

GENERAL INFORMATION

Project	AR 23-13 (Creekside Flats on Walnut)					
Applicant:	Ryan Bechhold, ORC HOLDINGS LLC, 11128 Midway, Suite A, Chico, CA 95928					
Property Owner:	ORC HOLDINGS LLC, 11128 Midway, Suite A, Chico, CA 95928					
Purpose:	Architectural review for a new apartment building					
Location:	East side of Walnut Street between West 9 th Street and Dayton Road					
Assessor's Parcel No.:	004-290-021					
Parcel Size:	0.30 acres					
Existing Zoning:	R3 (Medium-High Density Residential)					
Existing Land Use:	Single-family residence					
General Plan Designation:	MHDR (Medium-High Density Residential)					
Surrounding Land Uses:						
Ν	Multi-Family Residential					
S	Little Chico Creek					
E	Multi-Family Residential and Little Chico Creek					
W	Residential					
Environmental Review:	The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).					



Architectural Review and Historic Preservation Board Agenda Report

DATE:	May 28, 2024	File: AR 23-11				
TO:	Architectural Review and Historic Preservation Board					
FROM:	Tina Wilson, Associate Planner, 530-879-6807, tina.wilson@chicoca.gov					
RE:	Architectural Review 23-13 (Creekside Flats on Walnut) 951 Walnut Street; APN 004-290-021					

RECOMMENDATION

Staff recommends Board approval of the design review application by the following motion:

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 23-13 (Creekside Flats on Walnut), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a six-unit apartment building and associated site improvements including parking and landscaping on a 0.30-acre parcel currently developed with an existing single-family residence, located on the east side of Walnut Street between West 9th Street and Dayton Road (see **Attachment A**, Location Map). The site is designated Medium-High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram and zoned Medium-High Density Residential (R3).

The proposed two-story contemporary apartment building would have six one-bedroom dwelling units. The building would be located northwest of Little Chico Creek, set back 25 feet from the top of bank (see **Attachment B**, Project Description and **Attachment C**, Site Plan). To accommodate the proposed apartment building, the existing single-family residence would be demolished. Surrounding land uses include multi-family residential buildings to the north, east, and west. Little Chico Creek is located on the property and to the south and east of it.

ANALYSIS

The proposal is for the construction of a six-unit apartment building. A new concrete driveway to the west of the proposed building would provide access to the drive-aisle to the rear of the lot where eight parking spaces are proposed. One parking space would be in front of the building for a total of nine parking spaces. Pedestrian access would be located between the drive-aisle and apartment building. Bicycle parking for residents would be on the private patios and the bicycle parking for guests would be between the building and parking area to the rear of the lot.

Density

Pursuant to Chico Municipal Code (CMC) Section 19.42.040, Table 4-5, the allowable density range of the R3 zoning district is 14.1 to 22 dwelling units per acre. With six residential units proposed as part of the project, the density would be 12.5 dwelling units per acre. Although

this is less than the allowable density range, it is a net increase of five additional units when compared to the existing single-family residence that is currently there. In addition, approximately half of the project site area includes Little Chico Creek and the required 25-foot setback from top of bank.

Parking

Pursuant to CMC Section 19.70.040, multi-family housing projects are required to provide 1.25 parking spaces per each one-bedroom unit. Based on these requirements, 8 parking spaces would be required for the proposed project. A total of 9 vehicle parking spaces are provided, meeting requirements for the minimum number of spaces. In addition, a total of 7 bicycle parking spaces are required and 7 are provided, meeting requirements. Bicycle parking for each apartment would be on the private patio.

Architectural Design

As conditioned, the project complies with all development standards including lot coverage, setbacks and building height. The exterior of the proposed two-story apartment building would be a variety of earth tones and a variety of materials. The exterior materials would be a combination of stucco, horizontal siding, metal, and concrete. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary exterior with a low-pitched shed roof that blends with the character of the surrounding neighborhood (see **Attachment D**, Architectural Elevations). Planning staff will present the color board at the upcoming meeting. The color and board for the proposed apartment building has been attached to the report (see **Attachment E**, Color Elevations, and **Attachment F**, Color Board).

Lighting and Landscaping

Exterior lighting would include wall-mounted and ceiling-mounted downlights on the building. One bollard light would illuminate the path of travel from Walnut Street. Lighting design will be required to minimize glare and spillover impacts while still maintaining a safe atmosphere (see **Attachment G**, Site Lighting Plan).

The landscape plan proposes three trees and plants (see **Attachment H**, Landscape Plan). Parking lot shading is proposed at 58 percent, meeting the 50 percent requirement of CMC 19.70.060(E)(2). Note that the shading does not cover the drive-aisle area. Entrance drives are not required to be shaded. Seven trees would be removed, three of which qualify for mitigation (see **Attachment I**, Tree Removal Plan).

DISCUSSION

General Plan Goals, Policies and Actions

The Medium-High Density Residential land use designation provides a transition between traditional single-family neighborhoods and high density residential, and major activity or job centers. Dwelling types may include townhouses, garden apartments, and other forms of multi-family housing. The proposed project is for the construction of a 6-unit apartment building and associated site improvements including parking and landscaping on a 0.30-acre site. The apartment building would be a two-story contemporary building with 6 one-bedroom units. The proposal is consistent with General Plan policies and actions that support redevelopment projects that are compatible with surrounding properties and neighborhoods (LU-4.2), maintain

neighborhood character (LU-4.3), and promote the development of an adequate number of one-bedroom apartments to serve small households (Housing Element 2022 Action 3.4.1).

Consistency with Design Guidelines Manual

The design intent of the Multi-Family Residential project type ranges from duplexes and triplexes to large multi-unit apartment buildings. The proposed housing project provides much needed housing options for people in the community. The proposed building has meaningful architectural character and high-quality design elements. The proposed landscaping and configuration of the parking area help to minimize the views of automobiles (DG 1.1.14). Eight of the nine parking spaces would be located behind the building, obscuring them from street view (DG 4.1.52). The exterior design of the apartment building includes a variety of textures, massing, and colors, including stucco, horizontal siding, metal, and concrete (DG 4.2.31). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines (DG 1.2.11).

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project would be located within an urbanized area and an apartment designed for not more than six dwelling units.

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 a 6-unit apartment building and associated site improvements including parking and landscaping on property designated Medium-High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan policies and actions that support redevelopment projects that are compatible with surrounding properties and neighborhoods (LU-4.2), maintain neighborhood character (LU-4.3), and promote the development of an adequate number of one-bedroom apartments to serve small households (Housing Element 2022 Action 3.4.1).

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

The proposed building has meaningful architectural character and high-quality design elements. The proposed landscaping and configuration of the parking area help to minimize the views of automobiles (DG 1.1.14). Eight of the nine parking spaces would be located behind the building, obscuring them from street view (DG 4.1.52). The

exterior design of the apartment building includes a variety of textures, massing, and colors, including stucco, horizontal siding, metal, and concrete (DG 4.2.31). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines (DG 1.2.11).

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 type of construction of the apartment building would be wood frame supported by a perimeter foundation. The exterior materials would be a combination of stucco, horizontal siding, metal, and concrete. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary exterior with a low-pitched shed roof that blends with the character of the surrounding neighborhood.

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 apartment building is sited with private patios facing Little Chico Creek, set back 25 feet from the top of bank. The project site is surrounded on all other sides by developed multi-family buildings, primarily two-story buildings like the proposed project. Consequently, the development should not unnecessarily block views from other structures or dominate its surroundings (DG 1.2.13).

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 three new trees and low water use landscaped areas. The design will complement the proposed apartment building and onsite riparian area of Little Chico Creek, 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 23-13 (Creekside Flats on Walnut). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
- 2. All construction plans related to this entitlement shall include all conditions of approval on the first page of construction plans.
- 3. 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.

- 4. 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.
- 5. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
- 6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
- 7. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches of DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
- 8. 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 and by posting the agenda at least 10 days prior to the ARHPB meeting.

DISTRIBUTION

Mike Sawley, Principal Planner Tina Wilson, Associate Planner File: AR 23-13

External (5)

Ryan Bechhold, ORC HOLDINGS LLC, email: Rbechhold@oakridgecabiets.com Emily Ostrovskiy, email: chicoemily2@gmail.com Greg Peitz, email: gregpeitz@sbcglobal.net Shawn MacNeill, email: Shawn@oakridgecabinets.com Jason Bisho, email: jason@bfladesign.com

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Architectural Elevations
- E. Color Elevations
- F. Color Board
- G. Site Lighting Plan
- H. Preliminary Conceptual Landscape Plan
- I. Tree Removal Plan



Attachment A

CREEKSIDE FLATS

- PROJECT DESCRIPTION -

This proposed project is a six-unit apartment building on an R3 zoned parcel in south Chico. The parcel is located on Walnut Street immediately North of Little Chico Creek and surrounded on all other sides by developed multifamily properties. More than 50% of the property falls within the mandatory 25' Creekside setback or the Little Chico Creek bank itself. Currently there exists a single family dwelling and a detached garage on site. The existing garage is almost entirely within the 25' Creekside setback area. The garage as well as a fence running the length of the Creekside setback line will be removed as part of the overall project. The landscape in this area will be restored with approved vegetation for riparian zones. The existing single family dwelling which is currently occupied by renters will also be removed as part of this project. Currently the site lacks a sidewalk along the street frontage. This project would include the installation of a new city approved sidewalk connecting the existing sidewalks on either side.

Each of the six units has one bedroom and one bathroom with entry access located along the drive aisle side in order to discourage abundant foot traffic along the creek facing side of the units. This will allow the occupants to enjoy the creek side spaces with more a sense of privacy, similar to that of a private yard. The private patios, living rooms, and bedrooms are oriented towards the creek so future residents may fully enjoy the natural and spacious view of the creek. This will also put eyes on the creek which will enhance the overall security of the area and encourage a sense of community and ownership of the communal area. (DG 4.1.24)

The architecture of the proposed building will enhance and add variety to the existing streetscape. The exterior design of the building includes a pleasing variety of textures, massing, and colors including stucco, horizonal siding, metal, and concrete. (DG 4.2.31,41) The modern massing and details present in the architecture create interesting contrast to the surrounding natural landscape and variety to the overall streetscape as well. The color scheme of the proposed building includes a warm earth tone reminiscent of the existing home being removed while also utilizing other earth tones, similar to those found in the surrounding landscape.

This project provides nine off street parking spaces, eight of which are located behind the building, obscuring them from street view. (DG 4.1.52) Mechanical units and utilities are located behind the building or will be screened from street view using landscaping or metal screens. (DG 3.1.35)





Attachment C

CREEKSIDE FLATS

6-PLEX



Attachment D

CREEKSIDE FLATS













WATTAGE AND COLOR SELECTABLE LED FULL CUTOFF WALL PACK

DESCRIPTION

Improve security lighting around building perimeters by replacing existing metal halide fixtures with these more efficient wattage and color selectable LED full cutoff wall packs.

FEATURES

- Full cutoff design aims all light straight down, eliminating light pollution and reducing glare
- Delivers up to 158 LPW; output varies depending on wattage and color temperature selected, see Selectable table for full breakdown
- Replaces up a 175W or 250W metal halide fixture
- 0-10V dimming
- Wattage and color temperature is adjusted via dip switches on the driver; see installation instructions for more details

LISTINGS

- UL Listed for wet locations
- IP65 Rated
- FCC
- DesignLights Consortium® 5.1 Premium meets the requirements for the highest DLC qualification for efficacy and lumen maintenance

PERFORMANCE

- CRI: 80
- CCT: 3000K, 4000K, and 5000K
- LED L70 Life Hours @ 25°C: 54,000 hours
- Philips Lumileds SMD LEDs

ELECTRICAL

- THD: <20%
- Power Factor: >0.9
- Input Voltage: 120-277V
- Surge Protection: 4kV
- Dimmable power supply (0-10V)

THERMAL

• -40°F to 113°F (-40°C to 45°C) operating temperature

CONSTRUCTION

- Die-cast aluminum housing with bronze finish
- PC lens

WARRANTY

5 year prorated warranty; see pltsolutions.com for warranty details

project name	type
catalog number	
comments	voltage
approved by	date







APPLICATIONS

- Security Lighting
- Pedestrian Lighting
- Parking Areas

PERFORMANCE SUMMARY

Item #	Watts*	CRI	CCT*	Lens	Dimming	Voltage	Replaces	BUG	DLC #	DLC Rating
PLT-20284	36/ 48/ 60	80	3000K/ 4000K/ 5000K	PC	0-10V	120-277V	MH175	B3-U2-G1	PLTBC66	5.1 Premium
PLT-20285	72/ 96/ 120	80	3000K/ 4000K/ 5000K	PC	0-10V	120-277V	MH400	B3-U3-G2	PLTBC76	5.1 Premium

* See Selectable Table for full breakdown

SELECTABLE TABLE

SKU	Wattage	ССТ	Lumens	LPW
		3000K	5348	148
	36W	4000K	5703	158
		5000K	5698	158
		3000K	6803	141
PLT-20284	48W	4000K	7325	152
		5000K	7252	152
		3000K	7645	127
	60W	4000K	8310	138
		5000K	8160	138
		3000K	9300	129
	72W	4000K	9600	133
		5000K	9600	133
		3000K	12,050	125
PLT-20285	96W	4000K	12,450	129
		5000K	12,400	129
		3000K	15,050	125
	120W	4000K	15,450	128
		5000K	15,500	129

DIMENSIONS



<u>PLT-20284</u> DIMENSIONS:

Height: 9.27" Width: 14.20" Depth: 6.02" Weight: 5.40 lbs

<u>PLT-20285</u> DIMENSIONS:

Height: 9.27" Width: 14.20" Depth: 6.02" Weight: 5.84 lbs

PHOTOMETRICS



90

60

30

UNIT: co

800

2700

3600

4500

0 AVERAGE BEAM ANGLE (50%):95.4 DEG

-30



<u>48W 4000K</u>



<u>60W 4000K</u>





<u>48W 5000K</u>



<u>60W 5000K</u>



3

-90

PHOTOMETRICS



<u>150M 3000K</u>





<u>96W 4000K</u>



<u>120W 4000K</u>



72W 5000K INTENSITY DISTRIBUTION DIAGRAM IN C PLANS -/+180 -150 150 -120 120 -90 90 60 UNIT: cd 4400 -30 30 5500 0 AVERAGE BEAM ANGLE (50%):97.4 DEG

<u>96W 5000K</u>



120W 5000K







Catalog Number			
Notes			
Туре			

Contractor Select™ CONY LED Canopy Lighting

The CNY LED canopy luminaire is a versatile and energy efficient solution for replacing up to 400W HID luminaires. Delivering up to 13,900 lumens, CNY LED provides a great, cost effective canopy lighting solution. Quick mount feature eliminates the need to open luminaire for installation - saves time and money.

FEATURES:

- Replaces: Up to 400W HID lamps, saves 80% energy
- Quick mount feature eliminates the need to open luminaire for installation saves time and money
- Expected service life over 10 years no maintenance costs and hassles





Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	сст	Voltage	Finish	Pallet qty.
CNY LED P1 40K MVOLT DDB	191848093320	WALL PACKS	400W METAL HALIDE	4,500	35W	4000K	120-277V	DARK BRONZE	60
CNY LED P1 40K MVOLT WH	191848112076	WALL PACKS	400W METAL HALIDE	4,500	35W	4000K	120-277V	WHITE	60
CNY LED P2 40K MVOLT DDB	191848093344	WALL PACKS	400W METAL HALIDE	6,600	52W	4000K	120-277V	DARK BRONZE	60
CNY LED P3 40K MVOLT DDB	191848093443	WALL PACKS	400W METAL HALIDE	11,000	86W	4000K	120-277V	DARK BRONZE	60





Specifications

INTENDED USE:

CNY LED luminaires are ideal for energy-ecient replacement of up to 400W Metal Halide canopy/ceiling lights. Traditional style does not detract from current building aesthetics. The CNY LED provides years of maintenance-free general illumination for outdoor applications. Ideal for entrances, parking areas, covered walkways and loading docks.

CONSTRUCTION:

Cast-aluminum, corrosion-resistant housing with bronze polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Rated for outdoor installations, -40°C minimum ambient. Acrylic lens is designed for uniform light distribution.

ELECTRICAL:

Includes an MVOLT (120-277V) driver. LEDs maintain 70% of light output at 100,000 hours of service life (L70/100,000 hours).

INSTALLATION

Mounts to a recessed junction box or surface mount with three conduit entry points Can be pendant mounted with $\frac{3}{4}$ NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time.

LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with ${\sf IESNA\,LM-79}$ and ${\sf LM-80}$ standards.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY:

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

CNY LED P1/P2 Width: 10" Height 4.5" Depth: 10"











All dimensions are inches (centimeters) unless otherwise indicated.





Site & Area

PureForm

PBL LED bollard

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project: Location: Cat.No: Type: Lamps: Qty: Notes:

Ordering guide

Prefix		Sha	aft Height	Numb	er of LEDs	Drive	Current	LED Colo	or - Generation Distribution		Emergency		Volta	ge	
PBL	PureForm bollard	36 42 60	Standard Shaft 36" Standard Shaft 42" Standard Shaft 60"	14L	14 LEDs (full ring)	100 200 350 450 600 800 1050	100 mA 200 mA 350 mA 450 mA 600 mA 800 mA 1050mA	WW-G2 NW-G2 CW-G2	Warm 70 CRI Neutr 70 CRI Cool V 70 CRI	White 3000K, Generation 2 al White 4000K, Generation 2 White 5000K, Generation 2	Type 3 3 Type 3 Type 5 5	Leave no bat EBP	blank for tery Emergency battery ^{2.7,10}	120 208 240 277 347 480 UNV	120V 208V 240V 277V 347V 480V 120-277V (50/60Hz)
Optio Dimmi	Options Dimming controls				Motion sensin	g	Photo-sens	sing	Electi	rical		Finish			
DD FAWS LLC BL CS50 CM50 CM50 CM30	0-10V Extern Field Adjusta Wireless cor Bi-level func immer: Autom Security 509 Median 50% Security 309 Median 30%	nal d able 5 atrol: tion atic f 6 Din Dim Dim Dim	imming (by others) ^{3,4} ^{3,4} s without PIR sensor ^{3,4} ary with motion sensor Profile Dimming ^{3,4} nming, 7 hours ming, 8 hours ming, 8 hours ming, 8 hours	4.5 - 3,11	IMRI Integr infrare	al ed ^{6,11}	PCB Pho But	otocontrol ton ^{8,10,12}	Fusing F1 F2 F3 Surge SP2 GFC1	3 Single (120, 277, Double (208, 240 Canadian Double (208, 240, 480V/ Protection (10kA s Increased 20kA Ground Fault Int	347VAC) ⁸ D, 480VAC) ⁸ 9 Pull AC) ⁸ standard) errupt Outlet ⁹	Textur BK WH BZ DGY MGY Custo RAL CC	red Black White Bronze Dark Gray Medium Gray mer specified Specify optio color or RAL Custom color (Must supply factory quote	nal (ex: RA color c ≥)	L7024)

1. Extended lead times apply. Contact factory for details.

2. Not available in 100, 200 or 350mA.

3. Not available with other control options.

4. Not available with motion sensor.

5. Not available with photocontrol.

6. Available only with BL dimming control.

7. Not available with LLC and CS/CM.

8. Must specify input voltage.

9. Available in 120V only.

10. Not available in 347 or 480V.

11. Not available in 100, 200, and 1050mA.

12. Not available with LLC.



example: PBL-42-14L-450-NW-G2-5-UNV

PBL PureForm LED bollard

LED Wattage and Lumen Values

		LED		Average	Туре 3			Туре 5		
Ordering Code	LED Qty	Current (mA)	Color Temp.	System Watts	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
PBL-14L-100-NW-G2-xx	14	100	4000	6.1	492	B0-U0-G0	81	538	B1-U0-G0	88
PBL-14L-200-NW-G2-xx	14	200	4000	10.6	965	B0-U0-G0	91	1055	B1-U0-G0	100
PBL-14L-350-NW-G2-xx	14	350	4000	17.7	1608	B0-U0-G0	91	1758	B1-U0-G0	99
PBL-14L-450-NW-G2-xx	14	450	4000	23.1	2007	B0-U0-G1	87	2195	B2-U0-G1	95
PBL-14L-600-NW-G2-xx	14	600	4000	30.3	2551	B1-U0-G1	84	2789	B2-U0-G1	92
PBL-14L-800-NW-G2-xx	14	800	4000	40.5	3198	B1-U0-G1	79	3497	B2-U0-G1	86
PBL-14L-1050-NW-G2-xx	14	1050	4000	53.8	3853	B1-U0-G1	72	4213	B3-U0-G1	78

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

		. 0	2	*			Lumen	Lumen Outputs			
				Avg. Sys	stem Watts	Watts Type 3			Туре 5		
Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode		
PBL-14L-450-NW-G2-xx-EBP	14	450	4000	23.1	10.4	2007	1211	2195	1324		
PBL-14L-600-NW-G2-xx-EBP	14	600	4000	30.3	10.4	2551	1211	2789	1324		
PBL-14L-800-NW-G2-xx-EBP	14	800	4000	40.5	10.4	3198	1211	3497	1324		
PBL-14L-1050-NW-G2-xx-EBP	14	1050	4000	53.8	10.4	3853	1211	4213	1324		

For emergency EBP option, publish values are based on initial lumens.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050mA	>100,000 hours	>60,000 hours	>95%

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PBL PureForm LED bollard

Dimensions





SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT					
TOTAL PARKING AND	D BACK-UP AREA		2,154 SF						
40 FOOT DIAMETER TREES									
Q	314 SF	0	0	0					
Н	628 SF	2	1,256 SF	58%					
TQ	942 SF	0	0	0					
F	1,256 SF	0	0	0					
TOTAL SHADE AREA PROVIDED 1,256 SF 58%									

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	2,154 SF	100%
PARKING LOT LANDSCAPE	167 SF	7.8%

LANDSCAPE AREAS

DESCRIPTION	AREA	PERCENT
CONVENTIONAL LOW WATER USE LANDSCAPE	639 SF	5%
TOTAL LANDSCAPE AREA	12,055 SF	100%

NEW TREES

PROPOSED NEW TREE LOCATION. SPECIES TO SELECTED FROM THE CITY OF CHICO APPROVED TREES LIST.

APARTMENTS AT 951 WALNUT, CHICO

PREPARED FOR:

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PREPARED BY:



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DATE: 3-4-2024 BFLA PROJECT NUMBER: 2405 Attachment H



TDEE MITICATIONI TADIE

IKEE	MITIGATION I	ABLE			
TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/ RETAIN	MITIGATION REQUIREMENT	REN
\bigcirc	JUGLANS NIGRA BLACK WALNUT	42"	REMOVE	YES	
B	JUGLANS NIGRA BLACK WALNUT	29"	REMOVE	NO	DEA
\Diamond	AILANTHUS ALTISSIMA TREE OF HEAVEN	וו"	REMOVE	NO	
\bigcirc	LIGUSTRUM PRIVET	6", 6"	REMIAN	NO	
E	LIGUSTRUM PRIVET	22"	REMIAN	NO	
F	AILANTHUS ALTISSIMA TREE OF HEAVEN	8",8",10",10"	REMIAN	NO	
G	AILANTHUS ALTISSIMA TREE OF HEAVEN	8"	REMIAN	NO	
H	AILANTHUS ALTISSIMA TREE OF HEAVEN	12"	REMIAN	NO	
\bigcirc	AILANTHUS ALTISSIMA TREE OF HEAVEN	6",11",11"	REMIAN	NO	
\bigcirc	AILANTHUS ALTISSIMA TREE OF HEAVEN	10"	REMIAN	NO	
K	CELTIS OCCIDENTALIS HACKBERRY	33"	REMOVE	YES	
\bigcirc	QUERCUS LOBATA VALLEY OAK	28"	REMIAN	NO	SEE
	DIOSPYROS VIRGINIANA PERSIMMON	7" , 7" , 6"	REMOVE	NO	EXC
	CELTIS OCCIDENTALIS HACKBERRY	30"	REMOVE	YES	
\diamond	DIOSPYROS VIRGINIANA PERSIMMON	14"	REMOVE	NO	EXC
TOTAL DBH OF QUALIFYING TREES REMOVED		105"	18 REPLACEMENT TREES (AMOUNTING TO \$10,81 TO BE REMOVED)		

TREE PROTECTION NOTES

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- IS IN PLACE AND TO INSURE THAT ALL PARTIES ARE FAMILIAR WITH THE NATURE OF THE WORK INVOLVED.
- CONSTRUCTION WITHIN THE AREA OR TO COMPLETE SITE LANDSCAPING. MINIMIZE DAMAGE TO TREE LIMBS, CROWN, CANOPY, AND TRUNK OF TREES TO REMAIN.
- FORMED BY THE OUTERMOST EDGE OF THE TREE CANOPY
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MINIMIZE COMPACTION OF THE SOIL WITHIN THE TREE ROOT ZONES OF ALL TREES TO REMAIN.
- ROOTS WITH BURLAP AND MAINTAIN MOISTURE BY APPLICATION OF WATER TO MOISTEN BURLAP UNTIL TRENCHES CAN BE BACKFILLED.
- THE TREE TRUNK AS POSSIBLE AND SHALL BE EXCAVATED BY HAND OR 'AIR SPADE' OR PNEUMATIC EXCAVATOR TO MINIMIZE IMPACT ON ROOTS
- IN. SHALL BE PRESERVED AND PROTECTED. CARE SHALL BE TAKEN TO MINIMIZE ABRASIONS TO ROOT BARK.
- STAGING OR STORAGE AREA FOR CONSTRUCTION SHALL BE LOCATED CLOSER THAN 20 FEET TO THE DRIPLINE OF ANY TREE TO BE PROTECTED
- OF NO CLOSER THAN 20 FEET FROM ANY TREE DRIPLINE.
- 10. EXISTING TREES TO BE RETAINED AND PROTECTED AS INDICATED ON THE DEMOLITION AND/ OR CONSTRUCTION PLANS.



	TREE REMOVAL NOTES
MARKS	1. THIS TREE REMOVAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CMC 16.66.
	2. OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF CHICO PRIOR TO THE REMOVAL OF ANY TREES. PLEASE CONTACT URBAN FOREST MANAGER: RICHARD BAMLET: RICHARD.BAMLET@CHICOCA.GOV FOR TREE REMOVAL PERMIT AND WITH ANY QUESTIONS.
AD	3. THE TREES WITHIN THE LIMITS OF THE EXISTING OCCUPIED RESIDENCE COULD NOT BE ACCESSED FOR MEASUREMENT. MEASUREMENTS INDICATED IN THE TREE LIST ARE BASED ON OBSERVATION FROM OUTSIDE OF THE PROPERTY AND MAY REQUIRE VERIFICATIONS AND/ OR ADJUSTMENT.
	CITY OF CHICO URBAN FORESTER NOTES
	1. ORANGE SNOW FENCING OF EQUIVALENT FENCING TO BE PLACED AT A DISTANCE NO CLOSER THAN THE DRIP LINE OR 20' FROM THE TRUNK.
	2. FENCING SHALL BE MAINTAINED AT ALL TIMES DURING DEVELOPMENT.
	3. NO VEHICLE ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE WITHOUT PRIOR AUTHORIZATION FROM CITY.
	4. SIGNAGE SHALL BE ATTACHED TO THE SNOW FENCING TO ALERT CONSTRUCTION STAFF THAT NO VEHICLE ACCESS IS PERMITTED.
	5. CITY MAY AUTHORIZE TEMPORARY VEHICULAR ACCESS TO ASSIST DEVELOPMENT OPERATIONS WITH ADDITIONAL PRESERVATION MEASURES.
e tree protection notes	6. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR MITIGATION OF ANY DAMAGE TO ABOVE OR BELOW GROUND PARTS OF TREES CAUSED DURING CONSTRUCTION ACTIVITIES.
CLUDED SPECIES	
CLUDED SPECIES	
OR IN-LIEU FEES 15 (\$618/ 6" DBH	

PRIOR TO ANY GROUND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING, SCRAPING, OR GRADING, THE SUPERVISING CONTRACTOR SHALL ARRANGE A PRE-CONSTURCTION (PRE-GROUND DISTURBANCE) SITE MEETING WITH THE LANDSCAPE ARCHITECT, CITY OF CHICO URBAN FORESTER, AND THE SUPERVISING CONTRACTOR. THE PURPOSE OF THE PRE-CONSTRUCTION SITE MEETING IS TO VERIFY THAT TREE PROTECTION FENCING

PRIOR TO ANY GROUND DISTURBING ACTIVITIES, AND PRIOR TO THE SUPERVISING CONTRACTOR'S MAKING THE ARRANGEMENTS FOR THE PRE-CONSTRUCTION SITE MEETING, A TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED AS INDICATED ON PLANS. THE FENCE SHALL BE 4' MINIMUM HEIGHT, ORANGE POLYETHYLENE FENCING AS MANUFACTURED BY GEOTENAX CORP. (800-356-8495), OR EQUAL. INSTALL WITH METAL 'T' STAKES (TO EXTEND TO 4 FOOT MINIMUM HEIGHT ABOVE FINISH GRADE). FENCING SHALL BE SUBSTANTIAL ENOUGH TO RESTRICT ACTIVITY TO OUTSIDE THE AREA AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR OTHER CONSTRUCTION ACTIVITY. DURING CONSTRUCTION, MAINTENANCE SHALL BE PERFORMED SO THAT THE FENCE REMAINS IN GOOD REPAIR. REMOVAL OF THE FENCE SHALL ONLY OCCUR TO ALLOW REQUIRED

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT THE TREE FROM EXCESS FILL AND/OR THE REMOVAL OF EXCESS SOIL FROM THE TREE ROOT ZONE. THE TREE ROOT ZONE IS A PROJECTED RADIUS ON THE GROUND

WHEN EXISTING TREE ROOTS ARE ENCOUNTERED DURING THE COURSE OF TRENCHING, THE CONTRACTOR SHALL PREVENT THE TREE ROOTS FROM DESICCATION (DRYING OUT), BY APPLICATION OF A SEALING AGENT AND BY MINIMIZING THE AMOUNT OF TIME THAT TREE ROOTS ARE EXPOSED. TREE ROOTS SHALL ONLY BE EXPOSED WHEN TEMPERATURES ARE ANTICIPATED TO BE ABOVE FORTY DEGREES FAHRENHEIT AND BELOW 90 DEGREES FAHRENHEIT AND SHALL NOT REMAIN EXPOSED LONGER THAN 12 HOURS. IN THE EVENT THAT TRENCHES WITHIN TREE ROOT ZONES CANNOT BE BACKFILLED WITHIN 12 HOURS, THE CONTRACTOR SHALL COVER EXPOSED

UNDERGROUND FACILITIES AND TRENCHES, (e.g., UTILITY SERVICES, SANITARY SEWER, OR STORM DRAINAGE LINES) SHALL BE CONSOLIDATED, TO THE EXTENT FEASIBLE, AND LOCATED TO MINIMIZE IMPACTS UPON TREE ROOT SYSTEMS. ANY TRENCHING OR UNDERGROUND WORK SHOULD BE LOCATED OUTSIDE OF THE TREE DRIPLINE TO THE FULLEST EXTENT FEASIBLE. ANY TRENCHING REQUIRED WITHIN THE TREE DRIPLINE SHALL BE AS FAR FROM

ROOTS 3/4 IN. OR GREATER IN SIZE ENCOUNTERED DURING TRENCHING SHALL BE CLEANLY HAND PRUNED AND TREATED WITH A SEALING AGENT TO REDUCE LOSS OF MOISTURE TO THE TREE. ROOTS GREATER THAN 1-1/2

CONSTRUCTION VEHICLES, EQUIPMENT, OR MATERIALS (INCLUDING, BUT NOT LIMITED TO JOB SHACKS, PORTABLE TOILETS, AND CLEANOUT FACILITIES) SHALL NOT BE PARKED OR STORED WITHIN THE FENCED AREA. NO

ALL CONSTRUCTION WASTES, INCLUDING BUT NOT LIMITED TO BUILDING MATERIAL DEBRIS, ROOFING MATERIALS, CLEANING OF CEMENT TRUCKS, CHEMICALS/ADHESIVES/SOLVENTS, ETC., SHALL BE STORED OR DISPOSED

SCALE: 1" = 10'-0"