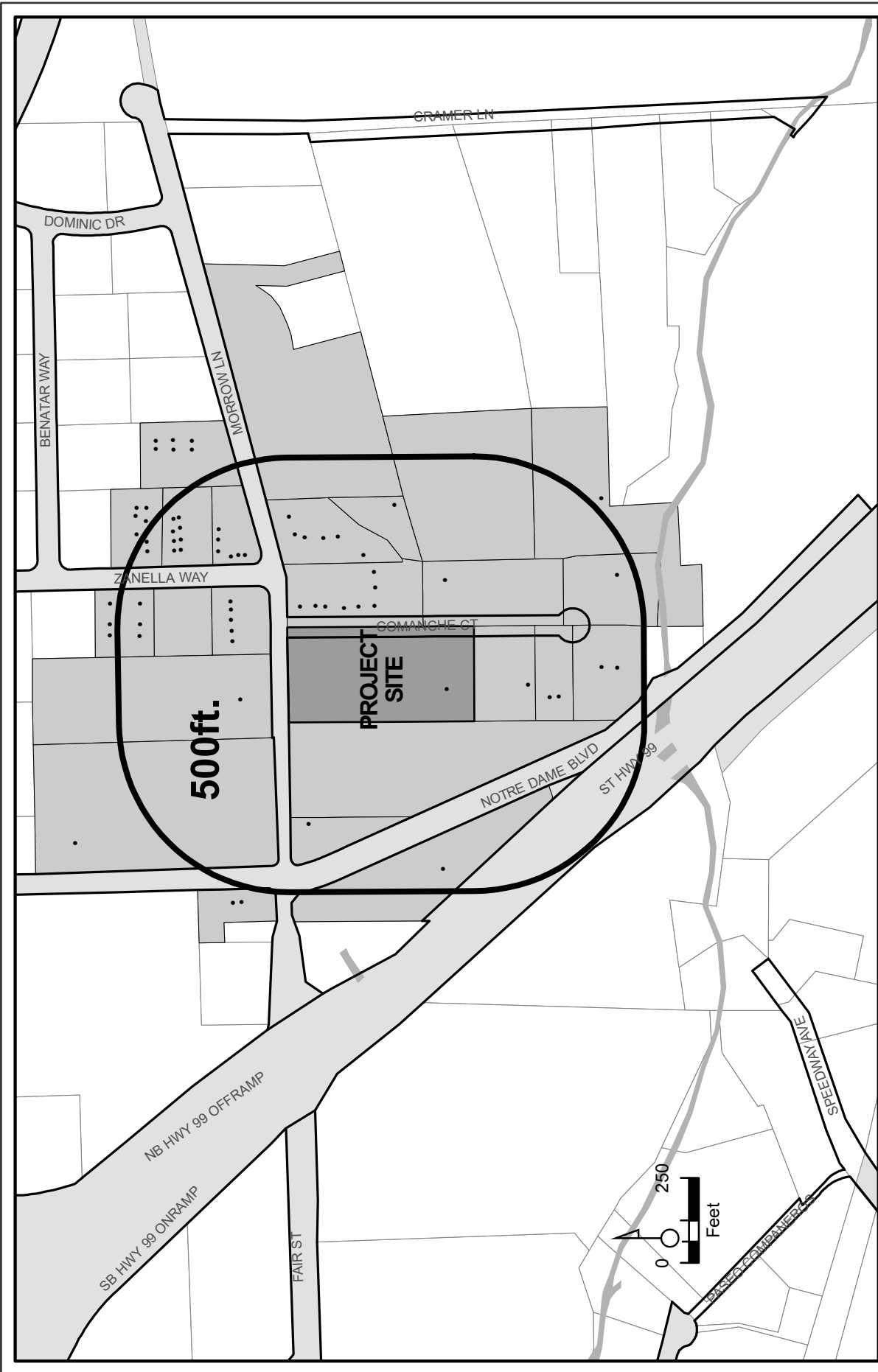
10. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable 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.

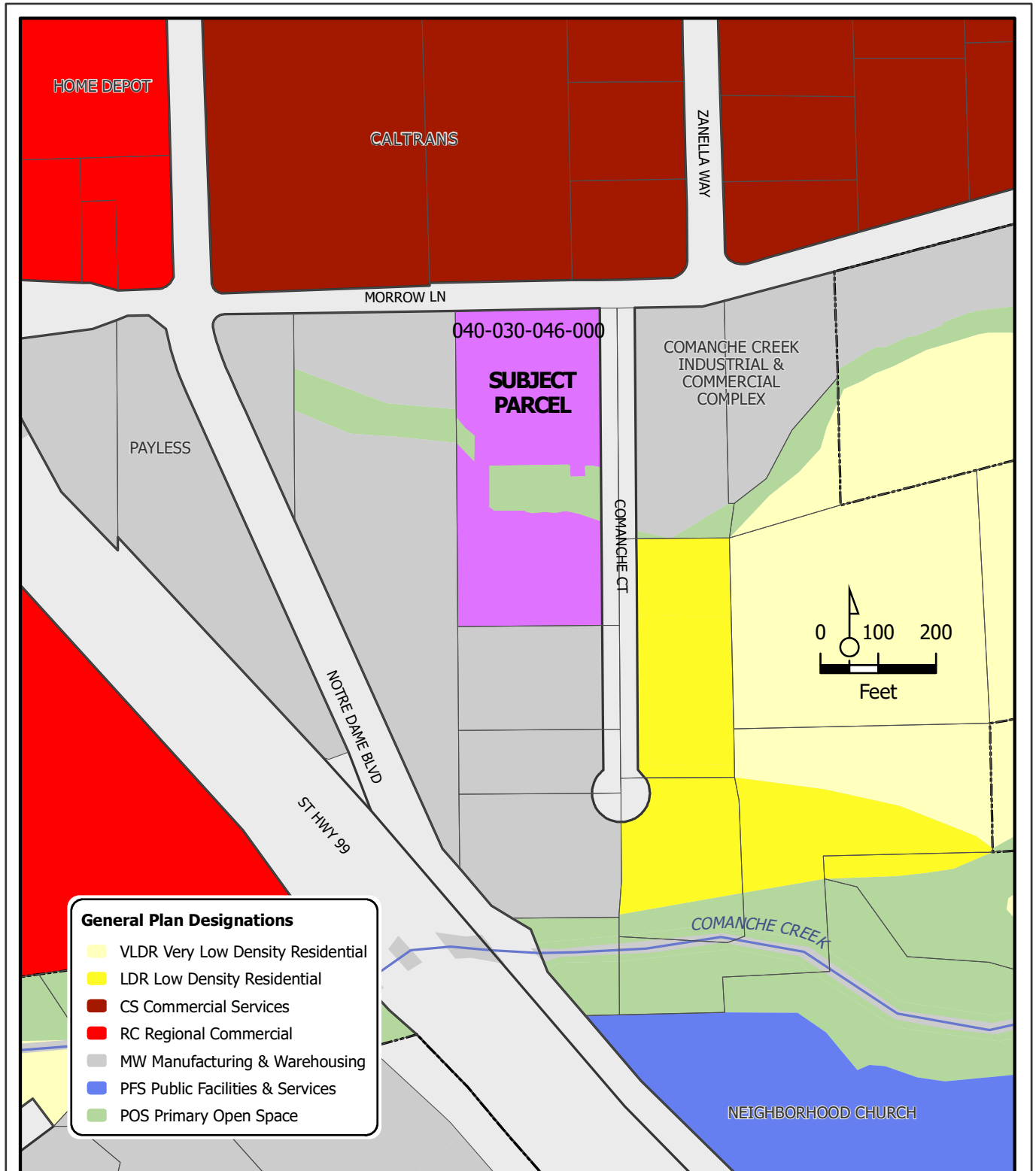
ATTACHMENTS

- A. Location/Notification Map
- B. Plats for GPA 19-02 and RZ 19-02
- C. Architect's Narrative
- D. Site Plan
- E. Landscape Plan
- F. Building Elevations (2 sheets)
- G. Color Perspectives (2 sheets)
- H. Site Details
- I. Floor plans (2 pages)



- Noticed Parcels
- Noticed Addresses

GPA 19-02 (BCM)
 3731 Morrow Lane, APNs 040-030-046-000
 Reconfigure: MW Manufacturing & Warehousing
 POS Primary Open Space



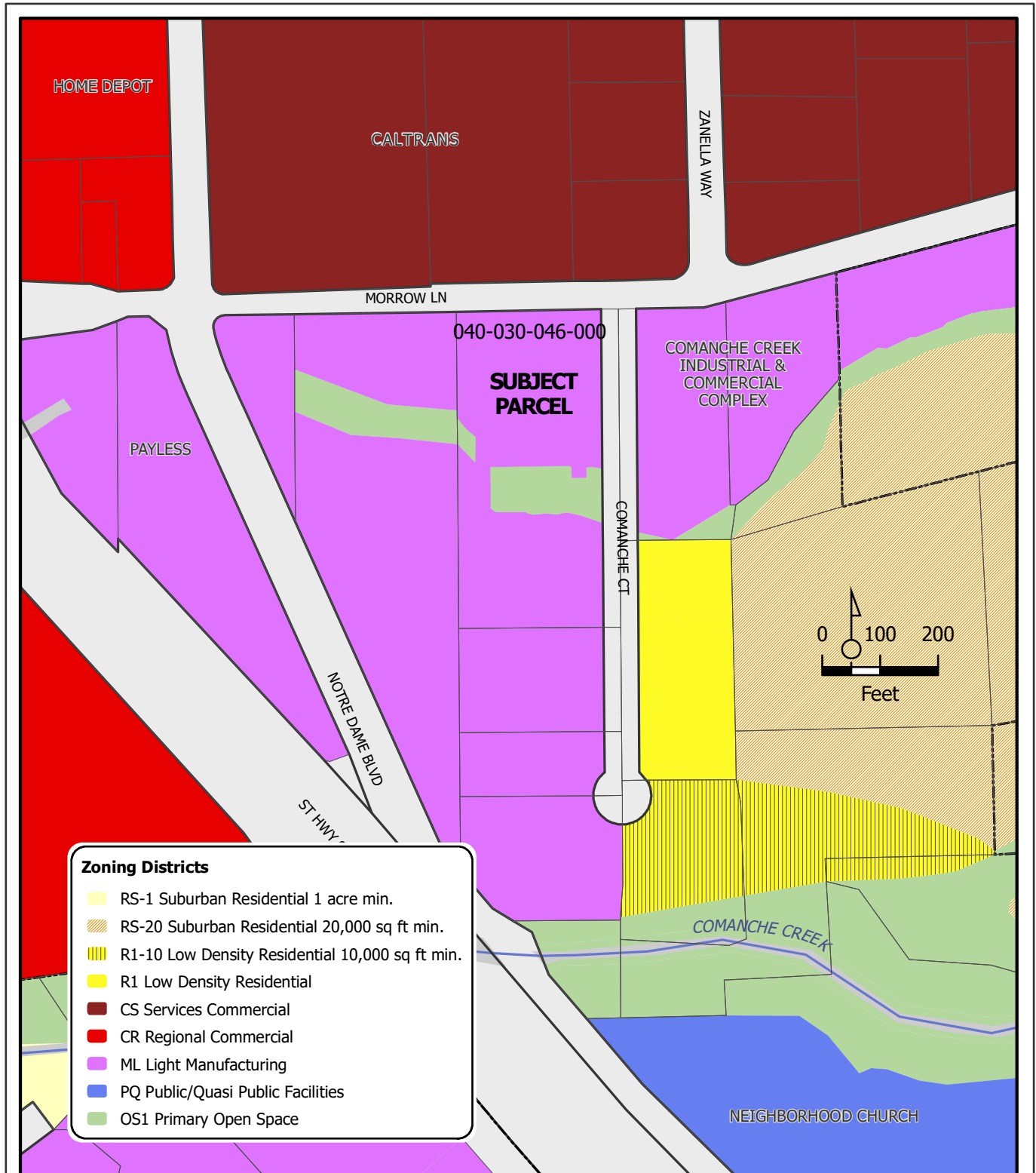
GPA 19-02 (BCM)
 3731 Morrow Lane, APNs 040-030-046-000
 From: MW Manufacturing & Warehousing and POS Primary Open Space
 To: MW Manufacturing & Warehousing and POS Primary Open Space reconfiguration



Rezone **19-02**

Approval Recommended by
Chico Planning Commission on
by Resolution No. _____.

Approval Recommended by
Chico City Council on
by Ordinance No. _____.



Rezone 19-02 (BCM)
3731 Morrow Lane, APNs 040-030-046-000
From: ML Light Manufacturing and OS1 Primary Open Space
To: ML Light Manufacturing and OS1 Primary Open Space reconfiguration



Exhibit _____

Attachment B

December 22, 2020

City of Chico
Community Development Department
411 Main Street
Chico, CA 95927

Re: Site Design and Architectural Review – Project Description

Project Name: Morrow Lane – Industrial Buildings
Project No.: 20-880
Address: 3731 Morrow Lane

To whom it may concern:

This project description is intended to explain how the proposed new project complies with the City of Chico Design Guidelines. The subject project is proposing the construction of two new industrial buildings on a 3.52 acre site. Proposed building A is 17,753 SF, building B is 14,966 SF.

The proposed building A is located close to Morrow Lane. Building B is located on the south portion of the site and has a driveway exiting on Comanche Court both have a majority of the parking located north and south of the buildings. The building's location helps define the streetscape and reinforce a pedestrian-friendly environment. A prominent entry feature is incorporated near the street/public way to improve way-finding. There is a direct pedestrian connection from the public way to the building entry. An outdoor patio will serve as an amenity for future tenants. Short and long term bicycle parking is provided on site to encourage pedestrian connectivity. Vehicle access and circulation is separated from the pedestrian circulation routes.

The architecture for the proposed buildings is a contemporary style with a pedestrian friendly scale. The building design incorporates horizontal accent bands accentuate all four elevations. The primary material utilized is painted concrete wall panels with horizontal and vertical reveals. Deep metal canopy elements are located above the storefront window systems to accent the facades and reinforce pedestrian scale. The



building's two tone color palette with anodized aluminum window mullions and tinted glass provide a unified look and design feel. Parapet walls will be designed to conceal roof top mounted mechanical equipment.

If you have any additional questions please contact me at 916-851-1400 or via email at guyd@pwcarchitects.com.

Regards,

A handwritten signature in blue ink, consisting of a stylized, elongated oval shape with a vertical line through it, followed by a small flourish.

Guy Duerwald
Architect

February 4, 2021

City of Chico
Community Development Department
411 Main Street
Chico, CA 95927

Re: Site Design and Architectural Review – Project Description Supplement

Project Name: Morrow Lane – Industrial Buildings
Project No.: 20-880
Address: 3731 Morrow Lane

Dear Mr. Sawley,

The following supplemental project description describes how the project complies with the City's Design Guide Manual.

Chapter 6: Industrial Project Types:

Applicability and Use Types

- The project is a light Industrial Development Use

Site Design-Design Intent:

- **Building Placement and Orientation**-windows and entrances are oriented toward Morrow Lane- large parking areas are oriented toward the rear of the buildings, while service bays are located at the rear (south side). They do not face primary streets.
- **Circulation and Vehicle Parking**- minimum amount of paved access ways has been provided to allow for safe maneuverability of loading and delivery trucks. Service bays are located on the south side of the building and screened from public view with fencing. The loading and unloading areas are not within the public right of way and do not conflict with other traffic areas on site. The site design has incorporated pedestrian connections along a path of travel from both buildings to Morrow Lane. Parking areas are screened with landscaping along Morrow Lane and Comanche Court.

- Public Spaces and Bicycle/Pedestrian Amenities-employee gathering areas are indicated on the site plan. The areas are to be used for breaks, lunch, events and meetings. Secure bike lockers are provided along with bike racks- the colors will match the building design and they are located near the main entry.
- Landscape, Screening, and Buffering-the existing distinctive landscaping, mature trees and vegetation has been incorporated into the landscape design. As indicated on the preliminary landscape plan existing mature trees and vegetation are major part of the landscape palette. Landscape planting has been selected to grow well in the local climate area and allow for safety and surveillance capabilities. Loading areas have been screened with 6' high fencing. Any utility equipment if visible will be screened from public view.

Architecture-Design Intent:

- Massing, Scale and Form-primary entrances are focal points defined by having recesses and pop-outs. Human scale is achieved by having metal canopies at the primary entrances with storefront glazing below. The view corridor of existing landscaping is maintained.
- Design Concept, Style, and Details-Facades and Roofs-high quality materials and finishes are being used. Paint accents are being used on the façade. The roof line is hidden by the building parapet. Lighting is used as an architectural element that enhances the building architecture, fixtures will have cut-offs to avoid light pollution.
- Design Concept, Style, and Details-Building Materials and Colors- high quality materials and finishes are being used. The building has painted two-tone color accent bands with horizontal and vertical score lines in a rhythmic pattern. The roll-up doors will be a pre-manufactured white or gray which will compliment the building colors.

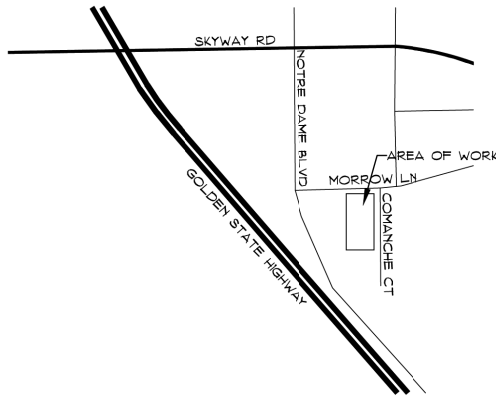
If you have any additional questions please contact me at 916-851-1400 or via email at guyd@pwcarchitects.com.

Regards,



Guy Duerwald
Architect

VICINITY MAP



SHEET INDEX

A1	SITE PLAN
A1.1	SITE DETAILS
A2	FLOOR PLAN - BUILDING A
A3	FLOOR PLAN - BUILDING B
A4	ELEVATIONS - BUILDING A
A5	ELEVATIONS - BUILDING B
A6	BUILDING PERSPECTIVES
A7	SITE PERSPECTIVES
1	PRELIMINARY GRADING AND DRAINAGE PLAN
2	PRELIMINARY UTILITY PLAN
3	STORMWATER MANAGEMENT PLAN
E1.0	PHOTOMETRIC
LA	LANDSCAPE PLAN

PROJECT CONSULTANTS:

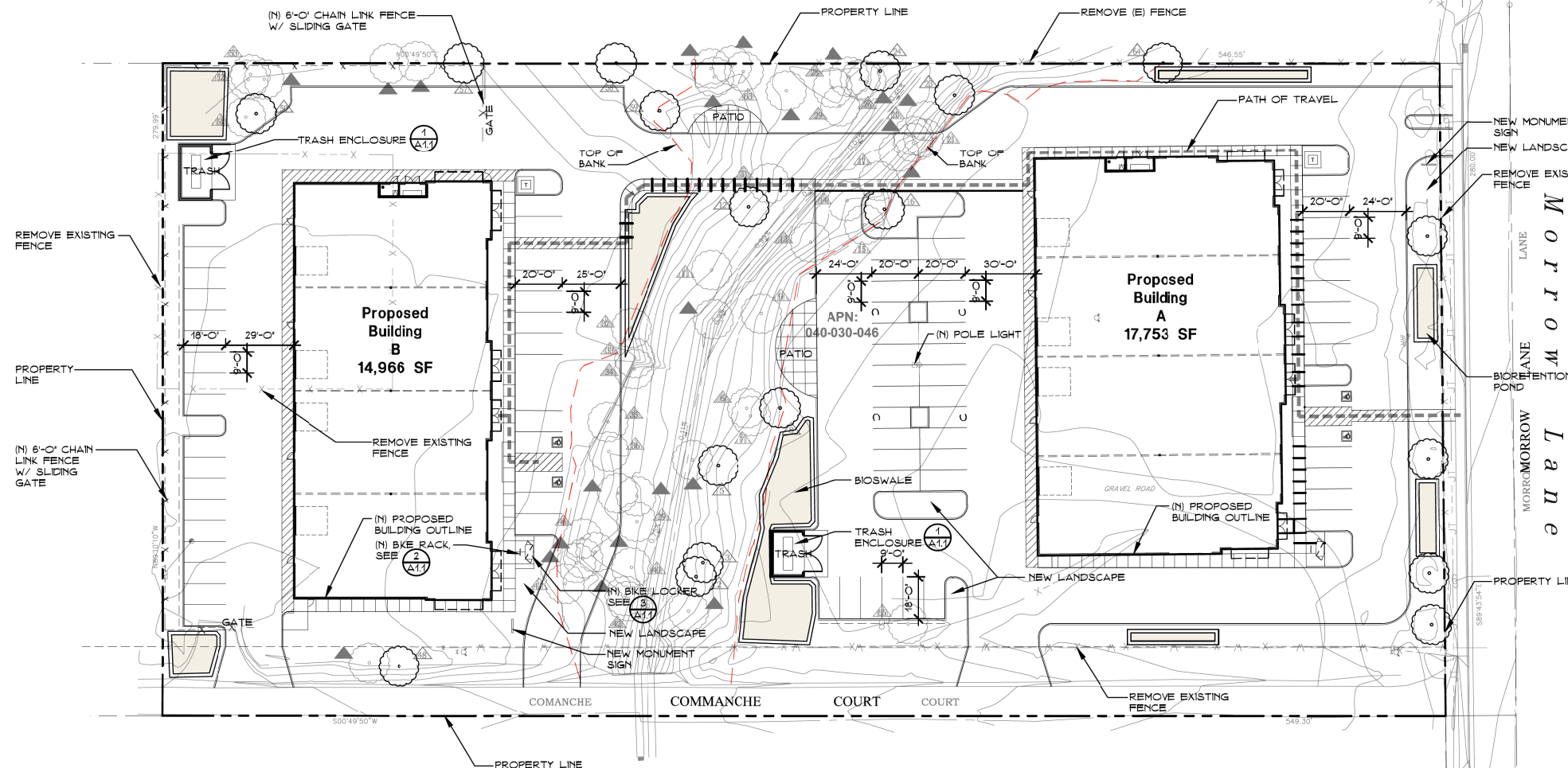
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CIVIL ENGINEER
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 GRANITE BAY, CA 95746
 (916) 797-2576

ELECTRICAL ENGINEER
 BOSLEY ELECTRIC COMPANY
 935 ARDEN WAY
 SACRAMENTO, CA 95815
 (916) 568-5160

OWNER
 KURTIS CARMEN LIVING TRUST
 2990 HIGHWAY 92, SUITE 100
 CHICO, CA 95973
 (530)879-6800



SITE SUMMARY

APN:	040 - 030 - 046
ADDRESS:	3731 MORROW LN.
ZONING:	ML - (MANUFACTURING/ WAREHOUSING) OS1 - (OPEN SPACE)
SITE AREA:	3.52 AC (15,333 S.F.)
PROPOSED BUILDING AREA:	32,719 S.F.
F.A.R.:	3.4%
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	S-1 / B
LANDSCAPE AREA PROVIDED: (SEE LANDSCAPE PLAN)	53% (30,014 S.F.)
PARKING REQUIRED	
WAREHOUSE: 1/1875:	18 STALLS
NOTE: ADDITIONAL PARKING FOR FUTURE OFFICE	
PARKING PROVIDED:	78 STALLS
BICYCLE PARKING (5%):	
SHORT TERM BIKE RACK:	4 PROVIDED / 4 REQUIRED
LONG TERM BIKE LOCKER:	4 PROVIDED / 4 REQUIRED

C o m a n c h e C o u r t

Proposed Site Plan

SCALE: 1" = 30'-0"



BCM - Light Industrial Complex
 3731 Morrow Lane, Chico, CA 95928

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
 3320 Data Drive, Suite 200 - Rancho Cordova, California 95670
 T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

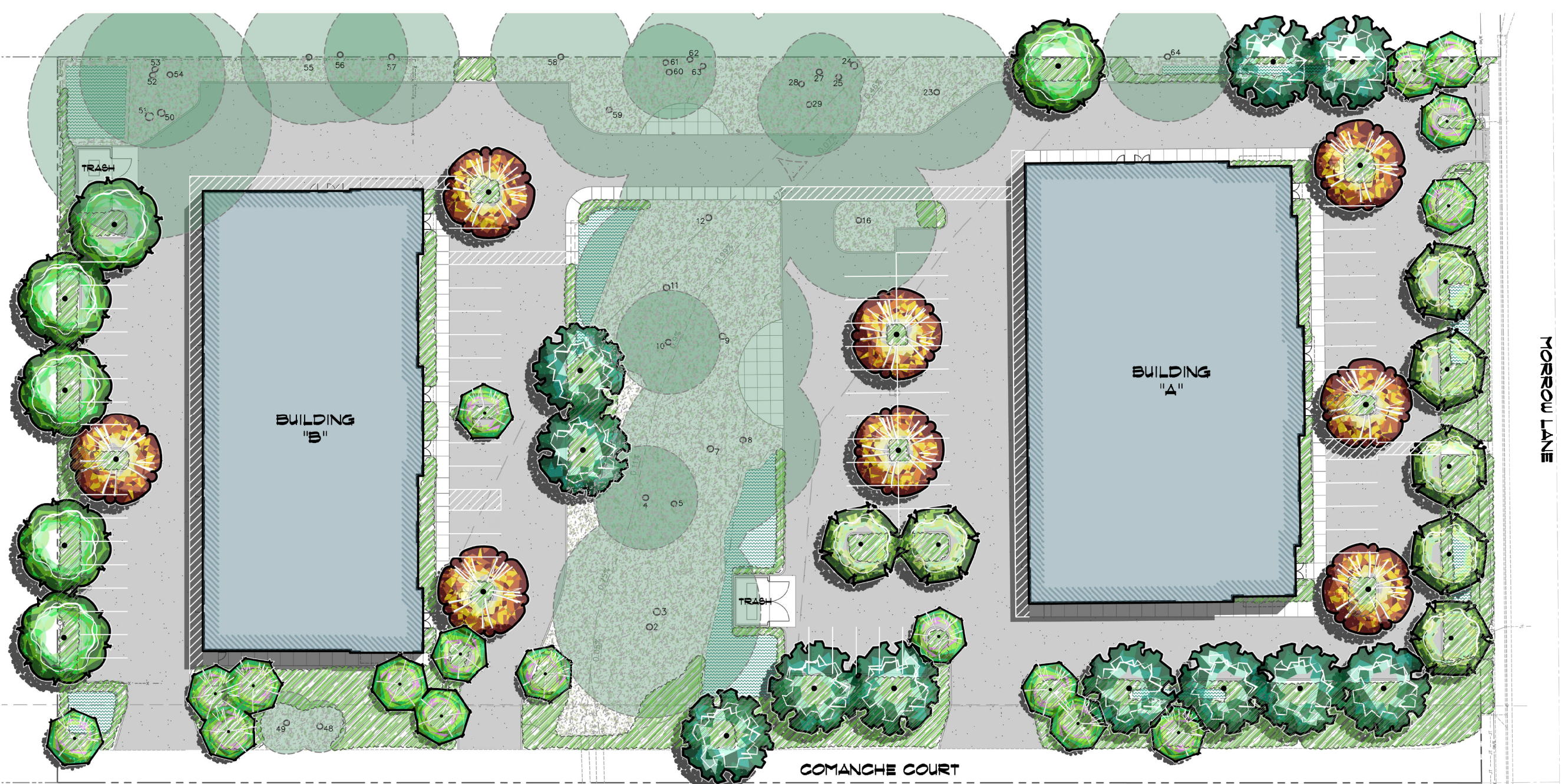
Proposed Site Plan

Project: BCM - MORROW LANE

Job No. 20-880 Date: 04-17-2021

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

Attachment D



MORROW LANE

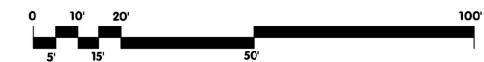
COMANCHE COURT

PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/FULL	QUANTITY	FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES								
CHILOPSIS LINEARIS	314 S.F.	1	0	4	0	0	942 S.F.	942 S.F.
20' TOTAL:								
30' DIA. TREES								
ULMUS WILSONIANA	706 S.F.	2	0	5	0	0	3177 S.F.	3177 S.F.
30' TOTAL:								
35' DIA. TREES								
PISTACHIA CHINENSIS	962 S.F.	8	0	1	0	0	8177 S.F.	15873 S.F.
QUERCUS LOBATA	962 S.F.	0	0	10	0	0	4810 S.F.	
QUERCUS WISLIZENII	962 S.F.	0	0	6	0	0	2886 S.F.	
35' TOTAL:							15873 S.F.	
EXISTING PISTACHIA CHINENSIS:							9465 S.F.	
EXISTING QUERCUS LOBATA:							557 S.F.	
PARKING AREA:							56660 SF.	
SHADE REQUIRED:							28330 SF.	
SHADE PROVIDED:							30214 SF.	

TREE LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY/DESERT WILLOW'	15 GALLON	17
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	8
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	11
	QUERCUS WISLIZENII/INTERIOR LIVE OAK	15 GALLON	6
	ULMUS WILSONIANA 'PROSPECTOR/PROSPECTOR ELM'	15 GALLON	7
	SHRUB & GROUND COVER AREA (SEE PLANT PALETTE AT RIGHT)		
	BIORETENTION PLANTER (SEE PLANTS MARKED WITH AN ASTERISK*)		
	UNDEVELOPED & RENOVATED GRASSES		



Preliminary Landscape Plan

SCALE: 1" = 20'-0"



PLANT PALETTE

BOTANIC NAME/COMMON NAME	SIZE	BOTANIC NAME/COMMON NAME	SIZE
ARCTOSTAPHYLOS D. "HOWARD McMINN"/MANZANITA*	5 GALLON	MAHONIA REFENS/CREeping OREGON GRAPE	1 GALLON
ASCLEPIAS SPECIOSA/SHOWY MILK WEED	1 GALLON	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	MUHLENBERGIA RIGENS/DEER GRASS*	1 GALLON
CERCIS OCCIDENTALIS	5 GALLON	NEPETA X. FAASSENII/CATMINT*	1 GALLON
CHONDROPETALUM TECTORUM/DWF. CAPE RUSH*	5 GALLON	PANICUM VIRGATUM 'SHENANDOAH/SHENANDOAH SWITCH GRASS'	1 GALLON
CISTUS HYBRIDUS/WHITE ROCKROSE	5 GALLON	PENSTEMON HETEROPHYLLUS 'MARGARITA E.O.P./BEARD TONGUE	1 GALLON
CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON	RIBES VIBURNIFOLIUM/EVERGREEN CURRANT	1 GALLON
DIANELLA REVOLUTA 'LITTLE REV/BLACK FLAX LILY	1 GALLON	ROSA CALIFORNICA/WILD ROSE*	5 GALLON
HETEROMELES ARBUTIFOLIA/TOYON*	5 GALLON	ROSA BANKSIAE 'LUTEA/LADY BANKS ROSE	5 GALLON
HELLEBORUS ARGUTIOLIVUS 'PACIFIC FROST/CORSICAN HELLEBORE	1 GALLON	SALVIA X. 'BEES BLISS/CREeping SAGE	1 GALLON
IRIS DOUGLASSIANA/DOUGLAS IRIS	1 GALLON	SALVIA MICROPHYLLA 'HOT LIPS/AUTUMN SAGE	5 GALLON
LOMANDRA LONGIFOLIA 'BREEZE/DWF. MAT RUSH	1 GALLON		
MAHONIA AQUIFOLIUM/OREGON GRAPE	5 GALLON		
MAHONIA A. 'COMPACTA/COMPACT OREGON GRAPE	5 GALLON		

NOTE: ALL PROPOSED PLANTS ARE LISTED AS "LOW" OR "VERY LOW" IN THE STATE'S "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (W.U.C.L.S. IV) LIST.

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4120 Douglas Blvd., Suite 306 #301, Roseville, CA 95746-3936
GarthRuffner.com California R.L.A. #2508

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Landscape Plan

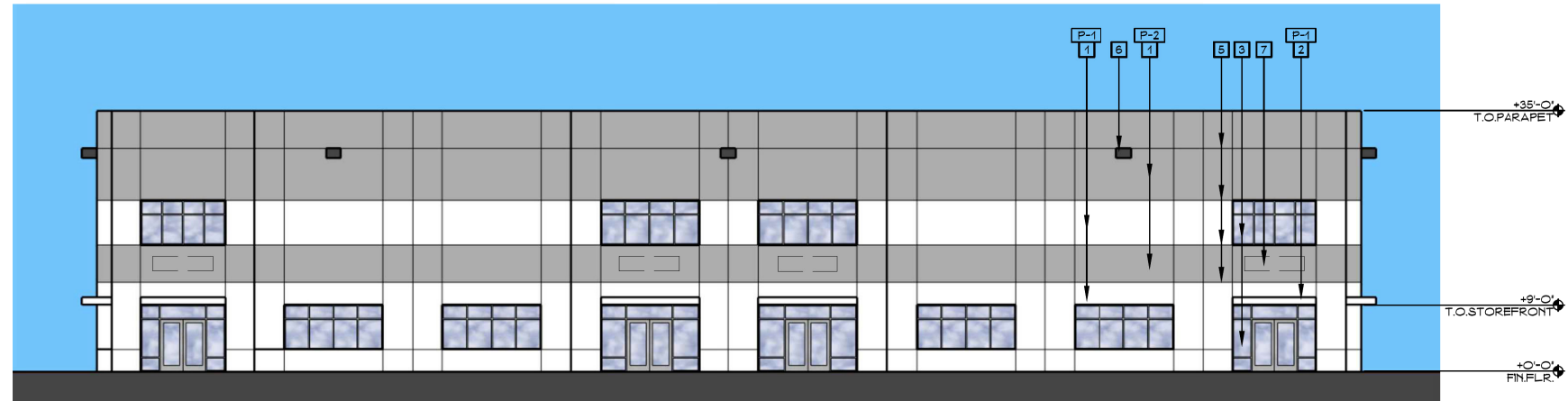
Project: BCM - MORROW LANE

Job No. 20-880 (40038) Date: 1-3-2021

Scale: 1"=20'-0"

Attachment E

BCM - Industrial Pad
3731 Morrow Lane, Chico, CA 95928

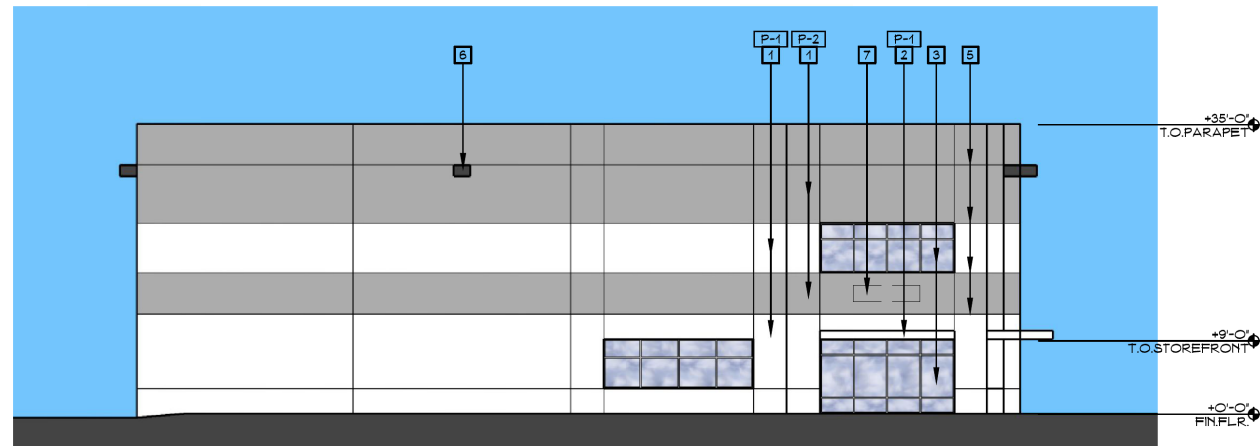


North Elevation

SCALE: 3/32" = 1'-0"

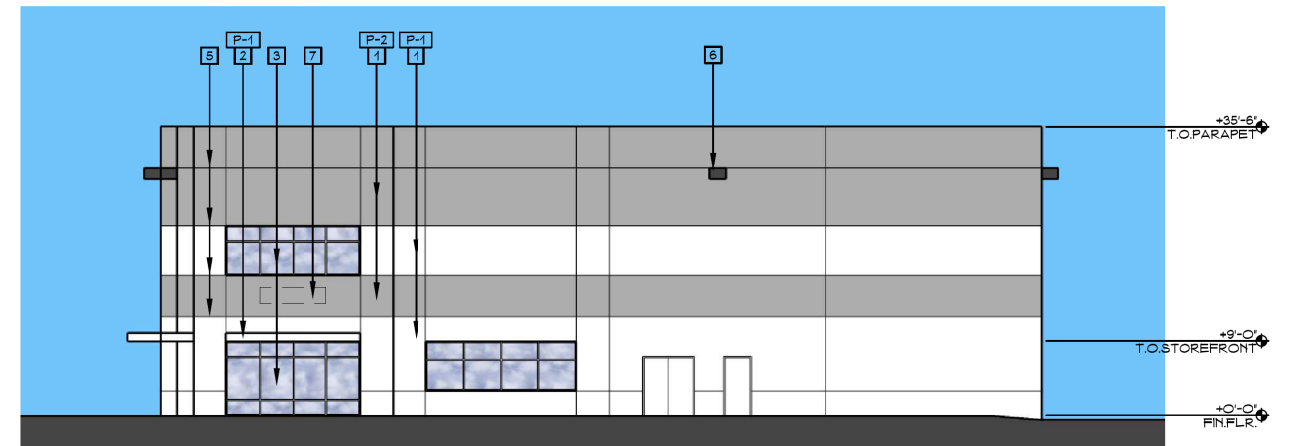
KEYNOTES	
1	CONCRETE WALL PANEL - PAINTED
2	DEEP METAL CANOPY - PAINTED
3	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW
4	12'-0" X 14'-0" ROLL-UP GRADE LEVEL DOOR
5	3/4" WIDE REVEAL IN CONCRETE WALL PANEL, TYPICAL
6	WALL PACK LIGHT FIXTURE
7	POTENTIAL TENANT SIGNAGE LOCATION

PAINT	
P-1	'BUMBLE BABY' KELLY - MOORE KMW15
P-2	'FACTOR'S STAR' KELLY - MOORE KM5815



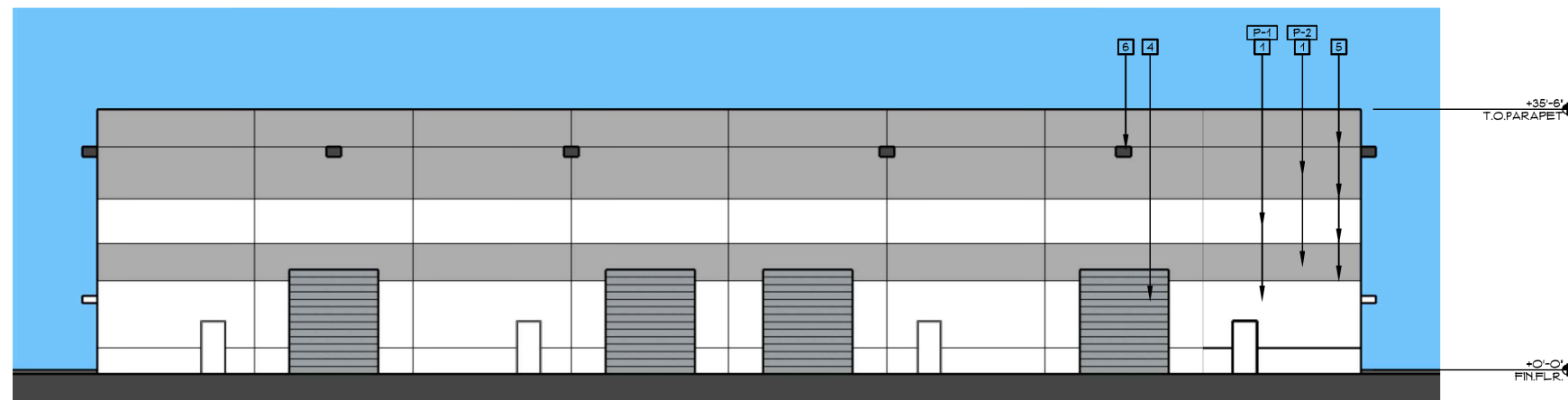
East Elevation

SCALE: 3/32" = 1'-0"



West Elevation

SCALE: 3/32" = 1'-0"



South Elevation

SCALE: 3/32" = 1'-0"

BCM - Building Pad A
3731 Morrow Lane, Chico, CA 95928

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Elevations - Building A

Project: BCM - MORROW LANE

Job No. 20-880 **Date:** 02-04-2021

Scale: AS NOTED

Attachment F

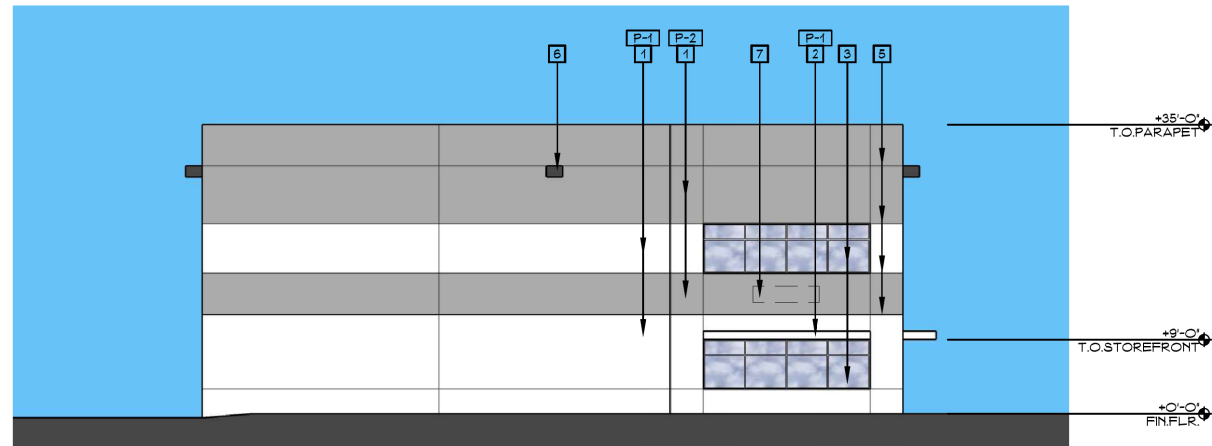


North Elevation

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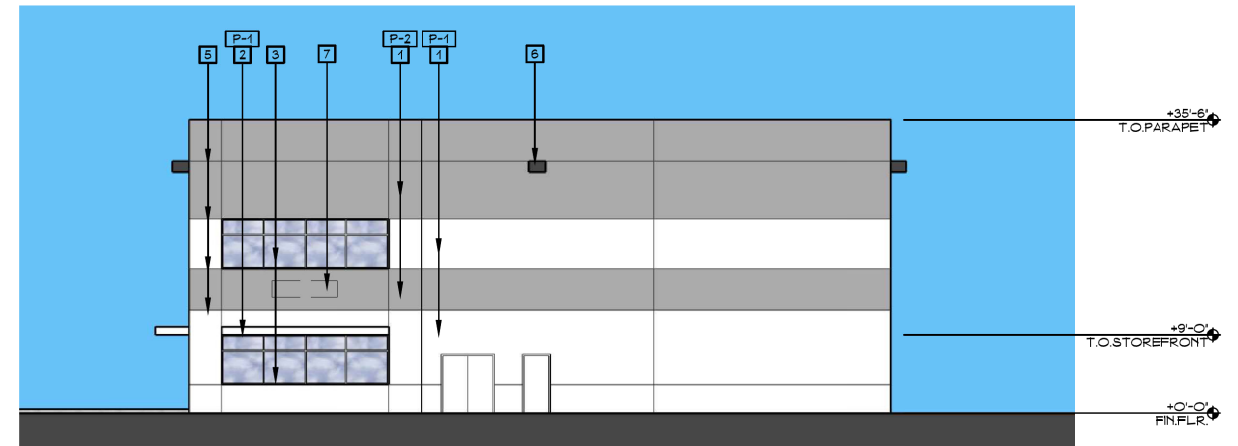
KEYNOTES	
1	CONCRETE WALL PANEL - PAINTED
2	DEEP METAL CANOPY - PAINTED
3	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW
4	12'-0" X 14'-0" ROLL-UP GRADE LEVEL DOOR
5	3/4" WIDE REVEAL IN CONCRETE WALL PANEL, TYPICAL
6	WALL PACK LIGHT FIXTURE
7	POTENTIAL TENANT SIGNAGE LOCATION

PAINT	
P-1	'BUMBLE BABY' KELLY - MOORE KMW'S
P-2	'ACTOR'S STAR' KELLY - MOORE KM5815



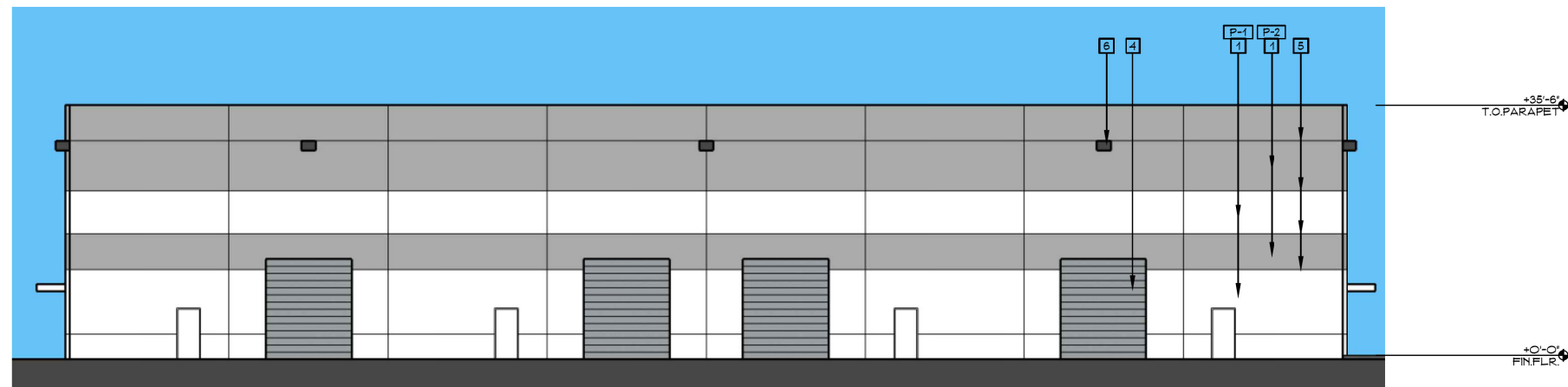
East Elevation

SCALE: 3/32" = 1'-0"



West Elevation

SCALE: 3/32" = 1'-0"



South Elevation

SCALE: 3/32" = 1'-0"

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Elevations – Building B

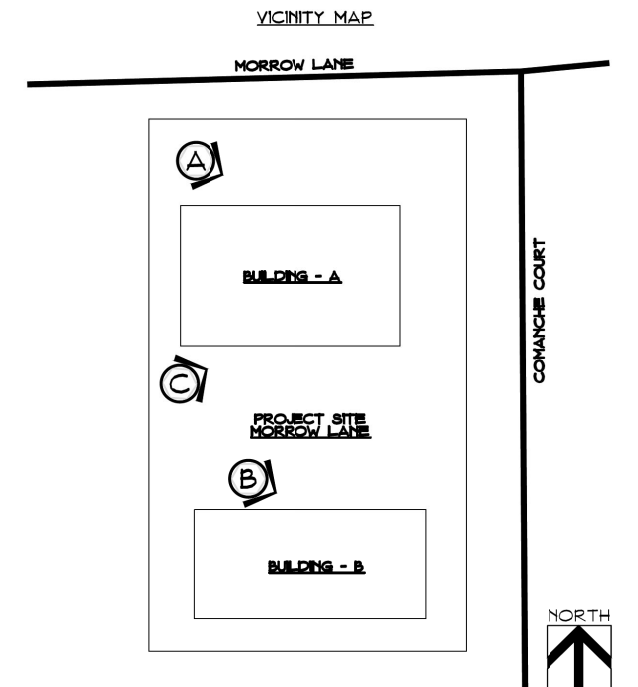
Project: BCM - MORROW LANE

Job No. 20-880 Date: 02-04-2021

Scale: AS NOTED

BCM – Building Pad B
 3731 Morro Lane, Chico, CA 95928

Attachment F



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Building Perspectives

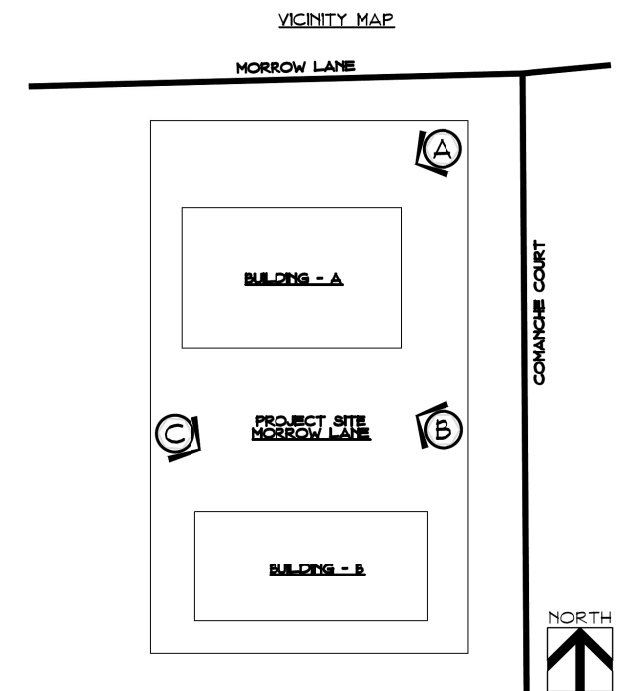
Project: BCM - MORROW LANE

Job No. 20-380 *Date:* 12-22-2020

Scale: AS NOTED

Attachment G

BCM – Industrial Pad
 3731 Morro Lane, Chico, CA 95928



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Site Perspectives

Project: BCM - MORROW LANE

Job No. 20-080 *Date:* 12-22-2020

Scale: AS NOTED

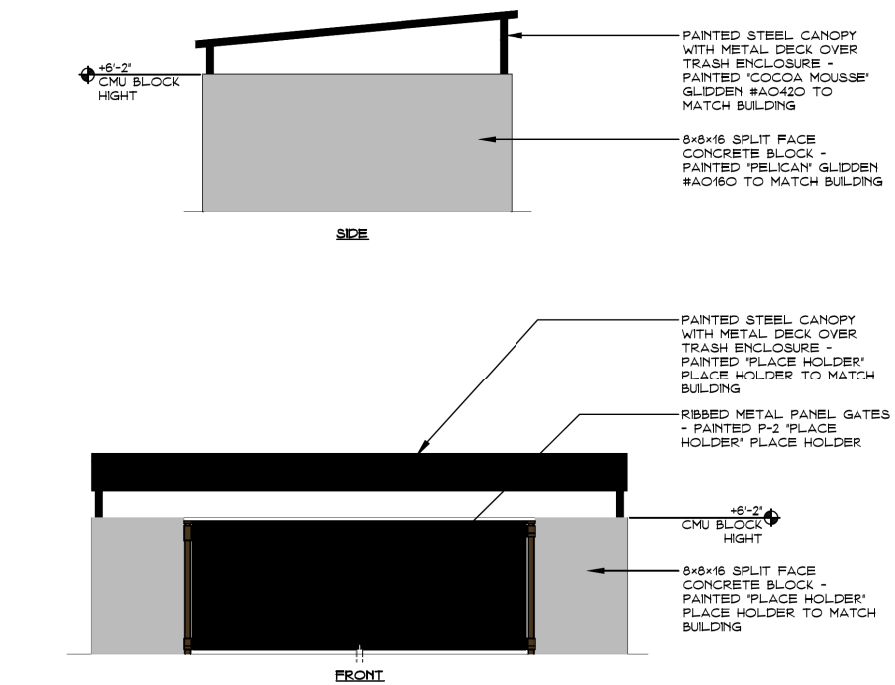
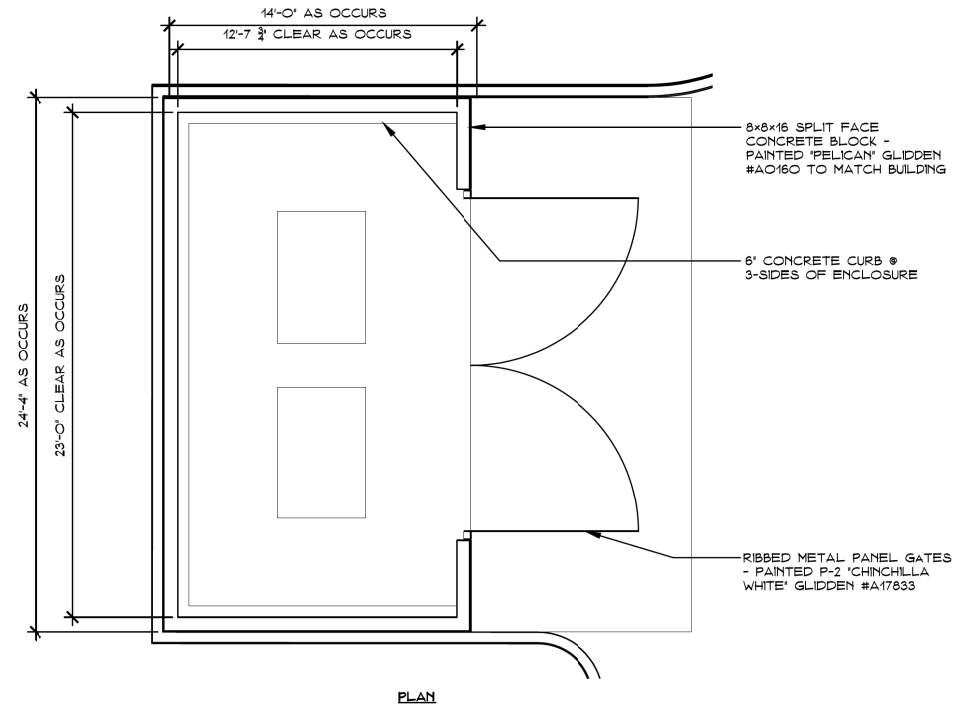
Attachment G

BCM – Industrial Pad
 3731 Morro Lane, Chico, CA 95928

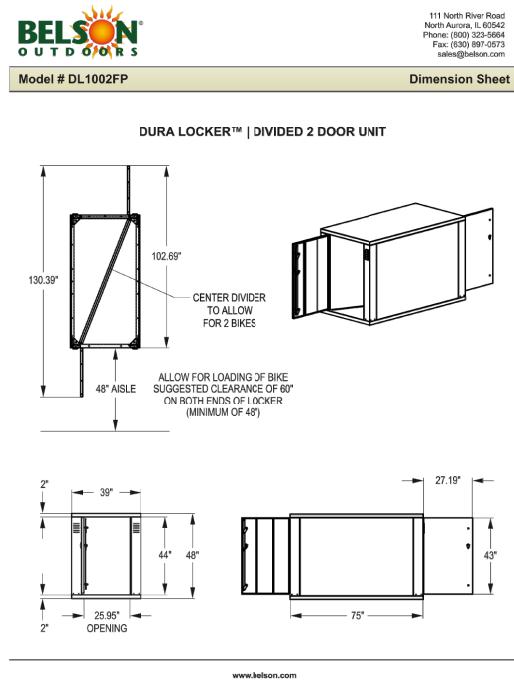


MADRAX BIKE RACK - ORION
2 BIKE RACK, GALV. FINISH,
CAST IN PLACE OR
CONCRETE ANCHOR MOUNT

2 BICYCLE PARKING
A1.1 N.T.S.



1 TRASH ENCLOSURE
A1.1 1/4" = 1'-0"



3 BIKE LOCKER
A1.1 N.T.S.

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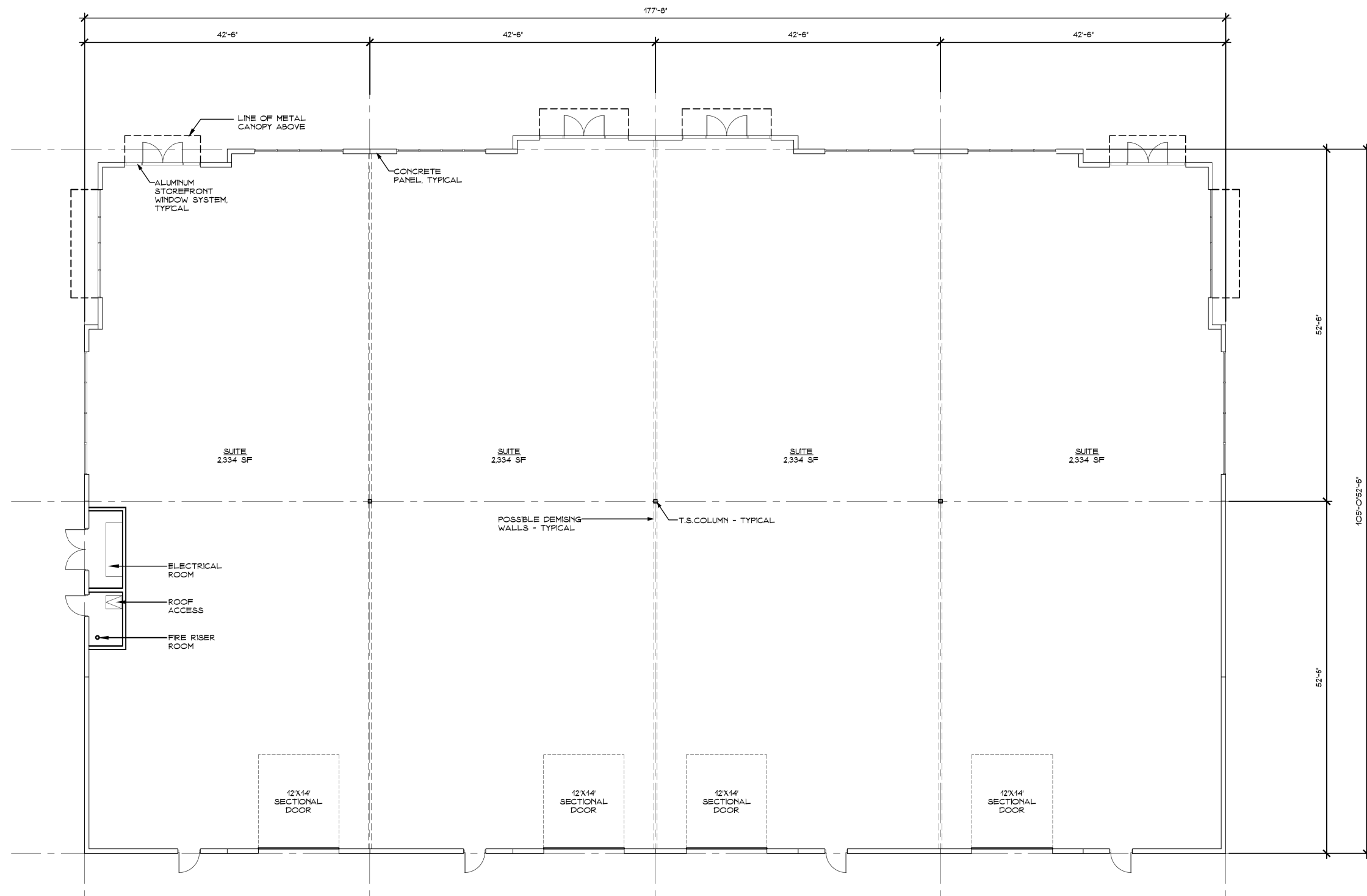
Site Details

Project: BCM - MORROW LANE

Job No. 20-880 Date: 12-22-2020

Scale: AS NOTED

Attachment H



Floor Plan

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



BCM - Building Pad A
 3731 Morrow Lane, Chico, CA 95928

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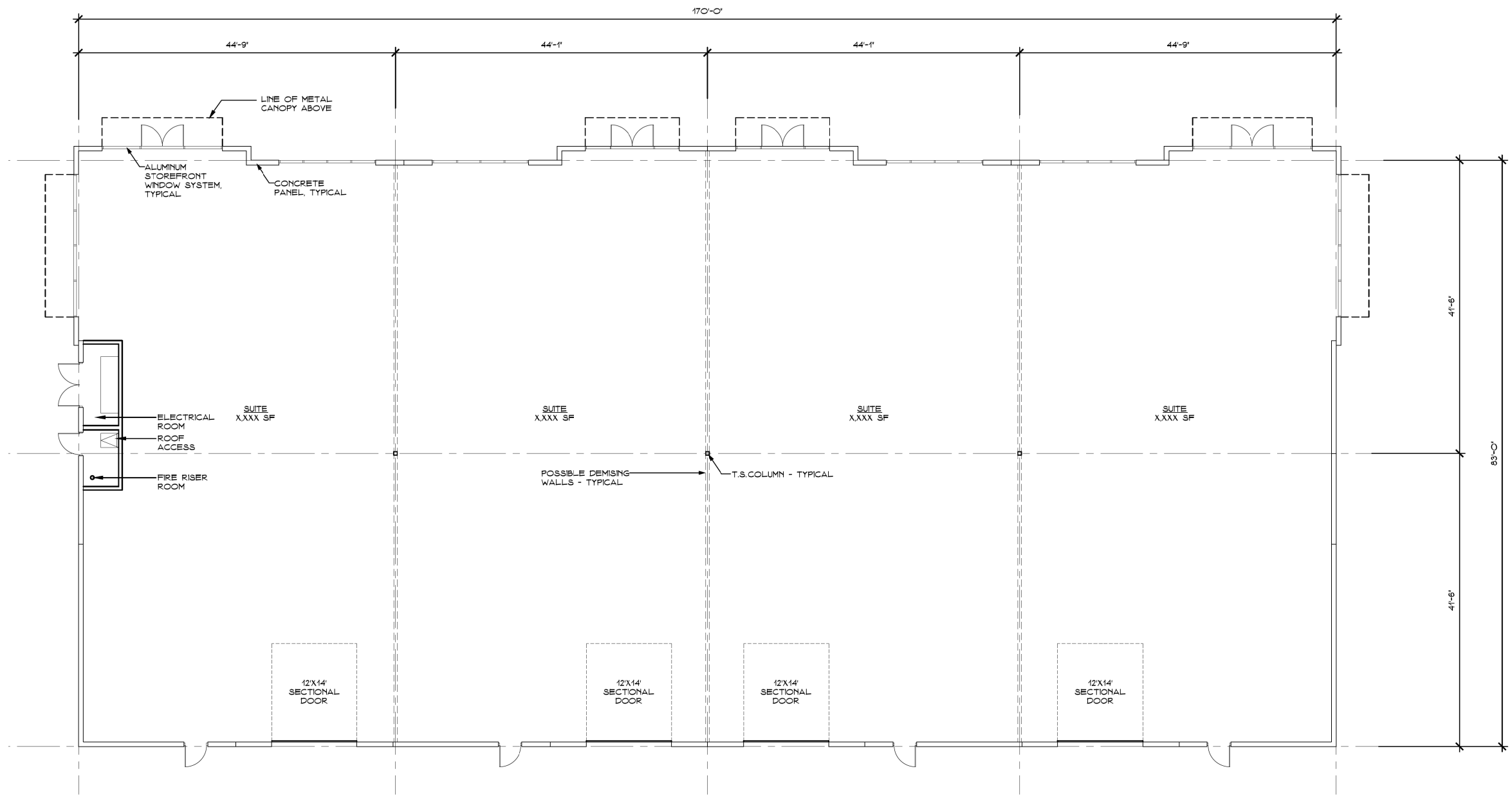
Floor Plan - Building A

Project: BCM - MORROW LANE

Job No. 20-380 Date: 12-22-2020

Scale: AS NOTED

Attachment I



Floor Plan

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



BCM - Building Pad B
 3731 Morrow Lane, Chico, CA 95928

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Floor Plan - Building B

Project: BCM - MORROW LANE

Job No. 20-380 **Date:** 12-22-2020

Scale: AS NOTED

Attachment I