



DATE: May 29, 2019

Files: UP 19-02  
and AR 19-07

TO: PLANNING COMMISSION

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

RE: Arco AM/PM (UP 19-02 and AR 19-07), Southeast corner of the intersection at Bruce Road at State Route 32, APN 002-180-084

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## SUMMARY

This is a request to allow a new 24-hour fueling station, convenience store and drive-through car wash. The project site is located in the southeasterly corner of the intersection at Bruce Road and State Route (SR) 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and is zoned CC (Community Commercial). Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (Allowed Uses and Permit Requirements for Commercial Zoning Districts), new gas stations are an allowed use in the CC zoning district, subject to issuance of a use permit, and when in conformance with standards set forth in CMC 19.76.090 (Gas Stations). The project, as proposed, appears to meet all gas station standards. The Architectural Review and Historic Preservation Board (ARHPB) has reviewed the site design and architecture at its June 5, 2019 meeting and recommends approval, subject to conditions.

### Recommendation:

Planning staff recommends adoption of Resolution No. 19-09 (**Attachment A**) adopting the Mitigative Negative Declaration and Mitigation Monitoring and Reporting Program (**Exhibit I**) and conditionally approving Use Permit 19-02 (Arco AM/PM) and Architectural Review 19-07 (Arco AM/PM) subject to the conditions contained therein (**Exhibit II**).

### Proposed Motion:

I move that the Planning Commission adopt Resolution No. 19-09, adopting a Mitigative Negative Declaration and Mitigation Monitoring and Reporting Program and conditionally approving Use Permit 19-02 (Arco AM/PM) and Architectural Review 19-07 (Arco AM/PM), based on the required findings and subject to the conditions contained therein.

## BACKGROUND

The project site is located on the southeasterly corner of the intersection at Bruce Road and SR 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and is zoned CC (Community Commercial) (see **Attachment B**, Location Map). The site is bounded by Bruce Road to the south and west, SR 32 to the north and vacant land to the east. The applicant is seeking a use permit to authorize a gas station in the CC zoning district, pursuant

to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*).

The parcel is bisected by Bruce Road, separating the site into an easterly and westerly portion. On September 20, 2018, the Planning Commission approved a parcel map to divide the site into two parcels and a remainder parcel (see **Attachment C**, Approved Parcel Map 17-03 (Borge)). Because of sensitive environmental features located on the westerly portion of the site (remainder parcel), all development would take place on the easterly portion, specifically, Parcel 1 on the approved Parcel Map. For that purpose, the “project site” referenced in this report refers to only Parcel 1.

The proposal consists of an approximately 3,800-square-foot, 24-hour convenience store, nine gasoline pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,150-square-foot drive-through car wash facility (see **Attachment D**, Site Plan). This project also includes two underground fuel tanks, site lighting, parking areas, trash enclosure and surrounding landscaping.

## **DISCUSSION**

Pursuant to CMC 19.44.020, Table 4-6 (Allowed Uses and Permit Requirements for Commercial Zoning Districts), new gas stations are an allowed use in the CC zoning district, subject to issuance of a use permit, and when in conformance with standards set forth in CMC 19.76.090 (Gas Stations). These standards include the requirement for separation of 15-feet from pump islands to the property line, permanent landscape installation within a minimum 5-foot-wide planter along the public right-of-way, and a limitation of two vehicular access points from adjacent public rights-of-way. The proposal includes layers of landscaping along the Bruce Road frontage, including ground-cover, low shrubs and decorative trees (see **Attachment E**, Landscape Plans) creating an attractive street frontage. Accent plantings would be located at points of entry on Bruce Road and would include a variety of material types, such as rocks, ground cover and flowers. Perimeter plantings on the easterly site boundary would include drought tolerant native species, such as Valley Oak trees, allowing new landscaping to transition to the surrounding natural open space. The project, as proposed, appears to meet all gas station standards.

### Site Design and Traffic

The site plan (**Attachment D**) depicts the proposed layout of the site, which situates the proposed convenience store toward the northerly portion of the site, with the fueling canopy and pumps placed central to the site. Fueling tanks would be placed underground, immediately south of the fueling canopy and pumps. A drive-through car wash building would be located on the southeasterly portion of the site, with queuing room along the easterly boundary of the project site. Parking would be located both on the southwesterly property line, and adjacent to the convenience store. All site improvements, including parking areas and structures, are located out of the 25-foot setback from Dead Horse Slough, as required by CMC 19.60.030 (Creekside Development).

The project would result in an increase in traffic volumes utilizing the intersection of Bruce Road and State Route 32. The proposed project would provide two access driveways along Bruce Road with no access to SR 32. The driveway closest to the SR 32 and Bruce Road intersection is

restricted to right-in, right-out only, while the driveway located on the southerly property line would accommodate left turns onto Bruce Road. Improvements to Bruce Road as a result of the project would include construction of the center median, including a dedicated left-turn lane into the project site.

Bruce Road and SR 32 are identified as arterial roadways in the General Plan and are intended to move large volumes of traffic. A number of Capital Improvement Projects near the project site have been identified for funding that would ultimately reduce traffic impacts to the Bruce Road/SR 32 intersection and surrounding roadways. Such projects include the State Route 32 Widening project, resulting in widening SR 32 eastward to Yosemite Drive from two to four lanes and the Bruce Road Widening project that would result in widening Bruce Road from the Skyway to SR 32 from two to four lanes. These projects would result in a new intersection at the corner of Bruce Road and SR 32 for which the necessary right-of-way would be dedicated by the project applicant. Additionally, the applicant will pay the appropriate City of Chico standard Transportation Facility Fees for added traffic on the roadway system.

#### Aesthetics/Lighting

The proposed architecture for the project utilizes the standard Arco AM/PM prototype with typical colors and materials commonly associated with the brand (see **Attachment F**, Store Elevations). The 3,800 square foot convenience store would be finished with a variety of materials and colors, including stucco in tan and brown, panelized stone veneer, and an aluminum composite material. The front elevation would feature extensive glazing, with a bright orange aluminum canopy system. Central to the site would be the fueling station and canopy (see **Attachment G**, Canopy Elevations). The overall height of the canopy would reach 18-feet six-inches tall and would feature the typical Arco logo and colors. An approximately 1,150 square foot drive-through car wash facility is proposed at the southeasterly property line (see **Attachment H**, Car Wash Elevations). The rectangular shaped building would feature similar architectural style and treatments as the convenience store building, including brown stucco exterior walls with stone veneer treatment around the base.

The gas station and convenience store are proposed to operate 24-hours a day, seven days a week, which will introduce a new, continuing source of light and glare to the surrounding area. With little development in the surrounding area, the proposed project will at first appear to dominate its surroundings and will impact the existing visual character of the vicinity. New light sources would include building-mounted light fixtures on the proposed convenience store and car wash facility and 25-foot-tall ground-mounted light poles within the vehicle parking areas. The fueling station canopy would feature extensive lighting, including under-canopy surface-mounted fixtures, internally illuminated canopy signs and a backlit LED band wrapping the blue fueling canopy.

A photometric plan provided by the applicant indicates that light sources measured beneath the fueling canopy would reach up 28 foot-candles, reducing to below one foot-candle at the public right-of-way (see **Attachment I** Photometrics Plan and **Attachment J**, Light Fixture Specifications). CMC 19.60.050 (Exterior Lighting) does not provide explicit foot-candle parameters for development but requires that exterior lighting be recessed and directed downward so that direct glare and reflections are confined within the boundaries of the site. To avoid excess light and glare impacts to adjacent properties, and to reduce visual impacts seen

from traffic ascending into Chico westbound on SR 32, conditions of approval are recommended that would limit parking lot light poles to 18 feet tall (see Condition of Approval #3) and limit the LED fueling canopy band to only two of the four sides (see Condition of Approval #4).

#### Prior Review

The Architectural Review and Historic Preservation Board (ARHPB) reviewed the site design and architecture at its June 6, 2019 meeting and recommends approval, subject to conditions (see **Attachment K**, ARHPB Draft Minutes). Board members were generally satisfied with the proposed architecture; they did question the “corporate” look of the buildings but did not recommend any changes as a result. Board members discussed the importance of the project site as a gateway into the City from SR 32 and questioned why the building was situated such that the rear of the building was oriented to SR 32. The project applicant explained that because of the necessary right-of-way dedication, the site became very constrained and the proposed orientation was the best solution. The applicant indicated that should less right-of-way dedication be required, he would increase landscape treatment to the SR 32 frontage. To achieve a higher aesthetic quality on the rear of the building, the Board recommends that Condition of Approval #5 be modified, requiring that the rear wall trellis structures be enlarged to cover more of the stucco surface. The project applicant agreed to increase the trellis’ by two-feet in each direction.

Site lighting was thoroughly discussed. The project architect addressed the Board and requested that Condition of Approval #4 be modified to allow the LED band to wrap three sides of fueling canopy to meet branding requirements. The architect explained that the band would not directly emit a blue light, but that a band of white light backlighting blue canopy gives an appearance of a blue glow. He clarified that the nearest residential neighbors are over 500-feet away, and that the project site is surrounded by commercially zoned property, so it can be anticipated that the area would be further developed with similar commercial uses in the future. The Board discussed the request and agreed that the condition was necessary to reduce light and aesthetic impacts to residential neighbors. To further reduce light and glare spillage, the Board recommends Condition of Approval #3 be modified to require shielding of parking lot light fixtures.

#### **ANALYSIS**

The Commercial Mixed Use General Plan land use designation is intended to support a wide variety of retail and service commercial uses. The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle repair and vehicle sales, when found compatible with their surrounding land uses and when authorized by a use permit. Land immediately adjacent to the project site is currently vacant and zoning is consistent with the project site, so it can be assumed that future land uses would be compatible with the proposed gas station.

The project is consistent with General Plan goals and policies that encourage neighborhood services and enhance Chico’s long-term prosperity. The site’s location on the easterly edge of the City, as well as project details and design, establish a sense of entry and arrival into the City while accommodating traffic generated by development and tourism.

The proposal is consistent with the following General Plan goals and policies:



Policy CD-3.1 (Lasting Design and Materials) – Promote architectural design that exhibits timeless character and is constructed with high quality materials.

Goal CD-2: Enhance edges and corridors that represent physical boundaries, transitions and connections throughout the community.

Policy LU-2.4 (Land Use Compatibility) – Promote land use compatibility through use restrictions, development standards, environmental review and special design considerations.

Goal LU-3: Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.

Action CD-2.4.2 (Foothill Light Levels) – Design low light levels in foothill settings to optimize views of dark skies and minimize light pollution.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11) and varied building depth to avoid long, unarticulated elevations (DG 2.2.22). The design creates a sense of focus toward the main entrance through the use of vibrant colors and a variety of material types consistent with DG 2.2.23 and DG 2.1.13. Recommended conditions of approval limiting the LED canopy band and shielding parking lot light fixtures further reduce light impacts associated with the brand's theme. Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and parking lot and queuing aisle areas with landscaping, as called-for by DGs 2.1.25 and 2.1.36.

The proposed convenience store and fueling station located at the intersection of Bruce Road and SR 32 would provide essential fueling and basic shopping needs of both nearby residents, and those traveling on SR 32. The proposed project at this location will result in land use and traffic efficiencies that would ultimately reduce vehicle miles traveled. Overall, staff has not identified any major issues with the proposal and, subject to the conditions, recommends approval of the project.

## **FINDINGS FOR APPROVAL**

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

### Environmental Review

Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 4/10/2019, and extending until 5/10/2019. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program is included as **Exhibit I** of this report and all mitigation measures have been included as conditions of approval (**Exhibit II**). Pursuant to Section 15074.1 of CEQA Guidelines, as a result of the public review process for a proposed mitigated negative declaration, including any administrative decisions or public hearings conducted on the project prior to its approval, the lead agency may conclude that certain mitigation measures identified in the mitigated negative

declaration are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may, in accordance with this section, delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective.

Correspondence received during the public review period are provided under **Attachment L** and summarized below with a brief response.

- *Regional Water Quality Control Board: Contains standard language regarding permit requirements from that agency for future development.*

Staff response: Mitigation Measure D.5 requires that Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

- *State of California Native American Heritage Commission: States concerns regarding the need for mitigation measures specifically addressing Tribal Cultural Resources, mitigation measures addressing inadvertent finds of human remains and a full cultural resources assessment.*

Staff response: Based on the recommendations of an Archaeological Inventory Report by the Northeast Information Center (NEIC), a Report of Cultural Resources Investigation of the project site was conducted in July 2018. That report and language summarizing the report are included in Section Q (Tribal Cultural Resources) of the Initial Study.

Pursuant to CEQA Guidelines Section 15074.1, to satisfy the request of NAHC, staff proposes that Mitigation Measure Q.1 (Tribal Cultural Resources) replace Mitigation Measure E.1 (Cultural Resources), requiring that if during ground disturbing activities, any potentially 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. 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.

- *Department of Transportation District 3: States that the project will generate a significant number of trips on the State Highway System and recommends a traffic analysis to assess impacts.*

Staff response: City Traffic Engineering staff has determined that a traffic analysis would not identify impacts associated with the project beyond those previously identified for the Bruce Road/State Route 32 corridor. The project will pay Transportation Facility Fees for added traffic on the roadways. These fees collected will fund projects previously identified as Capital Improvement Projects including the Bruce Road Widening project and State Route 32 Widening project. It is anticipated that these projects would ultimately reduce traffic impacts

at this intersection and on surrounding roadways. The project applicant would, in conjunction with recording Parcel Map 17-03, dedicate the right-of-way necessary to complete these projects as designed. Further, it is not anticipated that the project would result in development beyond that which was analyzed in the Final Environmental Impact Report (EIR) prepared and certified for the Chico 2030 General Plan (State Clearinghouse #2008122038).

- *Planning staff: Staff has concerns regarding the level of mitigation necessary to compensate for direct impacts to Swainson's hawks.*

Staff Response: The Biological Resources Assessment (April 2018) for the project site provides language that suggests that BSA may provide "moderate potential for occurrence", and "suitable foraging habitat" for Swainson's hawk, but that "the property does not likely support the foraging habitat needed to support the reproductive efforts of a Swainson's hawk pair". Recommendations as a result of the report suggest that the purchase of compensatory mitigation credits is necessary because of the "permanent impacts to Swainson's hawk foraging habitat." Staff communicated this discrepancy in an email to Northstar biologist Matt Rogers on 5/13/2019 (see **Attachment K**). Mr. Rogers concurred that the bird survey prescribed in the MND would be sufficient mitigation, as the site does not likely support reproductive habits of the Swainson's hawk. As such, pursuant to CEQA Guidelines Section 15074.1, mitigation requiring the purchase of compensatory mitigation credits (formally Mitigation D.3) has been removed. Mitigation requiring bird nesting surveys, should construction activities commence during avian breeding season, is equivalent and included as (updated) Mitigation D.3.

### Use Permit Findings

1. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Section 19.44.020 provides for gas station uses in the CC zoning district, subject to use permit approval. Use Permit 19-02 has been processed in accordance with the requirements of Chapter 19.24. The project, as proposed, appears to meet all requirements as set for in CMC 19.76.090 (Gas Stations).

2. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle repair and vehicle sales, when found compatible with their surrounding land uses and when authorized by a use permit. Land immediately adjacent to the project site is currently vacant and zoning is consistent with the project site, so it can be assumed that future land uses would be compatible with the proposed gas station. No residences are located in close proximity to the site. No detrimental impacts to the health, safety, or welfare of neighborhood workers or residents have been identified in association with the proposed fuel station use.

Based on the above, the proposed fuel station would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed uses.

- 3. The proposed use would not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed project would provide two access driveways along Bruce Road with no access to SR 32. The driveway closest to the SR 32 and Bruce Road intersection is restricted to right-in, right-out only, while the driveway located on the southerly property line would accommodate left turns onto Bruce Road. The applicant would dedicate the necessary right-of-way to complete future widening projects to the Bruce Road and SR 32 corridor, improving circulation in the vicinity. Additionally, the applicant will pay the appropriate City of Chico standard Transportation Facility Fees for added traffic on the roadway system. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. Based on the above, the proposed fuel station would not be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City.

- 4. The proposed entitlement is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plan.*

The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle repair and vehicle sales, when found compatible with their surrounding land uses and when authorized by a use permit. The project is consistent with General Plan goals and policies that encourage neighborhood services and enhance Chico's long-term prosperity (LU-3). The site's location on the easterly edge of the City, as well as project details and design, establish a sense of entry and arrival into the City while accommodating traffic generated by development and tourism (CD-3.1 and CD-2). Conditions of approval limiting the use of lighting on the project site is consistent with policies that encourage protection of viewsheds through designs that include low light levels to minimize light pollution (CD-2.4.2).

- 5. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The location and configuration of the proposed structures are compatible with the surroundings. All site improvements, including parking areas and structures, are located out of the 25-foot setback from Dead Horse Slough, as required by CMC 19.60.030 (Creekside Development). The proposed convenience store would not unnecessarily block views from other structures and would not dominate surroundings. Although the building would feature typical Arco logos, the project is designed to minimize trademark building elements, creating a unique identity complementary to its surroundings (DG 2.2.13). Recommended conditions of approval limited the LED canopy band and requiring shielding for parking lot lights would further reduce light impacts associated with the brands theme. Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and parking lot and queuing aisle areas with landscaping, as called-for by DGs 2.1.25 and 2.1.36.

## **PUBLIC CONTACT**

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site. A legal notice was also placed in the Chico Enterprise Record. As of the date of this report, no additional inquiries regarding this project had been received by City staff.

### **DISTRIBUTION:**

#### Internal

PC Distribution

Principal Planner Bruce Ambo

Associate Planner Shannon Costa

#### External

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[jstevens@northstareng.com](mailto:jstevens@northstareng.com)

CSHQA, Attn.: Charles Nattland, email: [Charles.nattland@cshqa.com](mailto:Charles.nattland@cshqa.com)

BT Chapman, Email: [btc05usn@gmail.com](mailto:btc05usn@gmail.com)

### **ATTACHMENTS:**

- A. Resolution No.
  - Exhibit I – Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
  - Exhibit II - Conditions of Approval
- B. Location Map
- C. Approved Parcel Map
- D. Site Plan
- E. Landscape Plan
- F. Store Elevations
- G. Canopy Elevations
- H. Car Wash Elevations
- I. Photometrics Plan
- J. Light Specifications
- K. ARHPB Draft Minutes
- L. Correspondence

1 **RESOLUTION NO. 19-09**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION FOR**  
3 **ADOPTION OF A MITIGATED NEGATIVE DECLARATION, MITIGATION**  
4 **MONITORING AND REPORTING PROGRAM, AND CONDITIONAL APPROVAL**  
5 **OF USE PERMIT 19-02 AND ARCHITECTURAL REVIEW 19-07**  
6 **(Arco AM/PM)**

7 WHEREAS, applications have been received to construct a 3,800-square-foot, 24-hour  
8 convenience store, nine gasoline pump stations under an approximately 5,500-square-foot canopy,  
9 and an approximately 1,150-square-foot drive-through car wash facility on a vacant parcel located  
10 in the southeasterly corner of the intersection at Bruce Road and State Route 32 identified as  
11 Assessor's Parcel Number 002-180-084 (the "Project"); and

12 Whereas, the site is identified as CMU (Commercial Mixed Use) on the General Plan Land  
13 Use Diagram and is zoned CC (Community Commercial). The site is bounded by Bruce Road to  
14 the south and west, SR 32 to the north and vacant land to the east; and

15 Whereas, the applicant is seeking a use permit to authorize a gas station in the CC zoning  
16 district, pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and*  
17 *Permit Requirements for Commercial Zoning Districts*); and

18 WHEREAS, the Planning Commission considered the Project, staff report,  
19 recommendation from the Architectural Review and Historic Preservation Board, and comments  
20 submitted at a noticed public hearing held on June 20, 2019; and

21 WHEREAS, the Planning Commission has considered the Initial Study and proposed  
22 Mitigated Negative Declaration and Mitigation Monitoring and Report Program (MMRP) which  
23 conclude that the Project will not result in a significant impact on the environment.

24 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF  
25 THE CITY OF CHICO AS FOLLOWS:

- 26 1. With regard to the mitigated negative declaration the Planning Commission finds that:
- 27 A. There is no substantial evidence supporting a fair argument that the Project may have a  
28 significant effect on the environment; and
- B. The Mitigated Negative Declaration and MMRP have been prepared in conformance with



1 the provisions of the California Environmental Quality Act and the Chico Municipal Code  
2 (CMC), Chapter 1.40, "Environmental Review Guidelines"; and  
3 C. The mitigated negative declaration prepared for the Project reflects the independent  
4 judgment of the City of Chico.

5 2. With regard to the use permit, the Planning Commission finds that:

6 A. Chico Municipal Code Section 19.44.020 provides for gas station uses in the CC zoning  
7 district, subject to use permit approval. Use Permit 19-02 has been processed in  
8 accordance with the requirements of Chapter 19.24; and  
9 B. The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle  
10 repair and vehicle sales, when found compatible with their surrounding land uses and  
11 when authorized by a use permit. Land immediately adjacent to the project site is currently  
12 vacant and zoning is consistent with the project site, so it can be assumed that future land  
13 uses would be compatible with the proposed gas station. No residences are located in close  
14 proximity to the site. No detrimental impacts to the health, safety, or welfare of  
15 neighborhood workers or residents have been identified in association with the proposed  
16 fuel station use. The proposed fuel station would not be detrimental to the health, safety,  
17 and general welfare of persons residing or working in the neighborhood of the proposed  
18 uses; and  
19 C. The proposed project would provide two access driveways along Bruce Road with no  
20 access to SR 32. The driveway closest to the SR 32 and Bruce Road intersection is  
21 restricted to right in, right out only, while the driveway located on the southerly property  
22 line would accommodate left turns onto Bruce Road. The applicant would dedicate the  
23 necessary right-of-way to complete future widening projects to the Bruce Road and SR  
24 32 corridor, improving circulation in the vicinity. Additionally, the applicant will pay the  
25 appropriate City of Chico standard Transportation Facility Fees for added traffic on the  
26 roadway system. Existing regulations require that any public improvements damaged  
27 during the course of construction be repaired or reconstructed by the applicant. Based on

1 the above, the proposed fuel station would not be detrimental or injurious to property and  
2 improvements in the neighborhood, or the general welfare of the City.

3 D. The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle  
4 repair and vehicle sales, when found compatible with their surrounding land uses and  
5 when authorized by a use permit. The project is also consistent with the General Plan's  
6 emphasis on intensifying and revitalizing commercial uses within the East 20th Street  
7 Opportunity Site. The project is consistent with General Plan goals and policies that  
8 encourage neighborhood services and enhance Chico's long-term prosperity. The site's  
9 location on the easterly edge of the City, as well as project details and design, establish a  
10 sense of entry and arrival into the City while accommodating traffic generated by  
11 development and tourism. Approving the fueling station use is also consistent with  
12 General Plan goals and policies to enhance Chico's long-term prosperity (ED-1), ensure  
13 that regulations and permitting processes for the conduct of commerce do not  
14 unreasonably inhibit local business activity (ED-1.3). Conditions of approval limiting the  
15 use of lighting on the project site is consistent with polices the encourage protection of  
16 viewsheds through designs that include low light levels to minimize light pollution; and

17 E. The location and configuration of the proposed structures are compatible with the  
18 surroundings. All site improvements, including parking areas and structures, are located  
19 out of the 25-foot setback from Dead Horse Slough, as required by CMC 19.60.030  
20 (Creekside Development). The proposed convenience store would not unnecessarily  
21 block views from other structures and would not dominate surroundings. Although the  
22 building would feature typical Arco logos, the project is designed to minimize trademark  
23 building elements, creating a unique identity commentary to its surroundings (DG 2.2.13).  
24 Recommended conditions of approval limited the blue LED band would further reduce  
25 light impacts associated with the brands theme. Design Guideline consistency is further  
26 enhanced by screening HVAC units with roof parapets and parking lot and queuing aisle  
27 areas with landscaping, as called-for by DGs 2.1.25 and 2.1.36.

28 3. Based on all of the above, the Planning Commission hereby recommends that:

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A. The Planning Commission adopt the Mitigated Negative Declaration and MMRP as set forth in Exhibit I, attached hereto;

B. The Planning Commission conditionally approve the Use Permit (UP 19-02) and Architectural Review (AR 19-07), subject to the conditions set forth in Exhibit II, attached hereto.

4. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on June 20, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
BRUCE AMBO  
Planning Commission Secretary

\_\_\_\_\_  
ANDREW L. JARED  
Assistant City Attorney

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MITIGATION MONITORING  
AND REPORTING PROGRAM  
CITY OF CHICO PLANNING DIVISION

**ARCHITECTURAL REVIEW 19-07  
AND USE PERMIT 19-02**

**ARCO AM/PM**

June 2019

## PREFACE

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

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:

This document does not discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant.

Mitigation	Monitoring	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<b>Air Quality</b>				
<u>MITIGATION C.1</u>	Prior to approving grading permits, City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate. City inspection staff will ensure that construction, grading, and erosion control operations are conducted in accordance with BCAQMD standards.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<b>Biological Resources</b>				
<u>MITIGATION D.1</u>	Planning and Engineering staff will require final copies of the purchased credits documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<u>MITIGATION D.2</u>	Planning and Engineering staff will require final copies of the pre-construction surveys for Northwestern pond turtle and western spadefoot, prior to issuance of any grading or other permits that will result in disturbances to the site. Should the species occur on the project site a qualified biologist shall be retained on-site during ground-disturbance.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<u>MITIGATION D.3</u>	If initial ground disturbance is proposed to be conducted during the avian breeding season, Planning and Engineering staff will require final copies of the required surveys documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site. If active	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff



MITIGATION MONITORING AND REPORTING PROGRAM

Arco AM/PM (UP 19-02 and AR 19-07)

Page 3

	nests are encountered, 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.			
<u>MITIGATION D.4</u>	Planning and Engineering staff will require final copies of the required permits or letters documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<b>Tribal Cultural Resources</b>				
<u>MITIGATION Q.1</u>	Planning staff will verify that 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.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<b>Hazards</b>				
<u>MITIGATION H.1</u>	Planning and Engineering staff will require final copies of the required assessment/plan documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.	Prior to issuance of grading permit.	Project applicant	City of Chico Planning, Building and Engineering staff
<b>Hydrology</b>				
<u>MITIGATION I.1</u>	Planning staff shall require written	Prior to	Project	City of Chico

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	documentation of consultation.	issuance of grading permit.	applicant	Planning, Building and Engineering staff
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## MITIGATED NEGATIVE DECLARATION CITY OF CHICO PLANNING DIVISION

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

**PROJECT NAME AND NUMBER:** Arco AM/PM (UP 19-02 and AR 19-07)

**APPLICANTS NAME(S):** Thomas Borge,  
Borge Development, Inc.  
975 Fee Drive, Sacramento, CA 95815

**PROJECT LOCATION:** South side of State Route 32 and Bruce Road intersection,  
Chico, Butte County, CA  
AP No. 002-180-084

**PROJECT DESCRIPTION:** The project involves several land use entitlements including a use permit and architectural review application.

The proposed development would be limited to only the easterly portion of the site (“the site”) identified as Parcel 1 on the approved parcel map; no construction is proposed on the westerly portion of the site (Parcel 2). The proposal consists of an approximately 3,800 square foot (sq ft) AM/PM convenience store, nine Arco pump stations under an approximately 5,500 sq ft canopy, and an approximately 1,200 sq ft car wash (see Figure 3 - Site Plan). Also included in the proposed development are two underground storage tanks, parking facilities, trash enclosure, site lighting, illuminated signage, landscaping, and solar panels on the roof of the convenience store, pump station canopy and parking stalls.

Access to the site would be via two 35-ft driveways along Bruce Road. The convenience store would be situated to the far northerly portion of the site, being the closest component of the project to the Bruce Road and SR 32 intersection. The car wash is to be located on the southerly portion of the site with the pump stations and associated canopy situated in the middle. Vehicles would be able to exit the site from the proposed driveways with the northerly driveway right turn only and the southerly driveway by way of left and right turns. Currently, the California Department of Transportation (Caltrans) and the City’s Public Works Department is designing the Bruce Road and SR 32 intersection and have provided the proposed right-of-way that would accommodate the possible intersection designs.

Per CMC §19.60.030, the parcel map designates a 25-ft setback from the top of the bank of DHS. No buildings or site improvements will be constructed within this designated setback. The project would incorporate appropriate design standards, bank modifications and vegetation management practices to avoid impacting, or being impacted by, DHS.

The project also involves the abandonment and relocation of an existing 115 kilovolt transmission power pole present within the existing Meriam Park conservation preserve and the abandonment

and relocation of two poles within the project parcel. One existing pole is located within a vernal pool and will be relocated at least 15 feet in-line with the existing pole on the project parcel, outside of the boundary of the vernal pool. The new steel pole will be approximately 75 feet tall with an arm length of 14 feet set approximately 12.5 feet into the ground and will facilitate spanning to the project parcel. The existing pole will be abandoned and remain as to not disturb the biologically sensitive area. The new span length will be approximately 234 feet to a new pole on the east side of Bruce Road. This new wooden pole will be located in the southern portion of the project parcel, it will be approximately 80 feet tall and set approximately eight feet into the ground. From there the wire will span approximately 238 feet to another new wooden pole at the western edge of the parcel. This new pole will be approximately 75 feet tall and will be set approximately 9.5 feet into the ground. Finally, the line will span 292 feet to a new 90-foot wooden pole set nine feet deep in the same hole as the existing pole at the southwest corner of Bruce Road and State Route 32. The two existing poles within the project parcel will be removed to facilitate construction.

As per City policy, the project would connect to the sanitary sewer system. There are no known septic tanks currently on the project site. A curb and gutter catch basin system would be engineered for the collection of storm water runoff. Storm water would subsequently be detained on-site, allowing sediment to settle, or be filtered, prior to discharge into the City's storm water drainage system.

**FINDING:** 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 C.1 (Air Quality):** To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, available at [http://www.bcaqmd.org/page/\\_files/CEQA-Handbook-Appendices-2014.pdf](http://www.bcaqmd.org/page/_files/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.
- Using electric powered equipment when feasible.

*Mitigation Monitoring C.1:* Prior to approving grading permits, City staff will review the plans to ensure that Mitigation Measure C.1 is incorporated into the construction documents, as appropriate. City inspection staff will ensure that construction, grading, and erosion control operations are conducted in accordance with BCAQMD standards.

Implementation of the above mitigation measure and monitoring will minimize potential air quality impacts to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION D.1 (Biological Resources):**

Prior to any ground-disturbing activities, the applicant shall compensate for direct impacts to habitat that may support vernal pool tadpole and fairy shrimp. The applicant shall purchase credits at an approved mitigation bank as defined by the U.S. Fish and Wildlife Service Biological Opinion.

*Mitigation Monitoring D.1:* Planning and Engineering staff will require final copies of the purchased credits documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to vernal pool crustaceans to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION D.2 (Biological Resources):**

No later than 48 hours prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the project limits for northwestern pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the project limits during construction, all work will be stopped, and the turtle or western spadefoot will:

- 1) be allowed to leave on its own volition, or
- 2) be moved by the project biologist in the direction it was heading, at a safe distance from the grading activities, and at a safe location.

The biologist will report observations and relocations to the City.

*Mitigation Monitoring D.2:* Planning and Engineering staff will require final copies of the pre-construction surveys for Northwestern pond turtle and western spadefoot, prior to issuance of any grading or other permits that will result in disturbances to the site. Should the species occur on the project site a qualified biologist shall be retained on-site during ground-disturbance.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to the pond turtle and western spadefoot species to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION D.3 (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:

Conduct a survey for all birds protected by the Migratory Bird Treaty Act and California Fish and Game Commission within seven (7) days prior to vegetation removal or initial ground disturbances (whichever activity comes first), and map all active nests located within 500 feet of the BSA where accessible;

Develop buffer zones around active nests. The qualified biologist shall determine appropriate species protection 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.

If construction activities stop for more than 15 days then another migratory bird and raptor survey shall be conducted within seven (7) days prior to the continuation of construction activities.

*Mitigation Monitoring D.3:* If initial ground disturbance is proposed to be conducted during the avian breeding season, Planning and Engineering staff will require final copies of the required surveys documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site. If active nests are encountered, 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.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to migratory birds and raptors to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION D.4 (Biological Resources):** Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

*Mitigation Monitoring D.4:* Planning and Engineering staff will require final copies of the required permits or letters documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potential impacts to Waters of the United States to a level that is considered **less than significant with mitigation incorporated**.

**MITIGATION Q.1 (Tribal Cultural Resources):** If during ground disturbing activities, any potentially 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. 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.

*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.

**MITIGATION H.1 (Hazards):** Prior to any ground-disturbing activities, a Limited Soils Assessment (LSA) shall be conducted in the northern portion of the proposed Parcel 1 for the purpose of assessing on-site shallow soil for potential impacts from the following constituents of concern: lead, arsenic, antimony, polychlorinated dibenzo-p-dioxins and polychlorinated dibenzofurans. The LSA shall also determine if excavated soils generated during construction activities are likely to be classified as a regulated waste. Should any of the constituents of concern be found in excess concentrations, the applicant shall prepare a Soil Management Plan (SMP), which shall be distributed to construction personnel. The SMP shall establish protocols for handling, sampling, storage, and disposal of any suspected lead-impacted soils generated during construction activities.

*Mitigation Monitoring H.1:* Planning and Engineering staff will require final copies of the required assessment/plan documenting relief thereof, prior to issuance of any grading or other permits that will result in disturbances to the site.

Implementation of the above mitigation measure and monitoring will minimize potentially significant impacts of contaminated soil to **less than significant with mitigation incorporated.**

**MITIGATION I.1. (Hydrology):** Prior to grading and ground-disturbance, the applicant shall consult with Central Valley Flood Protection Board to determine if any permits are necessary for the proposed project.

*Mitigation Monitoring I.1:* Planning staff shall require written documentation of consultation.

Implementation of the above mitigation measure and monitoring will minimize potentially significant impacts to Dead Horse Slough 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 Arco AM/PM project (UP 19-02 and AR 19-07), 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.

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**Authorized Signature, Project Applicant**

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**Printed Name**

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

**Adopted via:** Resolution No: \_\_\_\_\_  
City of Chico Planning Commission  
Date \_\_\_\_\_

**EXHIBIT "II"**  
**CONDITIONS OF APPROVAL**  
**Use Permit (UP 19-02) and Architectural Review (AR 19-07)**  
**(Arco AM/PM)**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-07 (Borge Arco AM/PM). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. 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.
3. Parking lot light poles are limited to a height of 18-feet tall and shall include shielding.
4. The blue LED fueling canopy band shall be limited to only two of the four canopy sides.
5. The final landscape plan shall depict creeping vines at the base of all lattice structures adjacent to the convenience store building and include treatment for undeveloped areas of the site outside of the Creekside setback (areas identified for future right-of-way dedication). The north and east building elevations shall include expansion of the trellis structures to 12-feet in height, to cover the area between the stone surfacing.
6. As required by CMC 16.66, trees removed shall be replaced as follows:
  - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
  - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
  - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
  - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.

- e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

**Mitigation Measures:**

**MITIGATION C.1 (Air Quality):** To minimize air quality impacts during the construction phase of the project, specific best practices shall be incorporated during initial grading and subdivision improvement phases of the project as specified in Appendix C of the Butte County Air Quality Management District's (BCAQMD) CEQA Air Quality Handbook, October 23, 2014, available at [http://www.bcaqmd.org/page/\\_files/CEQA-Handbook-Appendices-2014.pdf](http://www.bcaqmd.org/page/_files/CEQA-Handbook-Appendices-2014.pdf). Examples of these types of measures include but are not limited to:

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- Using electric powered equipment when feasible.

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**MITIGATION D.2 (Biological Resources):** No later than 48 hours prior to any ground disturbance, pre-construction surveys will be conducted by a qualified biologist within the project limits for northwestern pond turtle and western spadefoot. If a pond turtle or western spadefoot is observed in the project limits during construction, all work will be stopped, and the turtle or western spadefoot will:

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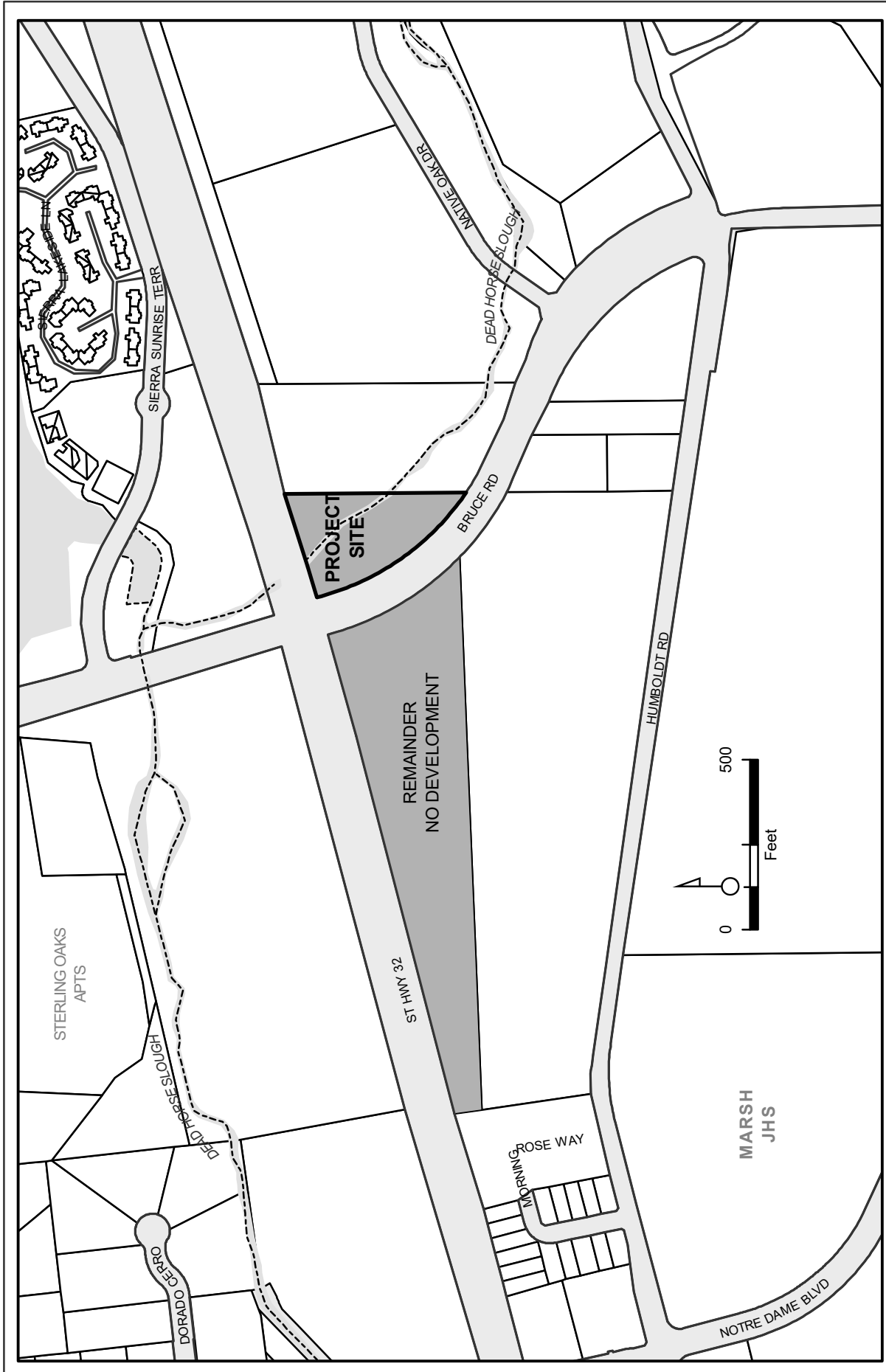
**MITIGATION D.4 (Biological Resources):** Prior to issuance of any grading permit or other city approval that would directly result in disturbance to the site the applicant shall provide Planning staff with final copies of the permits required by the U.S. Army Corps of Engineers and California Regional Water Quality Control Board, or copies of relevant correspondence documenting that no permit is required, as applicable.

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**MITIGATION H.1 (Hazards):** Prior to any ground-disturbing activities, a Limited Soils Assessment (LSA) shall be conducted in the northern portion of the proposed Parcel 1 for the purpose of assessing on-site shallow soil for potential impacts from the following constituents of concern: lead, arsenic, antimony, polychlorinated dibenzo-p-dioxins and polychlorinated dibenzofurans. The LSA shall also determine if excavated soils generated during construction activities are likely to be classified as a regulated waste. Should any of the constituents of concern be found in excess concentrations, the applicant shall prepare a Soil Management Plan (SMP), which shall be distributed to construction personnel. The SMP shall establish protocols for handling, sampling, storage, and disposal of any suspected lead-impacted soils generated during construction activities.

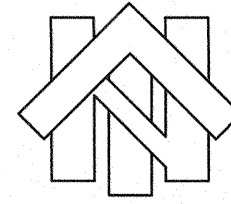
**MITIGATION I.1. (Hydrology):** Prior to grading and ground-disturbance, the applicant shall consult with Central Valley Flood Protection Board to determine if any permits are necessary for the proposed project.



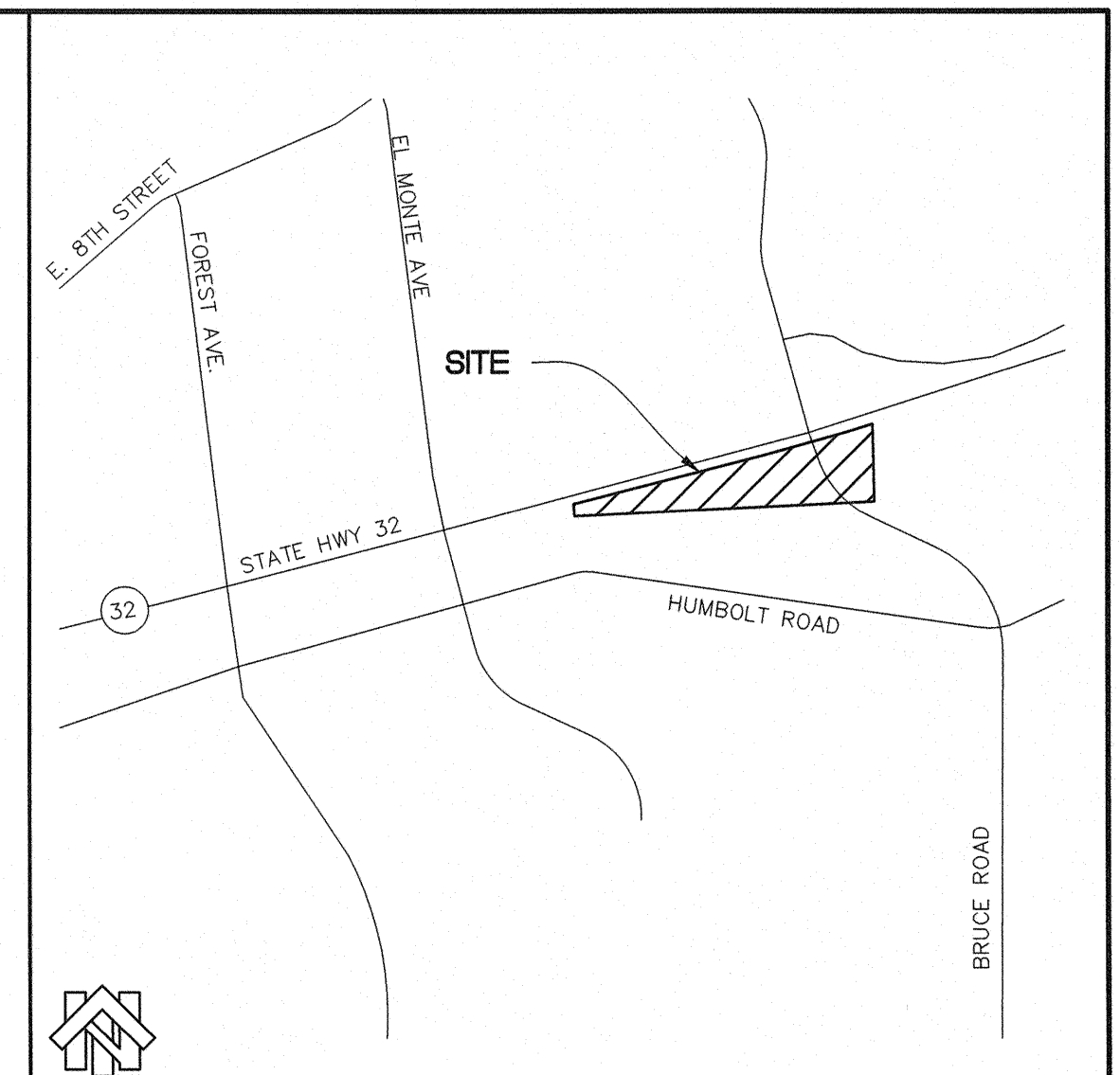
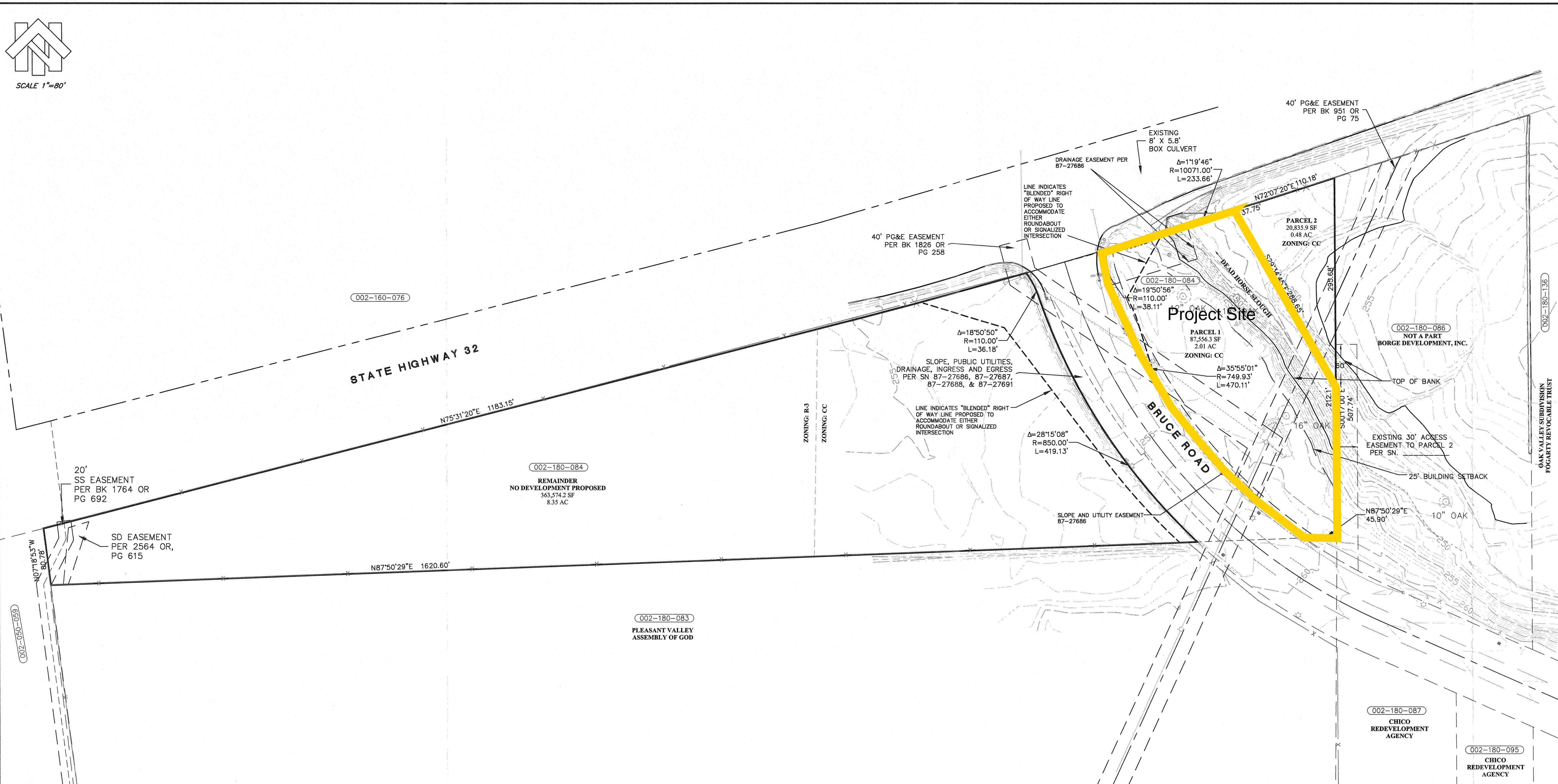


AR 19-07 and 19-02 (Arco AM/PM)  
SE corner of Bruce Road and St Hwy 32  
APN 002-180-084-000 (portion)





SCALE 1"=80'



LOCATION MAP

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 LIGHT STANDARD
	EXISTING FENCE LINE
	EXISTING FLOW LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
	PROPERTY BOUNDARY
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT OF WAY DEDICATION

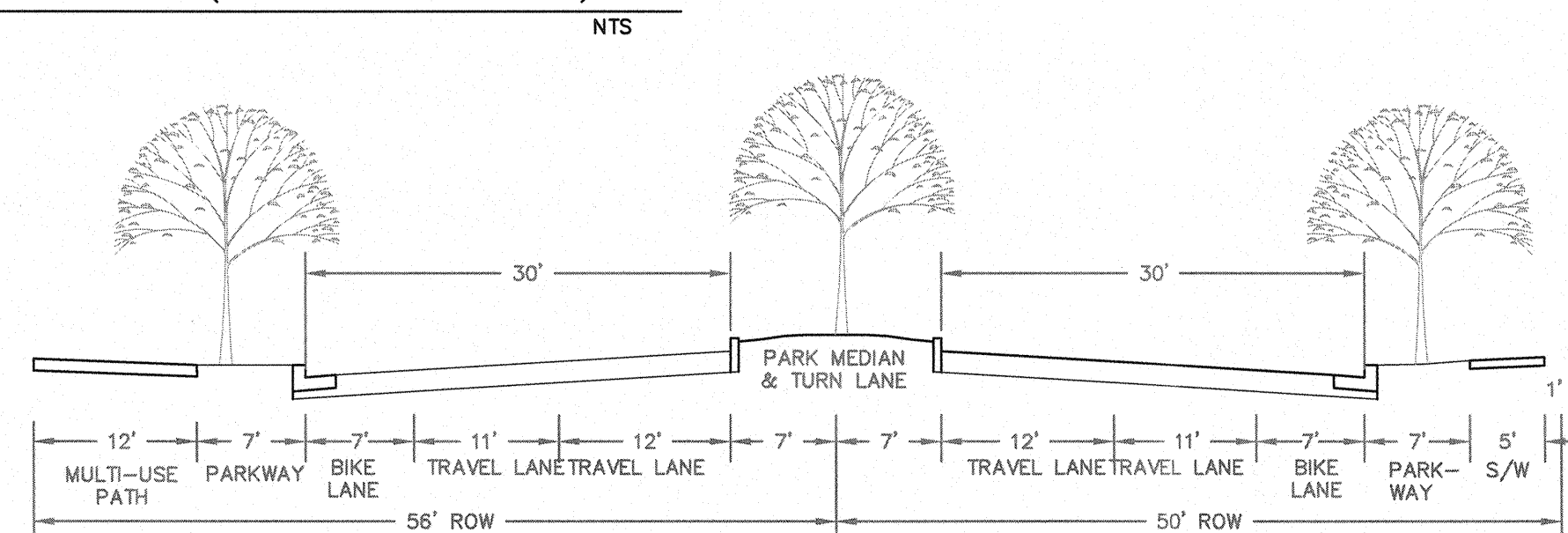
NOTES

- ZONING: PARCEL 1-2: CC (COMMUNITY COMMERCIAL)  
REMAINDER: CC (COMMUNITY COMMERCIAL)  
R3(-RC) (MEDIUM HIGH DENSITY RESIDENTIAL - RESOURCE CONSTRAINT)
- GENERAL PLAN: PARCEL 1-2: CMU (COMMERCIAL MIXED USE)  
REMAINDER: CMU/RCO (COMMERCIAL MIXED USE - RESOURCE CONSTRAINT OVERLAY)  
MHDR/RCO (MEDIUM HIGH DENSITY RESIDENTIAL - RESOURCE CONSTRAINT OVERLAY)
- LAND USE: EXISTING - VACANT  
PROPOSED - COMMERCIAL
- SEWAGE: CITY OF CHICO
- STORM DRAINAGE: ON-SITE QUALITY MITIGATION
- WATER: CALIFORNIA WATER SERVICE
- POWER: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- NO EXISTING WELLS OR SEPTIC SYSTEMS EXIST ON THE PARCEL
- GRADING: ONLY PARCEL 1 IS TO BE GRADED AND WILL GRADE TOWARD INTERIOR DRAINAGE STRUCTURES.
- STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD.
- OWNER: BORGE DEVELOPMENT INC  
975 FEE DRIVE  
SACRAMENTO, CA 95815
- DEVELOPER: BORGE DEVELOPMENT INC  
975 FEE DRIVE  
SACRAMENTO, CA 95815
- PROJECT SURVEYOR: JAMES STEVENS PLS6050
- THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
- NO MODIFICATIONS CMC CHAPTER 18.44 ARE REQUESTED.
- FLOODPLAIN: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

AREAS

TOTAL AREA = 10.86 ACRES  
 NUMBER OF PROPOSED PARCELS = 2 COMMERCIAL  
 AVERAGE COMMERCIAL PARCEL = 54,196.1 SF  
 PROPOSED DENSITY = 0.18 PARCELS/ACRE

BRUCE ROAD (HUMBOLDT TO HWY 32)



JAMES STEVENS  
 NORTHSTAR ENGINEERING, JAMES STEVENS  
 PLS6050

TENTATIVE PARCEL MAP  
 TPM 17-03  
 A PUBLIC STREET SUBDIVISION  
 FOR  
 BORGE DEVELOPMENT INC.  
 PORTION OF SECTION 19 AND 30,  
 TOWNSHIP 22 NORTH,  
 RANGE 2 EAST,  
 MOUNT DIABLO BASE AND MERIDIAN  
 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



## PROJECT DESCRIPTION

NEW 3,799 SF CONVENIENCE STORE, CAR WASH, AND GAS STATION WITH UNDERGROUND TANKS.

## PROJECT INFORMATION

APNs 002-160-084  
 ZONING COMMUNITY COMMERCIAL  
 SITE AREA 2.00 AC  
 BUILDING AREA 3,799 SF  
 CAR WASH 1,148 SF  
 CANOPY AREA 5,040 SF

## SITE COVERAGE

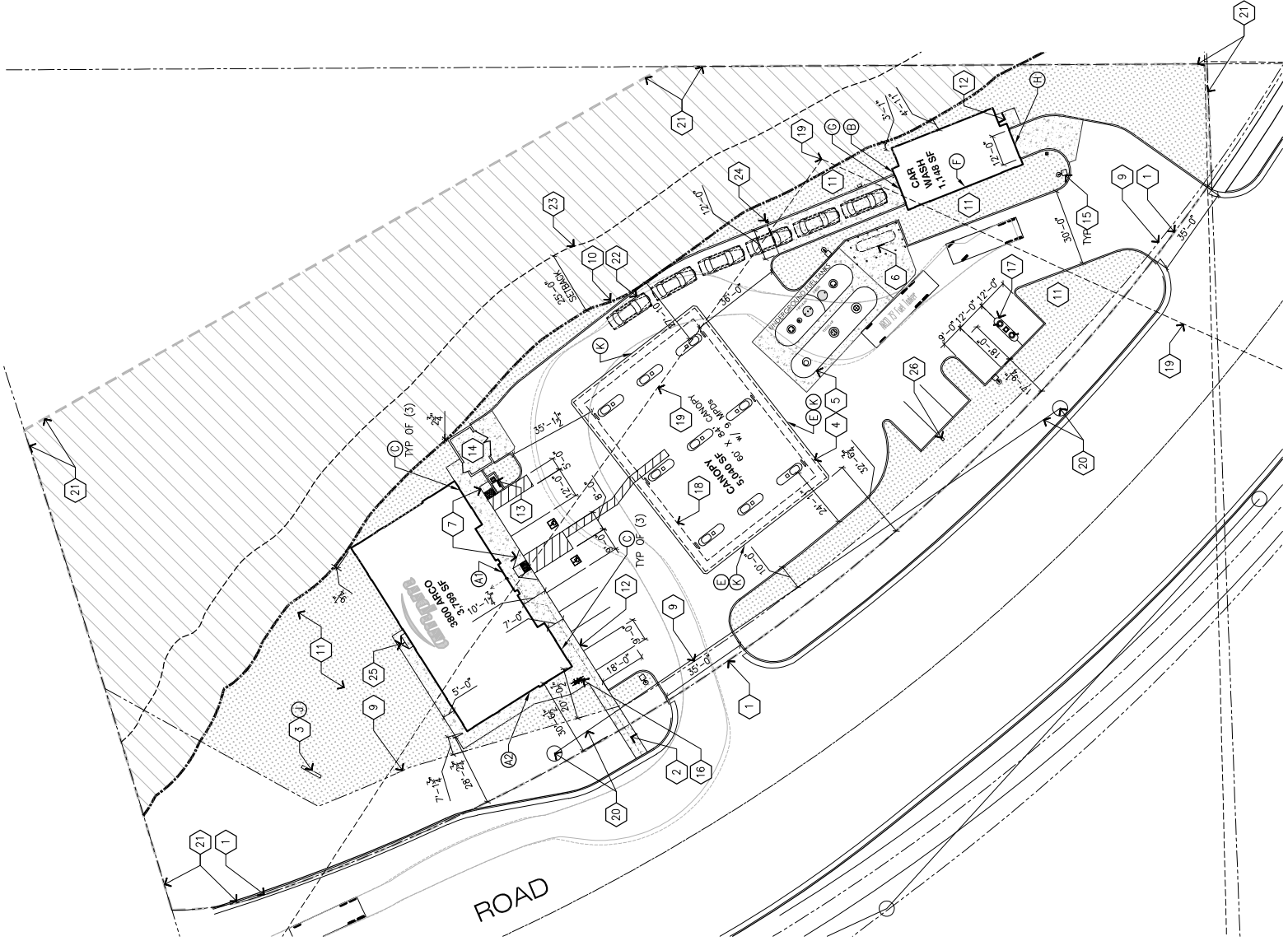
SITE AREA 2.00 AC  
 BUILDING AREA 4,947 SF / 6%  
 PAVING 26,387 SF / 30%  
 SIDEWALK 1,819 SF / 2%  
 LANDSCAPE 16,352 SF / 19%  
 UNDEVELOPED (CREEK) 29,958 SF / 34%  
 UNDEVELOPED (OTHER) 7,908 SF / 9%

## KEYED NOTES

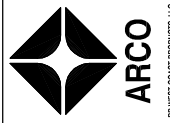
- 1 PROPERTY LINE
- 2 ACCESSIBLE ROUTE
- 3 MAIN IDENTIFICATION SIGN
- 4 GAS STATION CANOPY W/ 9 PUMPS
- 5 UNDERGROUND FUEL TANKS
- 6 PROPANE TANK
- 7 TRUNCATED DOME TRANSITION
- 8 ACCESSIBLE PARKING STALL, TYP.
- 9 LIMIT OF EASEMENT DEDICATION LINE
- 10 25-FOOT SETBACK FROM TOP OF BANK/ HIGH WATER LINE
- 11 LANDSCAPE
- 12 (N) SIDEWALK
- 13 AIR/WATER STATION
- 14 TRASH ENCLOSURE
- 15 SITE LIGHT, TYP
- 16 BICYCLE RACK. SEE 4/A2
- 17 VACUUM STATION
- 18 PROPOSED AREA FOR FUTURE SOLAR PANELS  
 REQUIRED: (3,799+1,148)\*.15 = 743 SF  
 PROPOSED: 4,212 SF
- 19 (E) POWER POLE & LINES TO BE RELOCATED
- 20 (N) APPROXIMATE LOCATION OF RELOCATED POWER POLE & LINES
- 21 (N) PARCEL BOUNDARY
- 22 VEHICLE STACKING: (6) VEHICLES / 120 FT
- 23 25' ELEVATION CONTOUR
- 24 HEIGHT BAR
- 25 MAIN ELECTRICAL CABINET
- 26 (F) LOCATION OF ELECTRIC CAR CHARGING STATION

## SITE LEGEND

-  NEW CONCRETE SIDEWALK/PAVING
-  NEW LANDSCAPE
-  UNDEVELOPED SITE W/IN CREEK AREA



**1 SITE PLAN**  
 SCALE: NTS



**CSHOA**  
 CHARLES NATHAN / ARCHITECT  
 CSHOA  
 1450 HARBOR BOULEVARD, SUITE A  
 WEST SACRAMENTO, CA 95691-5460  
 PHONE: 916.251.0881 | FAX: 206.343.1656

**ARCO ARMPM**  
 w/FUELING STATION

SEC HIGHWAY 32  
 @ BRUCE RD  
 CHICO, CALIFORNIA



**PARKING LOT LANDSCAPE** PER CMC 19.10.060 E1

parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))	16,542.00
parking lot landscape area (per CMC 19.070.060 E1)	2,264.00

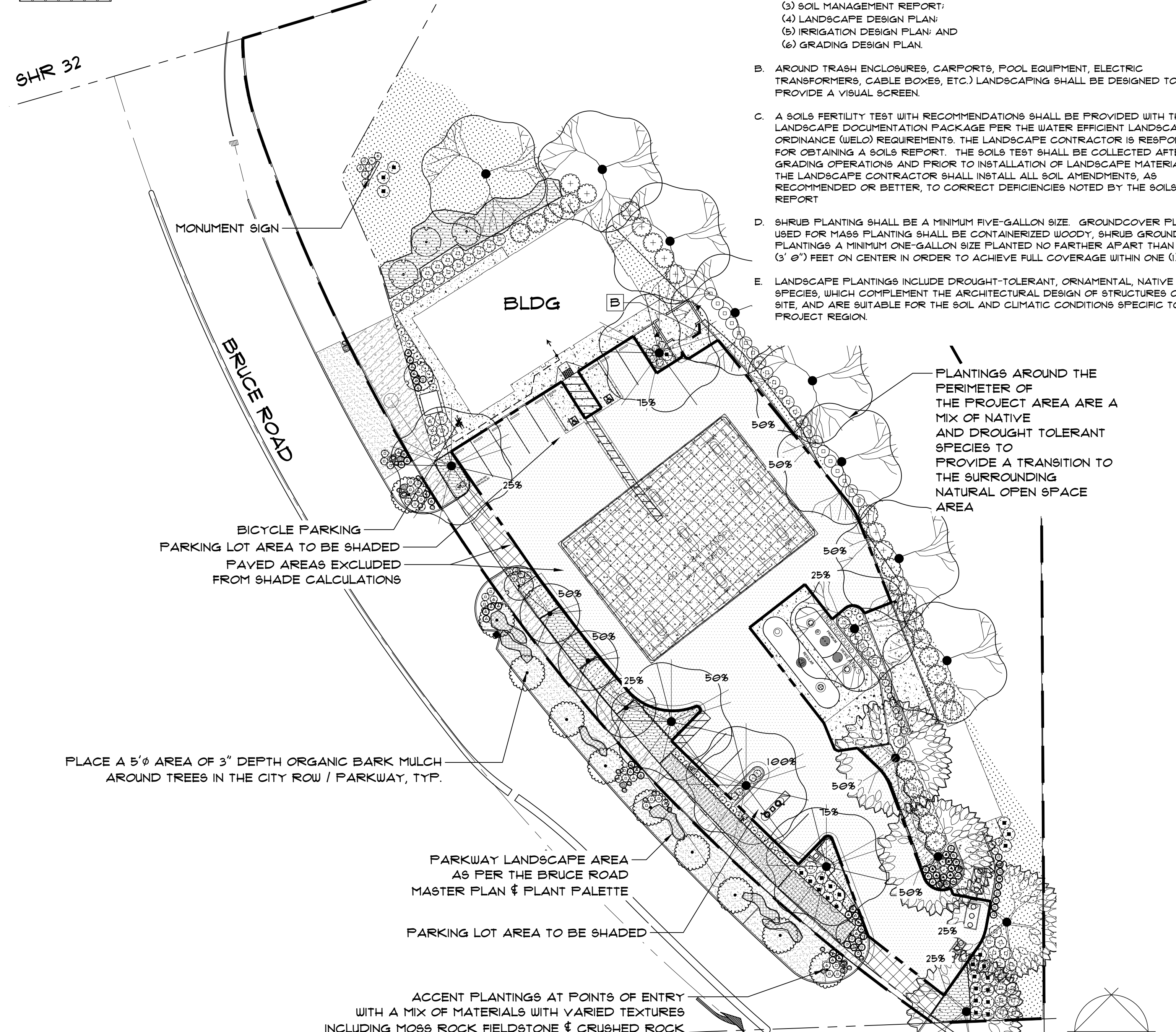
**SHADE CALCULATIONS**

Shade Calculations for TheArco AM PM Project								
Botanical Name	Common Name	Quantity	Shade allowed	at 25%	at 50%	at 75%	at 100%	Total
Acer rubrum 'Jeffersred'	Autumn Blaze Red Maple	3	707	1	2	0	0	883.75
Pistacia chinensis 'Keith Davey'	Chinese Pistache	5	1,256	1	1	2	1	4,082.00
Quercus wislizenii*	California Interior Oak	8	1,256	3	5	0	0	4,082.00
<b>Total Shade Allowed</b>		<b>16</b>		<b>4</b>	<b>8</b>	<b>2</b>	<b>1</b>	<b>9,047.75</b>

parking lot area to be shaded (excludes areas as indicated (per CMC 19.070.060 E2))	16,542.00
50% shade required	8,271.00
% Shade Provided	54.70%

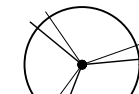




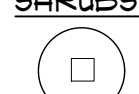





















 PARKING AREA EXCLUDED FROM SHADE CALCULATIONS PER CMC 19.10.060 E2

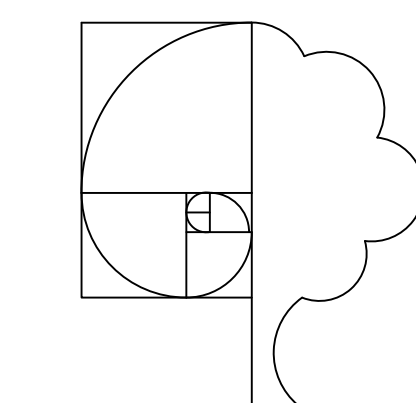


**NOTES:**

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:  
 (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:  
 (1) PROJECT INFORMATION:  
 (A) DATE  
 (B) PROJECT APPLICANT  
 (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))  
 (D) TOTAL LANDSCAPE AREA (SQUARE FEET)  
 (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)  
 (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL  
 (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE  
 (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER  
 (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"  
 (2) WATER EFFICIENT LANDSCAPE WORKSHEET:  
 (A) HYDRO ZONE INFORMATION TABLE  
 (B) WATER BUDGET CALCULATIONS  
 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)  
 2. ESTIMATED TOTAL WATER USE (ETWU)  
 (3) SOIL MANAGEMENT REPORT:  
 (4) LANDSCAPE DESIGN PLAN:  
 (5) IRRIGATION DESIGN PLAN; AND  
 (6) GRADING DESIGN PLAN
- B. AROUND TRASH ENCLOSURES, CARPORTS, POOL EQUIPMENT, ELECTRIC TRANSFORMERS, CABLE BOXES, ETC.) LANDSCAPING SHALL BE DESIGNED TO PROVIDE A VISUAL SCREEN.
- C. A SOILS FERTILITY TEST WITH RECOMMENDATIONS SHALL BE PROVIDED WITH THE LANDSCAPE DOCUMENTATION PACKAGE PER THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) REQUIREMENTS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT. THE SOILS TEST SHALL BE COLLECTED AFTER GRADING OPERATIONS AND PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL SOIL AMENDMENTS, AS RECOMMENDED OR BETTER, TO CORRECT DEFICIENCIES NOTED BY THE SOILS REPORT
- D. SHRUB PLANTING SHALL BE A MINIMUM FIVE-GALLON SIZE. GROUNDCOVER PLANTS USED FOR MASS PLANTINGS SHALL BE CONTAINERIZED WOODY. SHRUB GROUNDCOVER PLANTINGS A MINIMUM ONE-GALLON SIZE PLANTED NO FARTHER APART THAN THREE (3' Ø) FEET ON CENTER IN ORDER TO ACHIEVE FULL COVERAGE WITHIN ONE (1) YEAR.
- E. LANDSCAPE PLANTINGS INCLUDE DROUGHT-TOLERANT, ORNAMENTAL, NATIVE SPECIES, WHICH COMPLEMENT THE ARCHITECTURAL DESIGN OF STRUCTURES ON THE SITE, AND ARE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS SPECIFIC TO THE PROJECT REGION.

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	15 GAL	3
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	10
	CERCIS OCCIDENTALIS 'MULTI-STEM'	WESTERN REDBUD	15 GAL	6
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	5
	QUERCUS LOBATA	VALLEY OAK	15 GAL	9
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GAL	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	64
	CISTUS SPP.	ROCKROSE	5 GAL	26
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	28
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	40
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	38
	MUHLENBERGIA RIGIDA	PURPLE MUHLY	1 GAL	13
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	7
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	4
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL	18
	DIETES VEGETA	AFRICAN IRIS	1 GAL	8
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	12
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	13
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	16
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	5 GAL	2
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	36" O.C.
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1/4" CRUSHED ROCK	2" DEPTH OVER LANDSCAPE FABRIC	---	---
	3/4" BROWN LAVA ROCK	2" DEPTH OVER LANDSCAPE FABRIC	---	---

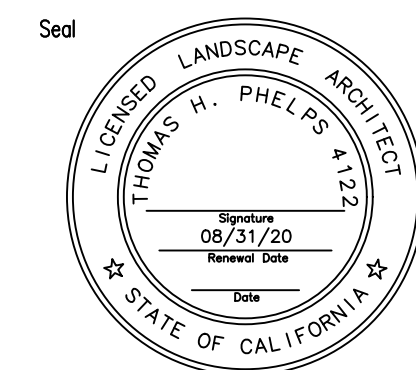


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ARCO AM PM with fueling  
 BRUCE ROAD AT SHR 32  
 CHICO, CALIFORNIA

These drawings are instruments of service and on the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used elsewhere without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title  
**LANDSCAPE PLAN**



No.	Date	Revision
▲		
▲		
▲		
▲		

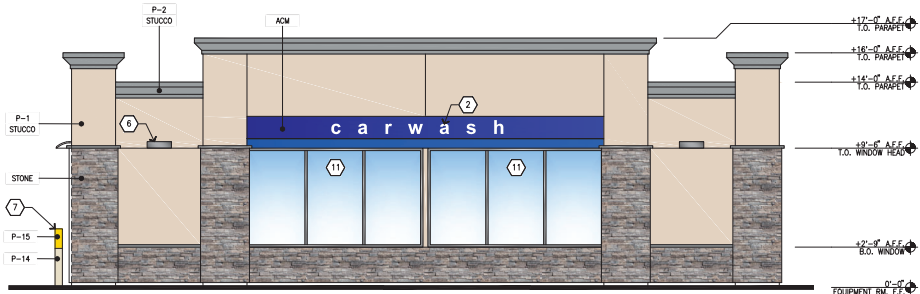
Project Mgr.: THP Sheet No.:  
 Drawn By: THP  
 Scale: 1" = 30'  
 Date: MAY 2019  
 File Name: 19-008 of \_\_\_\_\_ sheets

**LANDSCAPE PLAN**

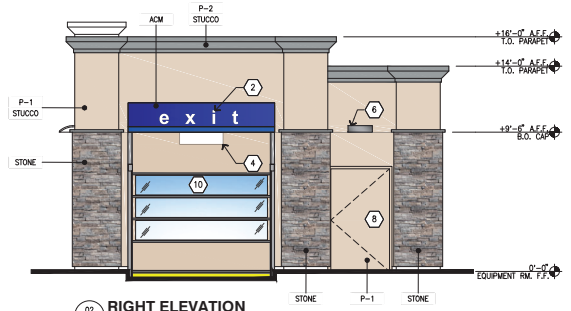




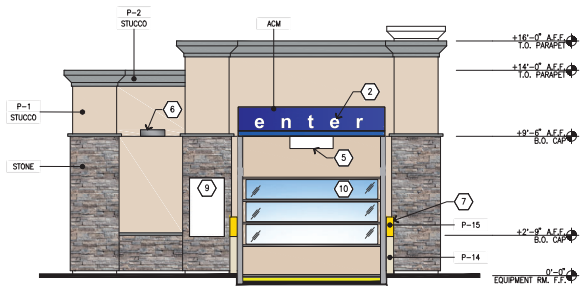




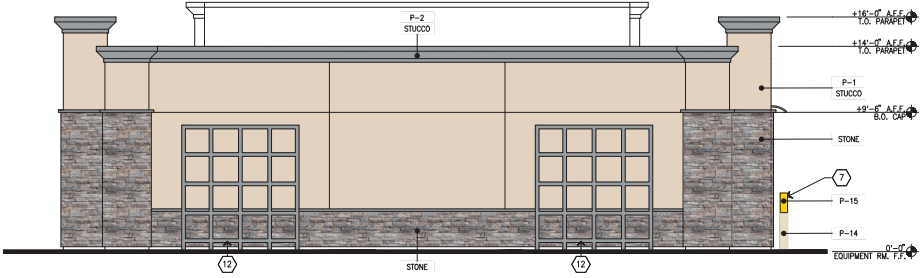
01 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



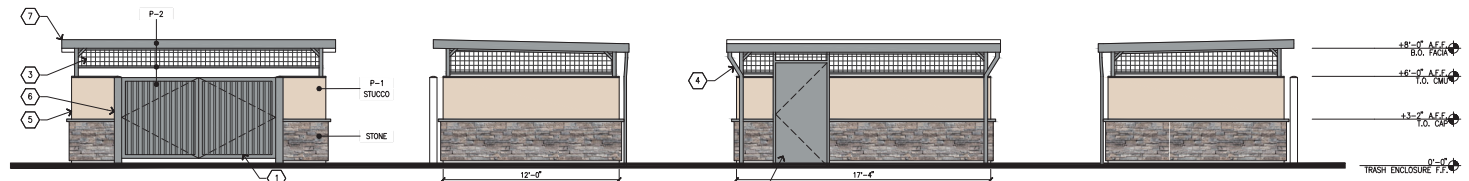
02 RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



03 LEFT ELEVATION  
SCALE: 1/4"=1'-0"



04 REAR ELEVATION  
SCALE: 1/4"=1'-0"



05 TRASH ENCLOSURE ELEVATIONS  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**ELEVATION KEYED NOTES**

- 1 1" REVEAL
- 2 VINYL LETTERS APPLIED TO ACM
- 3 VINYL DECAL APPLIED TO ACM
- 4 "NO ENTRY" SIGN
- 5 OVERHEAD CLEARANCE BAR
- 6 WALL MOUNTED LED FIXTURE
- 7 CONCRETE FILLED BOLLARD
- 8 METAL DOOR & FRAME
- 9 INSTRUCTIONAL SIGN PANEL
- 10 VINYL ROLL UP DOOR, COLOR: BEIGE
- 11 WASH BAY WINDOWS
- 12 LATTICE

**COLOR LEGEND**

- P-1 BENJAMIN MOORE, 1030, "BRANDY CREAM"
- P-2 BENJAMIN MOORE, 2121-30, "PENTEK", HIGH GLOSS
- P-14 BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
- P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

**MATERIAL LEGEND**

- STONE PANELIZED STONE VENEER MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "HURON"
- STONE PANELIZED STONE VENEER MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"

**MATERIAL LIST**

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS, TEXTURE: FINE SAND FINISH
- ACM ALUMINUM COMPOSITE MATERIAL
- STONE PANELIZED STONE VENEER MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"



NO.	DATE	REVISION DESCRIPTION
1	8/6/19	ENTIREMENT SUBMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

**PRELIMINARY NOT FOR CONSTRUCTION**

THESE DRAWINGS AND SPECIFICATIONS AS WELL AS ANY OTHER DOCUMENTS SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ENGINEER OR DESIGNER WHOSE PROFESSIONAL SEAL AND LICENSE ARE REQUIRED FOR ANY OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR ANY OTHER PROJECTS, THE ARCHITECT'S WRITTEN CONSENT OF CSOHOA OR ITS AFFILIATES IS REQUIRED.

**DEVELOPMENT INFORMATION:**  
ARCO NTI  
3800 AMPM  
FUEL CANOPY  
W/9 MPDS  
24'X48' CAR WASH

**SITE ADDRESS:**  
SEC HIGHWAY 32  
@ BRUCE RD  
CHICO, CALIFORNIA

**FACILITY # TBD**

**DESIGNED BY:**  
**DRAWN BY:**  
**VERSION:**  
**PROJECT NO:**  
01-31-19 18245.0

**DRAWING TITLE:**  
**CAR WASH ELEVATIONS**

**SHEET NO.:**

**A5.1**





# LED SOFFIT LIGHT (XSL2)



## DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs. Cool White 5000K color temperature, 69 CRI.

**DRIVER CURRENT** - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**DISTRIBUTION/PERFORMANCE** - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

**HOUSING/OPTICAL UNIT** - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

**MOUNTING** - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

**ELECTRICAL** - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

**DRIVER** - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**LISTING** - Listed to U.S. and Canadian safety standards. Suitable for damp locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at [www.designlights.org](http://www.designlights.org).

LIGHT OUTPUT - XSL2				
	Clear Lens	Lumens	Watts	LPW
Type S	SS - Super Saver	6,193	60	103
	HO - High Output	8,348	86	97
Type 5A	SS - Super Saver	5,158	60	86
	HO - High Output	6,959	86	81
Diffused Lens				
Type S	SS - Super Saver	5,752	60	96
	HO - High Output	6,751	87	78
Type 5A	SS - Super Saver	4,393	60	73
	HO - High Output	5,842	87	67

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
 Catalog # \_\_\_\_\_

07/27/17

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LSI INDUSTRIES INC.

Attachment J

## LED AREA LIGHTS - LSI SLICE SMALL (XLCS)



### DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

LIGHT OUTPUT - XLCS							
		Lumens (Nominal)				Watts (Nominal)	
		Type 3	Type FT	Type 5	Type5E		TypeFTE
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

**ENERGY SAVING CONTROL OPTION** - DIM - 0-10 volt dimming enabled with controls by others.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

**DISTRIBUTION/PERFORMANCE** - Types 3, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

**HOUSING** - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

**OPTICAL UNIT** - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

**MOUNTING** - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-\* -CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

**DRIVER** - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (in carton)** - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

**LISTING** - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at [www.designlights.org](http://www.designlights.org).

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

10/16/17

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LSI INDUSTRIES INC.

Attachment J

# MIRADA WALL SCNCE (XWM)



## DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

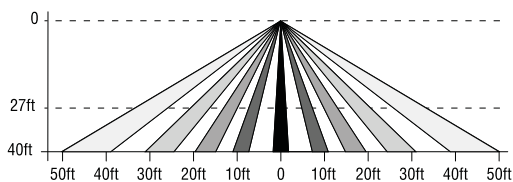
### LIGHT OUTPUT - XWM - 3 5000K CCT

	Lumens	Wattage	LPW
03	3410	29	117
04	4417	40	111
06	6609	59	113
08	8610	82	105

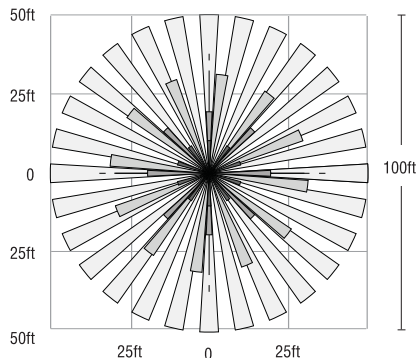
LED Chips are frequently updated therefore values may increase.

## COVERAGE DIAGRAM

### SIDE VIEW



### TOP VIEW



US & Int'l. patents pending

**SMARTTEC™** - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

**ENERGY SAVING CONTROL OPTIONS** - DIM - 0-10 volt dimming enabled with LSI wireless controls.

**OPTIONAL INTEGRAL MOTION SENSOR** - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

**LEDS** - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

**OPTICS/DISTRIBUTIONS** - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

**HOUSING** - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

**OPTICAL UNIT** - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

**WALL MOUNTING** - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMA).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

**DRIVER** - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

**EMERGENCY OPTIONS** - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**SHIPPING WEIGHT (in carton)** - 30 lbs./13.6Kg

**LISTING** - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. IDA compliant; with 3000K color temperature selection

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
 Catalog # \_\_\_\_\_

3/13/19

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LSI INDUSTRIES INC.

Attachment J

## LED SURFACE MOUNT - LEGACY™ (CRUS SM)



US & Int'l. patents pending.

**HOUSING** - One-piece, die-formed, aluminum housing with powder coated finish. One conduit knockout and four mounting holes. 2x2 housing is formed from zinc-coated steel.

**LEDS** - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI.

**DRIVE CURRENT** - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

**OPTICS / DISTRIBUTION** - Symmetrical, which directs light through a glass lens to provide a uniform distribution of light to vertical and horizontal surfaces.

**OPTICAL UNIT** - Features an ultra-slim 7/8" profile die cast housing, with a standard flat clear or diffused glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**PRESSURE STABILIZING VENT** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**DRIVER** - State-of-the-art driver technology superior energy-efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

**ADAPTOR PANEL** - Die formed galvanized steel, with powder coat finish.

**OPERATING TEMPERATURE** - -40°C to 50°C (-40°F to +122°F)

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

**FINISH** - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**INSTALLATION** - Pre-assembled optical unit and mounting panel attaches to fixture housing via 4 fasteners. Driver is pre-mounted to back of optical assembly.

**SHIPPING WEIGHT** - 35 pounds.

**EXPECTED LIFE** - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**WARRANTY** - Limited 5-year warranty.

**PHOTOMETRICS** - Applications layouts are available upon request. Contact LSI Petroleum Lighting or [petroleum.apps@lsi-industries.com](mailto:petroleum.apps@lsi-industries.com)

**LISTING** - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at [www.designlights.org](http://www.designlights.org).

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

6/6/17

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Attachment J



**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**  
Minutes of the regular adjourned meeting  
**June 5, 2019**

Municipal Center  
421 Main Street  
Conference Room 2

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Board Members Present:     Georgie Bellin, Chair  
                                  Dan Irving  
                                  Rod Jennings  
                                  Thomas Thomson

Board Members Absent:     Dale Bennett, Vice Chair

City Staff Present:         Bruce Ambo, Principal Planner  
                                  Shannon Costa, Associate Planner  
                                  Stephanie Lawson, Administrative Assistant

**1.0     CALL TO ORDER/ROLL CALL**

Chair Bellin called the meeting to order at 4:00 pm. Board Members and staff were present as noted above.

**2.0     EX PARTE COMMUNICATION**

None.

**3.0     CONSENT AGENDA**

**3.1     Approval of Minutes**

*Board member Irving moved to approve the minutes from May 15, 2019.*

*Board member Jennings seconded the motion, which passed 4-0-1 (Bennett absent).*

**4.0     PUBLIC HEARING AGENDA**

**4.1     Architectural Review 19-07 (Arco AM/PM):** Southeast corner of the intersection at Bruce Road at Highway 32, APN 002-180-084 – **The proposal consists of an approximately 3,800-square-foot, 24-hour AM/PM convenience store, nine Arco gasoline pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200-square-foot drive-through car wash facility.** Also included in the proposed development are two underground storage tanks, parking areas, trash enclosure and surrounding landscaping. The project site is located in the southeasterly corner of the intersection at Bruce Road and Highway 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and is zoned CC (Community Commercial). The site is bounded by Bruce Road to the south and west, Highway 32 to the north and vacant land to the east. The applicant is

seeking a use permit to authorize a gas station in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*). The applicant requests that the Board forward a recommendation of approval to the Planning Commission. The Planning Commission will consider final approval of the Use Permit, including the final architectural design approval. Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 4/10/2019, and extending until 5/10/2019. The document in its entirety can be found on the City of Chico website. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or [shannon.costa.chicoca.gov](mailto:shannon.costa.chicoca.gov).**

Associate Planner Shannon Costa presented the staff report and answered questions from the Board. Costa communicated the notice for this project had transposed west and east descriptions.

***Chair Bellin opened the public hearing and invited the applicant to make a presentation.***

Applicant, Thomas Borge addressed the Board to present the project and answered questions.

Architect, Charles Nattland addressed the Board to request Condition No. 4 be reconsidered to keep the light band on 3 sides of the building for branding purposes.

Borge addressed the Board to clarify surrounding land use designations.

Engineer, Jim Stevens addressed the Board to provide clarification on biological study, white space, and the blue band as related to elevations of the project.

Community member, Bob Summerville addressed the Board with concerns regarding lighting.

***With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.***

***Chair Bellin re-opened the public hearing and invited Nattland to address the Board.***

Nattland addressed the Board to discuss the blue light band and the look of the trellis.

Summerville addressed the Board to discuss lighting of the project.

Nattland addressed the Board to state that building plans have been submitted.

***With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.***

City Staff addressed Board member Thomson's question related to the the enlargement of the trellis on the building.

***Chair Bellin re-opened the public hearing and invited Borge to address trellis design.***

Borge addressed the Board and discussed the design of the trellis being enlarged to cover stone.

***With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.***

***Board member Jennings moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 19-07 (Arco AM/PM), subject to the recommended conditions and following modifications (Changes are denoted by italicized and underlined text):***

**Condition No. 3. Parking lot light poles are limited to a height of 18-feet tall with shield.**

**Condition No. 5. The final landscape plan shall depict creeping vines at the base of all lattice structures adjacent to the convenience store building and include treatment for undeveloped areas of the site outside of the Creekside setback (areas identified for future right-of-way dedication). The north and east elevations shall include expansion of the trellis 12' in height to cover the area between the stone surfacing.**

***The Motion was seconded by Board Member Irving and passed 4-0-1 (Bennett absent).***

- 4.2 Architectural Review 19-11 (Visinoni Brothers): 260 Lockheed Ave, APN 047-560-058 – A proposal to construct a new building on an undeveloped 3.48 acre lot located at 260 Lockheed Avenue, on the northwest side of Lockheed Avenue. The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-AOB2 (Airport Manufacturing with Airport Overflight Zone B2 overlay). The proposal includes the construction of a new approximately 9,000 square foot storage building with an approximately 1,800 square foot attached office building. The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or [shannon.costa.chicoca.gov](mailto:shannon.costa.chicoca.gov).****

Associate Planner Shannon Costa presented the staff report and answered questions from the Board. Costa communicated the notice for this project had transposed west and east descriptions.

***Chair Bellin opened the public hearing and invited the applicant to make a presentation.***

Applicant, Andy Wood addressed the Board to present the project and answered questions.

Landscape architect, Jason Bisho addressed the Board and answered questions.

***With no other members of the public wishing to address the Board, Chair Bellin closed the public hearing.***

*Board member Thomson moved that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 19-11 (Visinoni Brothers), subject to the recommended conditions and following additional condition (Changes are denoted by italicized and underlined text):*

*New Condition No. 5. Window canopies shall be installed on the two windows on the east elevation of the project.*

*The Motion was seconded by Board Member Jennings and passed 4-0-1 (Bennett absent).*

**5.0 REGULAR AGENDA**

None.

**6.0 BUSINESS FROM THE FLOOR**

None.

**7.0 REPORTS AND COMMUNICATIONS**

Associate Planner Shannon Costa communicated items planned for July 3, 2019 to ensure the Board had a quorum.

**8.0 ADJOURNMENT**

There being no further business, Chair Bellin adjourned the meeting at 5:38 pm to the regular meeting of June 19, 2019.

Approved on: \_\_\_\_\_



## Central Valley Regional Water Quality Control Board

23 April 2019

Shannon Costa  
City of Chico  
P.O. Box 3420  
Chico, CA 95927

RECEIVED

APR 26 2019

CITY OF CHICO  
PLANNING SERVICES

### **COMMENTS ON THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE ARCO AM/PM UP 19-02 AND AR 19-07 PROJECT, STATE CLEARINGHOUSE NUMBER 2019049051, 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 18 April 2019, we received your request for comments on the Initial Study/Mitigated Negative Declaration for the Arco AM/PM UP 19-02 and AR 19-07 Project.

The applicant's proposal consists of an approximately 3,800-square-foot AM/PM convenience store, nine Arco pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200-square-foot car wash. Also included in the proposed development are two underground storage tanks, parking facilities, trash enclosure, landscaping, site lighting, illuminated signage and solar panels on the roof of the convenience store, pump station canopy and parking stalls. The proposed development would be limited to only the easterly portion of the site identified as Parcel 1 on the approved parcel map; no construction is proposed on the westerly portion of the site which is identified as Parcel 2. The project also involves the abandonment and relocation of an existing 115 kilovolt transmission power pole present within the existing Meriam Park conservation preserve and the abandonment and relocation of two poles within the project parcel. The project is located on the south side of Bruce Road and State Route 32 intersection with the Assessor's Parcel Number 002-180-084.

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

#### **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. The Arco AM/PM UP 19-02 and AR 19-07 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:

[https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

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:

[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)

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.

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 CWC. 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:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

### General Comment

The proposed project will occur on one of several parcels that were subject to a cleanup action to address burn dump waste that was overseen by the Central Valley Water Board. Details regarding the cleanup project can be found at the following link:

[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=SL0600779931](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0600779931).

Although the remedial action on the project parcel was certified as complete, the report titled, *Confirmation Sampling Results, Humboldt Road Private Properties Operational Unit, APN 011-030-016, APN 011-030-136, APN 011-030-138, APN 002-180-084, and APN 002-180-086* (Confirmation Sampling Report), prepared by VESTRA Resources, Inc. and dated 19 September 2005, identifies several locations that contain residual waste. The locations with residual waste include:

“Eastside of Bruce Road. Burn ash and waste debris were removed from Area 3W adjacent to Bruce Road. This burn ash and waste debris continued beneath the fence line and onto the Bruce Road right-of-way. Geotextile fabric was used to separate the burn ash and waste debris encountered along the fence line from the clean material used to backfill the excavation.”

“Several Oak and Cottonwood Trees along Dead Horse Slough. In conjunction with the Stream Alteration Agreement issued by DFG, the property owners were requested to leave several of the larger Oak and Cottonwood trees growing in waste debris along Dead Horse Slough.”

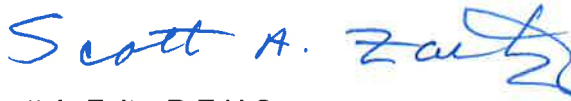
“Stream Channel South of Highway 32 Box Culvert. A small portion of Dead Horse Slough located immediately upstream from the Highway 32 box culvert was left undisturbed to serve as a buffer between the last sediment control check dam and the box culvert.”

“Former Berm on North Side of Dead Horse Slough. A large berm containing approximately 20,000 cubic yards of clean material was located along the north side of Dead Horse Slough in Area 3W. It appears that this material was originally placed on a thin veneer of burn ash and waste debris approximately one to two inches thick.”

Please refer to the Confirmation Sampling Report and the map of these residual waste locations which are available at the above link.

The proposed project should include contingencies for handling and proper disposal of burn dump waste if encountered or disturbed. Burn dump waste can contain concentrations of lead and other metals at levels which require disposal as a California designated waste or hazardous waste.

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).



Scott A. Zaitz, R.E.H.S.  
Environmental Scientist  
Storm Water & Water Quality Certification Unit

SAZ: db

cc: Mrs. Nancy Haley, U.S. Army Corps of Engineers, Sacramento  
Department of Fish and Wildlife, Region 2, Rancho Cordova



RECEIVED

APR 26 2019

CITY OF CHICO  
PLANNING SERVICES

April 23, 2019

Shannon Costa  
City of Chico  
P. O. Box 3420  
Chico, CA 95927

Also sent via e-mail: [Shannon.costa@chicoca.gov](mailto:Shannon.costa@chicoca.gov)

RE: SCH# 2019049051, Arco AM/PM UP 19-02 and AR 19-07 Project, City of Chico; Butte County, California

Dear Ms. Costa:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration prepared for the above referenced project. The review included the Project Description; and the Evaluation of Environmental Impacts, section E, Cultural Resources and section Q, Tribal Cultural Resources, prepared by the City of Chico. We have the following concern(s):

1. There are no mitigation measures specifically addressing Tribal Cultural Resources separately and distinctly from Archaeological Resources. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, **with or without consultation** occurring. Mitigation language for archaeological resources is not always appropriate for measures specifically for handling Tribal Cultural Resources. If mitigation is being addressed without tribal input, sample mitigation measures for Tribal Cultural Resources can be found in the CEQA guidelines at [http://opr.ca.gov/docs/Revised\\_AB\\_52\\_Technical\\_Advisory\\_March\\_2017.pdf](http://opr.ca.gov/docs/Revised_AB_52_Technical_Advisory_March_2017.pdf)
2. Mitigation for inadvertent finds of human remains is missing. Please refer to Health and Safety Code § 7050.5 and California Public Resources Code § 5097.98 for the process of designating a MLD for human remains determined to be Native American.
3. Cultural Resource assessments are incomplete. These should adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources **prior to the issuance of the environmental document**. The lack of documented resources does not preclude inadvertent finds, which should be addressed in the mitigation measures (see above).

Agencies should be aware that AB 52 does not preclude them from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf), entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

  
Gayle Totton, B.S., M.A., Ph. D  
Associate Governmental Program Analyst

Attachment

cc: State Clearinghouse



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3  
703 B STREET  
MARYSVILLE, CA 95901  
PHONE (530) 741-4286  
FAX (530) 741-5346  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

May 13, 2019

GTS# 03-BUT-2019-00125  
03-BUT-32 PM 11.642  
SCH# 2019049051

Mrs. Shannon Costa  
Chico Community Development  
411 Main Street  
Chico, CA 95927

**Arco AM/PM UP 19-02 and AR 19-07**

Dear Shannon Costa:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The proposed development would be limited to only the easterly portion of the site identified as (Parcel 1). Parcel 1 would be roughly two acres and bordered by Bruce Road (Rd.) to the west and Dead Horse to the east. There will be no construction proposed on the westerly portion of the site (Parcel 2). The proposal consists of an approximately 3,800 square foot (sq. ft.) AM/PM convenience store, nine Arco pump stations under an approximately 5,500 sq. ft. canopy, and an approximately 1,200 sq. ft. car wash. The project site is on the south side of the Bruce Rd./State Route (SR) 32 intersection. The following comments are based on the Mitigated Negative Declaration (MND) package received.

***Traffic Operations***

Based on the MND received, traffic operations has the following comments:

- The ultimate intersection plans should call for a raised median on the South leg that extends all the way from the edge of the intersection to the left turn (leading to the driveway access).
- Verify all driveway openings meet the requirements for the associated land use.

### ***Forecasting***

This project will generate a significant number of trips on the SHS. A traffic impact analysis should be performed to assess the impacts. The impact study report should include trip generation calculations, Average Daily Traffic (ADT), AM and PM Peak Volumes for the following:

- Base Year Traffic Volume
- Opening Day Traffic Volume (without project)
- Opening day Traffic Volume (without project) + Project Volume
- 20-year Traffic Volume (without project)
- 20-year Traffic Volume (without project) + Project Volume

The following information should also be included in the impact study report:

- Base year peak hour volume, mention year, month, date and time of data collection
- Construction completion year
- Future forecast year
- Trip distribution percentage
- Assumed growth rate

An analysis is of the following intersections should be included in the impact study report:

- SR 32/SR 99 Interchange (include onramps and off-ramps in both directions)
- SR 32/Forest Avenue (Ave.)
- SR 32/El Monte Ave.
- SR 32/Bruce Rd.

Traffic counts of the requested interchanges/intersections should be from the same year, month and day. Different years or months for different intersections/interchanges will not be considered as representative traffic data.

Mrs. Shannon Costa, City of Chico  
May 13, 2019  
Page 3

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact Nima Kabirinassab, Intergovernmental Review Coordinator for Butte County, by phone (530) 741-5452 or via email at [Nima.Kabirinassab@dot.ca.gov](mailto:Nima.Kabirinassab@dot.ca.gov).

Sincerely,



SUSAN ZANCHI, Branch Chief  
Office of Transportation Planning  
Regional Planning Branch—North



**From:** [Matt Rogers](#)  
**To:** [Shannon Costa](#)  
**Subject:** RE: Borge Arco AM/PM BRA  
**Date:** Monday, May 13, 2019 3:00:28 PM  
**Attachments:** [image001.png](#)

---

Hello Shannon,

The bird survey would be enough given the size of the property (not large enough to support the reproductive efforts of a pair) and the proximity to construction activities at Oak Valley. Compensatory mitigation would not be necessary. The standard migratory bird survey mitigation measures would be sufficient. We apologize for the discrepancy in language within the BRA, good catch. If you have any questions give us a call, Kamie will be in the office today.

**Matt Rogers**

Associate Biologist



111 Mission Ranch Blvd, Ste. 100  
Chico, CA 95926  
(530) 893-1600 ext. 227

---

**From:** Shannon Costa <[shannon.costa@Chicoca.gov](mailto:shannon.costa@Chicoca.gov)>  
**Sent:** Monday, May 13, 2019 11:20 AM  
**To:** Matt Rogers <[MRogers@northstareng.com](mailto:MRogers@northstareng.com)>  
**Subject:** Borge Arco AM/PM BRA

Hi Matt-

I took over this project for Kimber upon and the IS/MND was circulated right as she was leaving. I'm seeing now that there are some layout errors in the initial study that need to be corrected. In seeing this, I'm having some confusion over the BRA language vs. the mitigations that came out of the BRA, specifically in regard to the Swainson's Hawk. As you can see in the highlighted document I have attached, there is language that suggests that BSA may provide "moderate potential for occurrence", and suitable foraging habitat, but that "the property does not likely support the foraging habitat needed to support the reproductive efforts of a Swainson's hawk pair". Then we skip down to the recommendations where the purchase of compensatory mitigation credits is necessary because of the "permanent impacts to Swainson's hawk foraging habitat".

My questions is- does the level of habitat on the BSA warrant the need for credits? Brendan Vieg mentioned to me that it's been years since he's seen a Swainson's hawk mitigation come through our department, so is this needed only because of the specific project location, or are you finding the mitigation is necessary/being used more often now in other parts of the City/County? Is the bird survey prior to construction not enough?

Thanks in advance for taking the time to inform me.

Thank you,

***Shannon Costa***

Associate Planner

(530) 879-6807

City of Chico- Community Development Department



City of Chico

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