



Planning Commission Agenda Report

Meeting Date 3/5/2020

DATE: February 20, 2020

Files: AR 19-10
and UP 19-06

TO: PLANNING COMMISSION

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

RE: AR 19-10 and Use Permit 19-06 (Butte Humane Society North Chico) - Two parcels located between Garner Lane and Esplanade, west of Highway 99 (APNs 006-400-078 and 006-400-079)

SUMMARY

The proposal involves the development of a new campus for Butte Humane Society (BHS), including construction of a 22,000 square foot medical, education, and adoption facility; livestock barn with surrounding recreational amenities; 160 vehicle parking spaces, and landscape features. The proposed project is located on an approximately 10 acre site comprised of two parcels located in north Chico, currently developed with a portion of a nine-hole golf course and clubhouse facility. The applicant is seeking a use permit to allow a veterinary clinic with an outdoor component in the CC zoning district, and to expand and intensify a legal nonconforming use. Pursuant to Chico Municipal Code (CMC) 19.44.020 (*Commercial/Office Zone Land Uses and Permit Requirements*), veterinary clinics and animal hospitals with an outdoor component are an allowed use in the CC zoning district with use permit approval. Outdoor recreational uses such as dog parks are not typically allowed in the CC zoning district, however, CMC 19.08.025 (*Nonconforming Uses*) provides that an existing non-conforming use (outdoor recreation) may be expanded or intensified with use permit approval. The Architectural Review and Historic Preservation Board (ARHPB) has reviewed the site design and architecture at its February 19, 2020 meeting and recommends approval, subject to conditions.

Recommendation:

Planning staff recommends adoption of Resolution No. 20-04 (**Attachment A**) conditionally approving Use Permit 19-06 and Architectural Review 19-10 (BHS North Chico) subject to the conditions contained therein (**Exhibit I**).

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 20-04, conditionally approving Use Permit 19-06 and Architectural Review 19-10 (BHS North Chico) subject to the conditions contained therein

BACKGROUND

The proposed project is located on an approximately 10 acre site comprised of two parcels located in north Chico. The site is located near the intersection of Garner Lane and Highway 99 directly

south of Down Range Indoor Training Center (see **Attachment B**, Location Map). The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-AOD (Community Commercial with Airport Overflight Zone D overlay). Surrounding uses include rural-residential development to the west, the future site of Courtesy Automotive Center to the south, Highway 99 to the east and commercial/light industrial uses to the north.

BHS has been in operation since 1911, providing community education and care for homeless animals throughout Butte County. The project would allow BHS to relocate and consolidate existing facilities and services, which currently operate in three locations throughout the City (see **Attachment C**, Project Description). The larger, expanded facilities would result in increased and improved services offered by BHS and would include recreational amenities available to the public.

Project Description

The proposed project would develop over two phases (see **Attachment D**, Phasing Plan). Phase 1 would take place on the easterly portion of the site and would include the construction of an approximately 22,000 square foot medical clinic and adoption facility, outdoor exercise area and meet and greet area. Other Phase I improvements to the site include new parking and circular driveway, flagpole plaza, site lighting, landscaping and trash enclosure.

Phase 2 would complete the westerly portion of the site and would include the addition and expansion of outdoor amenities for public use including walking trails, Celebration Garden, two dog parks for large and small dogs, a community dog pool with splash park, island and dog dock. New structures would include a restroom building and livestock barn. Additional parking and emergency overflow parking would be provided.

Architecture

The overall campus includes construction of three buildings including the main clinic building, restroom building and livestock barn (see **Attachment E**, Landscape Project Description and **Attachment F**, Building Elevations). The proposed architecture for the new buildings utilizes an urban-modern architectural style and colors and materials are consistent with Butte Humane Society branding, including red, black and white with modern metals and wood.

The clinic building is the main feature of the site. Interior floor spaces would accommodate a state-of-the-art medical clinic, surgery rooms, free roam adoptable cat space, indoor/outdoor adoptable dog kennels, isolation rooms, retail space and community center for meetings, trainings, class and community events (see **Attachment G**, Floor Plan). A bathroom building would be located within the park area central to the site. A livestock barn would be located at the rear of the site, visible from the Esplanade. The 29-foot-tall barn would have a traditional appearance including eight-foot-tall barn doors and standing seam metal A-frame roof.

The landscape plan shows generous landscape treatment throughout the site with equal attention to each outdoor amenity (see **Attachment H**, Landscape Plans). Over 130 trees of various species would be planted throughout the campus, with predominant species being valley oak, Chinese pistache and Canary Island pine. Several mature trees would be retained throughout the

site including several large ash, mulberry, and valley oak trees. CMC 16.66 (*Tree Preservation Regulations*) provides that a tree removal permit authorizing the removal of trees in conjunction with a development shall be rendered simultaneously by the approving authority with the final decision on the development. A tree removal permit shall be issued if any of the six findings can be made, including that the tree is dead, dying, or diseased as determined by an arborist; presents a danger to health, safety and property; interferes with public utilities, or; interferes with the development or improvements of the site and there are no feasible alternatives available. Of the 56 trees on site, a total of 40 trees are identified for removal, including trees in poor condition or that would interfere with development of the site (see **Attachment I**, Tree Mitigation Plan). Staff supports the request for tree removal and a condition of approval is recommended (see Condition of Approval #3) that would require tree replacement or the payment of in-lieu fees as applicable, pursuant to CMC 16.66.085 (*Tree Replacement*).

Prior Review

The Architectural Review and Historic Preservation Board (ARHPB) reviewed the site design and architecture at its February 19, 2020 meeting and recommends approval, subject to conditions (see **Attachment J**, ARHPB Draft Minutes).

Board members were generally satisfied with the proposed architecture and site design, noting that it was obvious much consideration and hard work went into the design. Board members commended the project team for introducing the project to the community. One speaker from the public, Mr. Will Clark of Downrange Indoor Training Center, spoke in support of the project, welcoming the new neighbor to north Chico.

DISCUSSION

A use permit is necessary for two main aspects of the project, including allowing a veterinary clinic with an outdoor component and the intensification of an existing non-conforming use. Each of these aspects and their potential impacts are discussed below.

Veterinary Clinic with Outdoor Component

Pursuant to Chico Municipal Code (CMC) 19.44.020 (*Commercial/Office Zone Land Uses and Permit Requirements*), veterinary clinics and animal hospitals with an outdoor component are an allowed use in the CC zoning district with use permit approval; indoor veterinary clinics are a permitted use. The proposed campus for BHS would include outdoor dog kennels, outdoor exercise area, meet and greet area, and livestock barn. Common issues associated with outdoor uses, particularly those associated with veterinary services, includes odor and noise.

Without proper sanitation and waste disposal, odors associated with a veterinary clinic can be a nuisance to those nearby. BHS employs animal services associates (cleaners) who tend to kennels and shared outdoor areas several times per day. Immediate cleaning and sterilization of dog kennels and shared outdoor spaces is necessary in order to prevent the spread of potential disease. Veterinary clinics are licensed and inspected by the State of California Veterinary Medical Board, so it is anticipated that adherence to the State's clinic standards would provide additional assurance of a clean, sanitary environment.

The proposed project will introduce noise disturbances commonly associated with a veterinary clinic with outdoor component to the project site (i.e. barking dogs and other animal noises). The project site is designed to reduce noise impacts to neighboring properties, by ensuring that the clinic building, and outdoor kennels are setback over 500 feet from the nearest residential neighbors on Ocean Drive. Commercial uses north-adjacent to the project site are separated from outdoor exercise areas by a six-foot-tall concrete masonry unit (CMU) block wall as a noise attenuation measure. A livestock barn is proposed at the westerly portion of the site. Use of the barn would be limited to keeping large animals in emergency situations or for care of large animals by clinic staff. Noise associated with large animal keeping would be intermittent and temporary. Land west of Esplanade is designated AG (Agriculture) by the Butte County General Plan and uses associated with large animals, such as grazing and stables, are allowed under this land use designation. The proposed livestock barn and outdoor kennel areas are compatible with existing and allowed land uses in the project vicinity.

The project design incorporates best practices from shelters across the country and includes input from University of California, Davis Koret Shelter Medicine Program. This program provides guidance and consultation for new shelter designs to reduce lengths of stay and improve the quality of life for shelter animals. It is anticipated the projects design and implementation of best practice measures would reduce noise and odors impacts significantly.

Intensification/Substitution of a Legal Non-Conforming Use

The project site and three parcels to the south have historically been occupied by The Practice Tee at Sunset Hills, a recreational nine-hole golf course, clubhouse and driving range. This type of land use, defined as "Golf Courses and Country Clubs", is not typically allowed in the CC zoning district. Use of the site as a golf course was legally established under the jurisdiction of Butte County, and upon annexation into the City of Chico became a legal non-conforming use. CMC 19.08.025 (*Nonconforming Uses*) provides that an existing non-conforming use may be substituted, expanded or intensified with use permit approval. Development of the project will result in an intensification of the project site, and subsequent intensification of the surrounding area.

The proposal involves use of the site for a public park including celebration garden, dog park areas separated for large and small dogs and a dog pool area. This type of use, defined as "Outdoor Commercial Recreation" is not typically allowed in the CC zoning district, but includes similar characteristics as the existing non-conforming recreational use of the site (golf course), including trip generation, site lighting and noise. Recreational activity on the site would be relocated to the northerly portion of the site, reducing the overall size of the recreational use. It is anticipated that use of the site by visitors would be increased and concentrated to the center of the site, away from neighboring properties.

Commencement of the proposed project would result in the discontinuation of the existing recreational use (golf course), resulting in three vacant parcels under the same zoning classification. Development of this remaining area would allow for activation of this commercial node, providing commercial services to residents of north Chico.

Residential development nearest to the site occurs westerly of the project site on Ocean Drive, across Esplanade. Ocean Drive is located in unincorporated Butte County jurisdiction, outside of the city's Sphere of Influence. Land west of Esplanade is designated for agricultural use (AG) on the Butte County General Plan and is intended to support, protect and maintain agricultural uses. Allowed land uses include agricultural processing, grazing, stables, agriculture product sales, and animal services. It is not anticipated that development of the project site or parcels immediately adjacent to the project site, would result in a change in development characteristics for the area or disrupt the rural nature of the area.

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 allows medical-related uses, such as medical offices/clinics, veterinary clinics and animal hospitals. Outdoor and recreational uses are also permitted. Land immediately south adjacent to the project site is currently occupied by the remainder of Sunset Hills Golf Course, and zoning is consistent with the project site. Future development of the remainder of the site is expected to be compatible with the proposed veterinary clinic and outdoor recreational use.

Through its design, architectural style, location, and size, the project is consistent with General Plan goals and policies that promote land use compatibility, creation of community serving elements and promote infill. The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The site's location on the northerly edge of the City, as well as project details and design establish a sense of entry and arrival into the City, consistent with CD-2.2. The clinic facility is thoughtfully placed on the site to avoid noise impacts for residential neighbors, consistent with N-2.1.1 and N-2.2. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation, energy efficiency and emphasizing landscape as a fundamental design component (SUS-4.2 and CD 1.1.2).

By utilizing colors and design elements associated with BHS, the project is consistent with DGs that call for incorporating recognizable cultural motifs and referencing cultural ties to the community (DG 1.1.11, 1.1.34, and 1.2.21). Building placement on the site and the orientation of the buildings relating to outdoor public areas minimizes views of vehicles (DG 1.1.14), reinforces a pedestrian friendly environment (DG 1.1.15) and provides safe pedestrian connections (DG 2.1.21). Design Guideline consistency is further refined by the trash enclosure which matches the main building with solid metal doors, as well as proper screening of HVAC units behind rooftop parapet walls, as called-for by DG 2.1.36.

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

Section 15183 of the California Environmental Quality Act (CEQA) mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review. The Chico 2030 General Plan Update EIR (GPU EIR) was certified by the Chico City Council on April 12, 2011. In accordance with this CEQA Guidelines section, the project is consistent with the development density established by Community Commercial zoning district and Commercial Mixed-Use General Plan land use designation. This designation allows hospitals and other public/quasi public uses and retail and service uses. Impacts associated with these types of uses, including noise, aesthetics and traffic are avoided or mitigated through implementation General Plan goals and polices. As previously discussed, the project achieves General Plan consistency through its site design, architectural concept, and consistency with municipal code standards regarding lighting, landscaping, parking and setbacks. Additionally, the project will pay the appropriate City of Chico standard Transportation Facility Fees for added traffic on the roadway system. No impacts were identified that; are peculiar to the project or its site; were failed to be analysed in the Chico 2030 General Plan Update EIR; are potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, and; there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

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 veterinary clinics with an outdoor component in the CC zoning district, subject to use permit approval. CMC 19.08.025 (*Nonconforming Uses*) provides that an existing non-conforming use may be expanded or intensified with use permit approval. Use Permit 19-06 has been processed in accordance with the requirements of Chapter 19.24.

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 project design incorporates best practices from shelters across the country and includes input from University of California, Davis Koret Shelter Medicine Program. This program provides guidance and consultation for new shelter designs to reduce lengths of stay and improve the quality of life for shelter animals. It is anticipated the projects design and implementation of best practice measures would reduce impacts significantly. No other health and safety issues have been identified.

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.*

Development of the project will require full compliance with the City's improvement and storm water management regulations, including the installation of full public improvements (curb,

gutter and sidewalk). Additionally, the applicant will pay the appropriate City of Chico standard Transportation Facility Fees for added traffic on the roadway system. Based on the above, the proposed project 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 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 allows medical-related uses, such as medical offices/clinics, veterinary clinics and animal hospitals. Outdoor and recreational uses are also permitted. The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The site's location on the northerly edge of the City, as well as project details and design establish a sense of entry and arrival into the City, consistent with CD-2.2. The clinic facility is thoughtfully placed on the site to avoid noise impacts for residential neighbors, consistent with N-2.1.1 and N-2.2. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation, energy efficiency and emphasizing landscape as a fundamental design component (SUS-4.2 and CD 1.1.2).

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

Commencement of the project would be followed by discontinuation of the existing recreational use (golf course), resulting in three vacant parcels under the same Community Commercial zoning classification. It is anticipated that development of the remaining parcels would be consistent and compatible with the proposed project. Land west of Esplanade is identified as AG (Agriculture) by the Butte County General Plan, and the project site is designed to place the most appropriate uses (livestock barn) toward the westerly portion of the site to promote compatibility. Given the sites location at the north western-most edge of the City, adjacent to existing and future agricultural uses to the west and commercial uses to the north and south, the size and operating characteristics of the proposed project are compatible with surrounding land uses.

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

Butte Humane Society, c/o Katrina Woodcox, email: katrinawoodcox@buttehumane.org

Russell Gallaway and Associates, c/o Matt Gallaway, email: matt@rgachico.com

North Valley Community Foundation, 240 Main Street, suite 260, Chico, 95928

Brian Firth Landscape Architect, Inc., email: brian@bfladesign.com

ATTACHMENTS:

- A. Resolution No. 20-04
 - Exhibit I - Conditions of Approval
 - Exhibit II – Engineering Conditions of Approval
- B. Location Map
- C. Project Description
- D. Phasing Plan
- E. Landscape Project Description
- F. Building Elevations
- G. Floor Plan
- H. Landscape Plan
- I. Tree Mitigation Plan
- J. ARHPB Draft Minutes

EXHIBIT "I"
CONDITIONS OF APPROVAL
USE PERMIT 19-06 AND AR 19-10 (BHS NORTH CHICO)

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-10 (BHS North Chico). 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. 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.
4. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection

with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.



Engineering Report

Meeting Date 3/5/20

DATE: February 24, 2020

File: UP 19-06

TO: PLANNING COMMISSION

FROM: Matt Johnson, Senior Development Engineer, 879-6910
Public Works Department

RE: **AR 19-10 and Use Permit 19-06 (BHS North Chico)**

Exhibit "II"

This office has reviewed the AR 19-10 and Use Permit 19-06 (BHS North Chico) applications and herewith submits the following findings and recommendations for same.

A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Developer has requested no modifications to Titles 18R of the Chico Municipal Code (CMC).

B. PROJECT PHASING - TIMING AND NATURE OF PUBLIC IMPROVEMENTS

The project is intended to be developed in two phases more particularly described as follows:

Phase One: Phase One of the project will front on Garner Lane and a single access connection to Garner Lane. Additionally, a temporary "emergency access only" (through Phase Two) will connect to the Esplanade on the southwesterly portion of the property. The emergency access will include "bollards" to eliminate any and all access to the Esplanade except for emergency responses.

Phase Two: Phase Two of the project will front on the Esplanade and will create two access points onto the Esplanade to provide for circular circulation. The temporary "emergency access only" that connects to the Esplanade will then be fully improved to serve as a means of access to Phase One of the project.

The Public Works Director - Engineering will determine the nature, extent, timing, and limits of required public improvements to be constructed (Garner Lane improvements with Phase One and Esplanade improvements with Phase Two) as part of the development versus payment of an in-lieu fee as well as reimbursements for construction of future Nexus/CIP facilities.

C. PUBLIC FACILITY CONSTRUCTION

1. Adjacent Roadways

- a) The Developer shall construct City standard streets and appurtenant facilities at the following locations in conformance with the attached typical sections. Street structural sections to be determined based upon findings from the Soils Report.
- 1) Garner Lane - Half street urban improvements.
 - 2) Esplanade - Half street urban improvements.

2. Storm Drainage

a) Facility Construction

The Developer shall design and install the following City standard storm drain facilities:

- 1) Adjacent to Project - Curb, gutter and an underground storm drain system with all appurtenances along the development project frontage.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this development project. Said improvements shall be constructed by the Developer.

b) Post Construction Standard Plans

Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.

c) NPDES Requirements

Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements.

d) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Developer shall submit a Storm Drainage Master Plan to the Public Works Department - Engineering for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed development project.

The Storm Drainage Master Plan shall address the following elements:

- 1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in peak flow to the Esplanade.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Reference CASQA BMP Handbook.

The plan shall stipulate the measures to be implemented and the means of implementation by the Developer during construction and after construction but prior to development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

2) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Open, natural swales.
- Improved channels.
- Storm water runoff management facilities.
- Outfall facilities discharging to natural channels.
- Both ultimate and interim facilities serving streets exterior to the development project that are required to be constructed herein.

e) Statement of Effective Storm Water Disposal

The storm drainage system for this project shall meet the following standards:

- No net increase in the peak flow to the Esplanade.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site-specific Storm Water Pollution Prevention Plan (SWPPP) which shall incorporate CASQA BMPs. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

f) The Developer shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code.

3. Sanitary Sewer

a) Facility Construction

The Developer shall design and install the following City standard sanitary sewer facilities:

- 1) Adjacent to Project - An underground sanitary sewer system, with all appurtenances, along the development project frontage.
- 2) Exterior to Project - An underground sanitary sewer extension, with all appurtenances, connecting to the existing City of Chico sanitary sewer system in compliance with the Application for Sewer Connection.

b) Sanitary Sewer Fees

The Developer shall complete an Application for Sewer Connection.

The Developer shall pay all sanitary sewer fees in compliance with the terms and conditions of the Application for Sewer Connection including a future yet to be determined "Sanitary Sewer Lift Station Fee" needed for providing sewer service to the general area.

4. Street Signs and Striping

The Developer shall install City standard street signs, regulatory signs, pavement striping and pavement markings on all streets, and bicycle facilities that they are required herein to construct.

5. Street Lights

The Developer shall install City standard street lights with shielding on steel poles with concrete bases on all streets that they are required herein to construct.

6. Bicycle Facilities

The Developer shall install signing and striping for Class II bicycle lanes along the Garner Lane and Esplanade frontages.

7. Transportation Facilities

The Developer shall contact the Butte County Association of Governments - Transit Department and construct bus turnouts and benches and shelters in compliance with their requirements.

8. Street Trees

Street trees shall be planted in accordance with the recommendation of the Parks Department.

D. GRADING

1. Soils Report

The Developer shall submit a Geological and/or Soils Report, prepared by a registered engineer, that includes, but is not limited to, the following:

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.
- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
- d) Verification that the site is suited to proposed BMPs.

2. Grading Standards

All grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

E. PROPERTY CONVEYANCES

1. Dedications

In conjunction with construction of this development project, the Developer shall:

- a) If applicable, dedicate additional Garner Lane public right-of-way as necessary to construct the public improvements required herein.
- b) If applicable, dedicate additional Esplanade public right-of-way as necessary to construct the public improvements required herein.
- c) Dedicate an Avigation Easement to the City over the existing lots within the development project boundary as required by the Public Works Director - Engineering.
- d) Dedicate a 10-foot-wide public service easement adjacent to public rights-of-way.

F. OTHER PUBLIC SERVICES

1. Public Utilities

- a) Underground Requirements

The Developer shall install the following utilities underground:

- 1) All new utilities serving this development project.

b) Easement Obstructions

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with the recommendations of the Fire Department, City of Chico.

G. OTHER PERMITS

The Developer shall submit a completed "Application Requesting Permission to Plant, Remove, Alter, or Disturb Public Trees" from to the Parks Department. The Developer shall comply with any and all recommendations/requirements prior to commencing any construction activities on the site.

H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

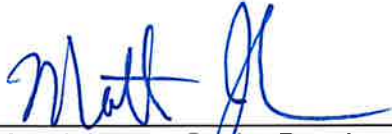
All public improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval.

The Developer shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Director - Engineering for review and approval prior to the start of any construction of public improvements.

All public improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

I. ADMINISTRATIVE REQUIREMENTS

Recommendations and comments of all parties to whom the AR 19-10 and Use Permit 19-06 (BHS North Chico) applications were circulated for review are on file with the respective parties and in Community Development Department.



Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department

Attachments:

Exhibit A - Garner Lane Typical Section

Exhibit B - Esplanade Typical Section

Garner (BHS Frontage)

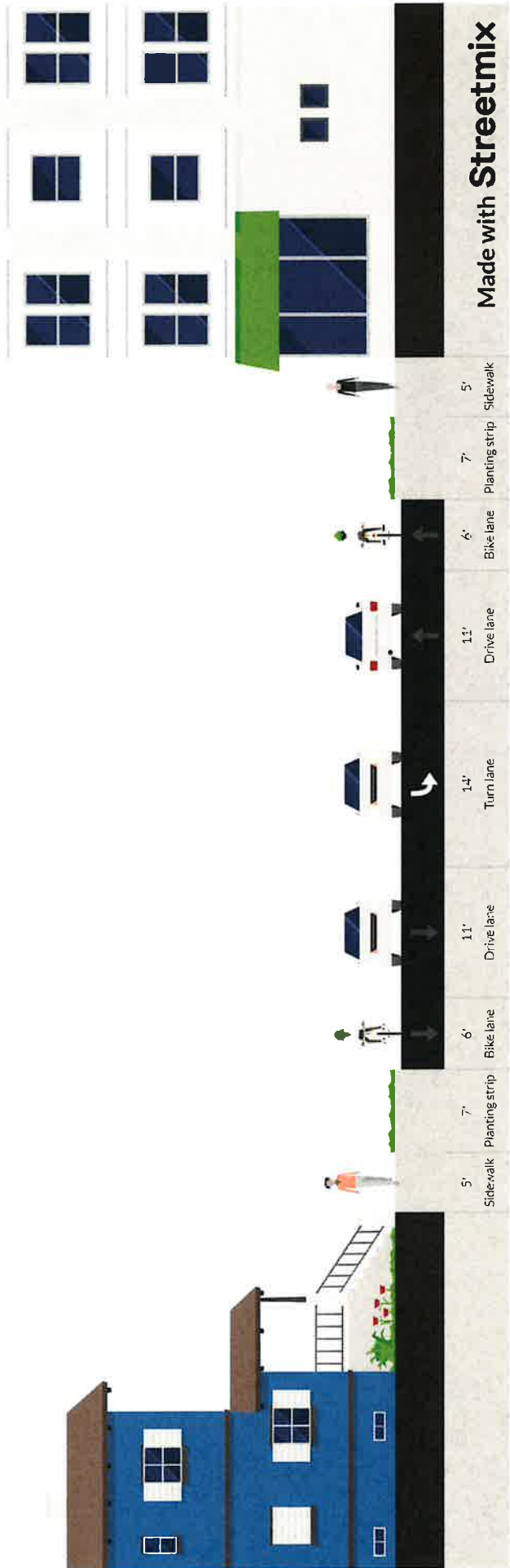


EXHIBIT A

Esplanade (BHS Frontage)

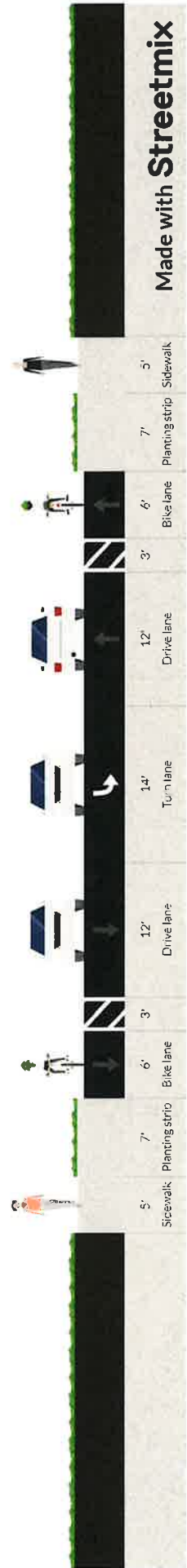


EXHIBIT B

RESOLUTION NO. 20-04**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION FOR
CONDITIONAL APPROVAL OF USE PERMIT 19-06 AND ARCHITECTURAL
REVIEW 19-10 (BUTTE HUMANE SOCIETY NORTH CHICO)**

WHEREAS, applications have been received to construct a 22,000 square foot medical, education, and adoption facility; livestock barn with surrounding recreational amenities; 160 vehicle parking spaces, and landscape features on an approximately 10 acre site comprised of two parcels located in north Chico. The site is located near the intersection of Garner Lane and Highway 99, APNs 006-400-078 and 006-400-079 (the “Project”); and

WHEREAS, the site is identified as Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-AOD (Community Commercial with Airport Overflight Zone D overlay); and

WHEREAS, Butte Humane Society has been in operation since 1911, providing community education and care for homeless animals throughout Butte County. The project would allow BHS to relocate and consolidate existing facilities and services, which currently operate in three locations throughout the City. The larger, expanded facilities would result in increased and improved services offered by BHS and would include recreational amenities available to the public, and;

WHEREAS, the applicant is seeking a use permit to allow a veterinary clinic with an outdoor component in the CC zoning district, and to expand and intensify a legal nonconforming use. Pursuant to Chico Municipal Code (CMC) 19.44.020 (*Commercial/Office Zone Land Uses and Permit Requirements*), veterinary clinics and animal hospitals with an outdoor component are an all owed use in the CC zoning district with use permit approval. Outdoor recreational uses such as dog parks are not typically allowed in the CC zoning district, however, CMC 19.08.025 (*Nonconforming Uses*) provides that an existing non-conforming use (outdoor recreation) may be expanded or intensified with use permit approval; and

WHEREAS, Section 15183 of the California Environmental Quality Act (CEQA) mandates that projects which are consistent with the development density established by existing

1 zoning, community plan, or general plan policies for which an EIR was certified shall not require
2 additional environmental review. No impacts were identified that; are peculiar to the project or its
3 site; were failed to be analysed in the Chico 2030 General Plan Update EIR; are potentially
4 significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, and; there is
5 no substantial new information which results in more severe impacts than anticipated by the GPU
6 EIR.

7 WHEREAS, the Planning Commission considered the Project, staff report,
8 recommendation from the Architectural Review and Historic Preservation Board, and comments
9 submitted at a noticed public hearing held on February 19, 2020; and

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

12 1. With regard to the use permit, the Planning Commission finds that:

- 13 A. Chico Municipal Code Section 19.44.020 provides for veterinary clinics with an outdoor
14 component in the CC zoning district, subject to use permit approval. CMC 19.08.025
15 (*Nonconforming Uses*) provides that an existing non-conforming use may be expanded or
16 intensified with use permit approval. Use Permit 19-06 has been processed in accordance
17 with the requirements of Chapter 19.24, and;
- 18 B. The project design incorporates best practices from shelters across the country and
19 includes input from University of California, Davis Koret Shelter Medicine Program. This
20 program provides guidance and consultation for new shelter designs to reduce lengths of
21 stay and improve the quality of life for shelter animals. It is anticipated the projects design
22 and implementation of best practice measures would reduce impacts significantly. No
23 other health and safety issues have been identified, and;
- 24 C. Development of the project will require full compliance with the City's improvement and
25 storm water management regulations, including the installation of full public
26 improvements (curb, gutter and sidewalk). Additionally, the applicant will pay the
27 appropriate City of Chico standard Transportation Facility Fees for added traffic on the
28 roadway system. Based on the above, the proposed project would not be detrimental or

1 injurious to property and improvements in the neighborhood, or the general welfare of the
2 City, and;

3 D. The Commercial Mixed Use General Plan land use designation is intended to support a
4 wide variety of retail and service commercial uses. The CC zoning district allows medical-
5 related uses, such as medical offices/clinics, veterinary clinics and animal hospitals.
6 Outdoor and recreational uses are also permitted. The proposal is consistent with General
7 Plan goals and policies that encourage architectural designs that exhibit timeless character
8 and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The site's location
9 on the northerly edge of the City, as well as project details and design establish a sense of
10 entry and arrival into the City, consistent with CD-2.2. The clinic facility is thoughtfully
11 placed on the site to avoid noise impacts for residential neighbors, consistent with N-2.1.1
12 and N-2.2. The native, drought tolerant species selections for the proposed landscaping
13 are consistent with sustainability policies that promote water conservation, energy
14 efficiency and emphasizing landscape as a fundamental design component (SUS-4.2 and
15 CD 1.1.2), and;

16 E. Commencement of the project would be followed by discontinuation of the existing
17 recreational use (golf course), resulting in four vacant parcels under the same zoning
18 Community Commercial zoning classification. It is anticipated that development of the
19 remaining parcels would be consistent and compatible with the proposed project. Land
20 west of Esplanade is identified as AG (Agriculture) by the Butte County General Plan,
21 and the project site is designed to place the most appropriate uses (livestock barn) toward
22 the westerly portion of the site to promote compatibility. Given the sites location at the
23 north western-most edge of the City, adjacent to existing and future agricultural uses to
24 the west and commercial uses to the north and south, the size and operating characteristics
25 of the proposed project are compatible with surrounding land uses.

26 D. Section 15183 of the California Environmental Quality Act (CEQA) mandates that projects
27 which are consistent with the development density established by existing zoning,
28 community plan, or general plan policies for which an EIR was certified shall not require

1 additional environmental review. No impacts were identified that; are peculiar to the
2 project or its site; were failed to be analysed in the Chico 2030 General Plan Update EIR;
3 are potentially significant off-site and/or cumulative impacts which the GPU EIR failed
4 to evaluate, and; there is no substantial new information which results in more severe
5 impacts than anticipated by the GPU EIR.

6 2. Based on all of the above, the Planning Commission hereby recommends that the Planning
7 Commission conditionally approve the Use Permit (UP 19-06) and Architectural Review (AR
8 19-10), subject to the conditions set forth in Exhibit I and the provisions of the Engineering
9 Report set forth in Exhibit II, attached hereto.

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

13 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
14 Commission of the City of Chico held on March 5, 2020, by the following vote:

15 AYES:

16 NOES:

17 ABSENT:

18 ABSTAIN:

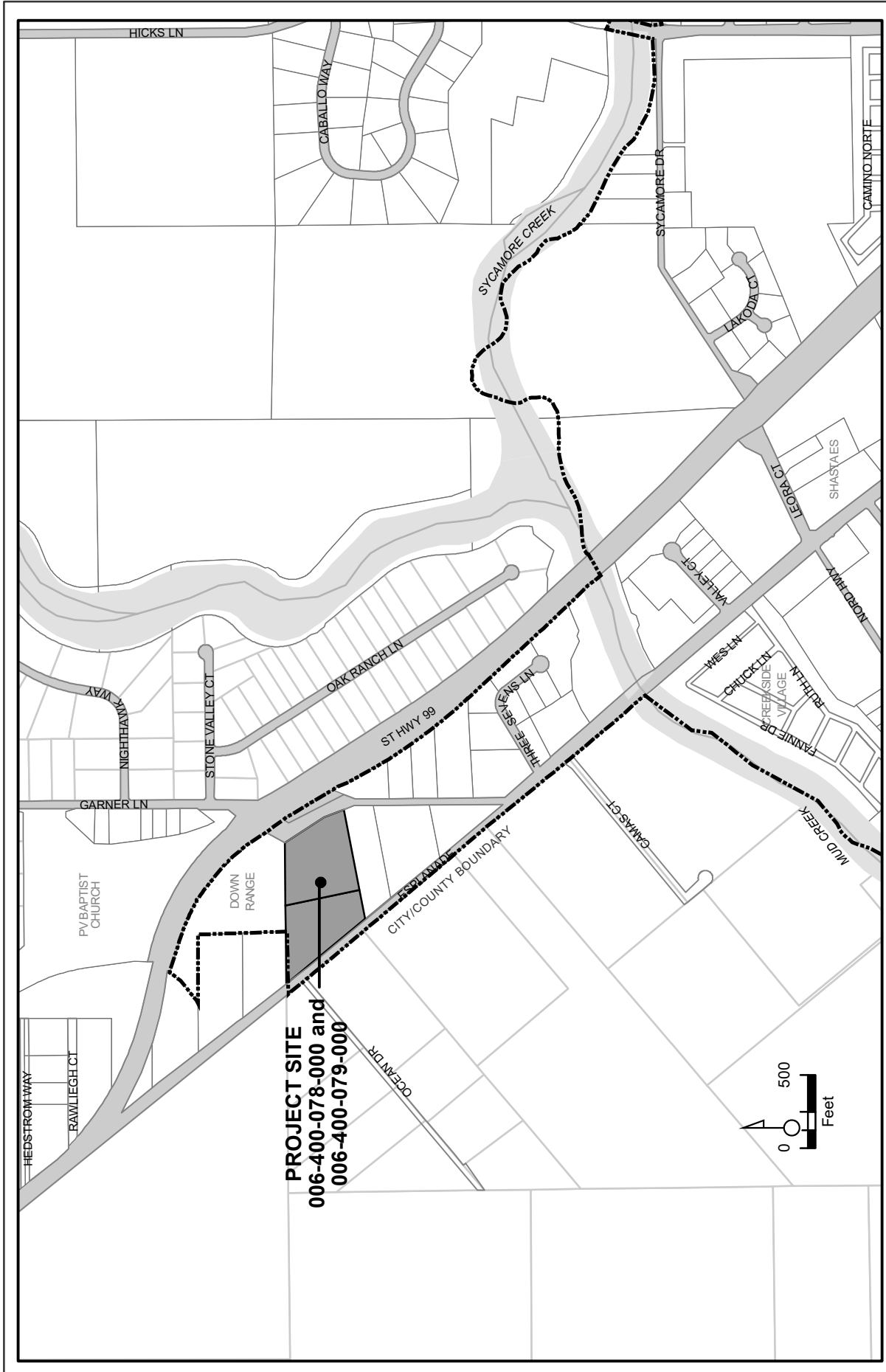
19 DISQUALIFIED:

20 ATTEST:

21 APPROVED AS TO FORM

22
23 _____
24 BRUCE AMBO
25 Planning Commission Secretary

26 _____
27 ANDREW L. JARED
City Attorney



PROJECT SITE
006-400-078-000 and
006-400-079-000

AR 19-10 and UP 19-06 (BHS North Chico)
 Located between Garner Lane and Esplanade, west of CA Hwy 99
 APNs 006-400-078-000 and 006-400-079-000



MAR 15 2019

March 11, 2019

City of Chico Planning Department
P.O. Box 3420
Chico CA 95927

RE: Butte Humane Society – North Chico Project
CA-99-BR & Gardner Lane
Chico CA 95973
APN: 006-400-078
006-400-079

Dear Shannon Costa,

It is with pleasure that I take this opportunity to share with you the efforts we are taking to expand Chico's, Butte Humane Society. The existing shelter can no longer meet the needs of the community and surrounding areas. Specifically, it does not have an opportunity to grow as Center for education, provide the health of animals, and to offer specialized pet care to people in Butte County.

Where appropriate the following narrative references to three separate Chapters of the City of Chico Design Guidelines; Chapter 1: Community Design, Chapter 2: Commercial & Commercial Mixed-Use Project Types and Chapter 5: Community Facility Project Types. This is described in reference with the prefix "DG" in this document. Due to the nature of the building, it can apply to more than one category, because of this, some of the design guidelines that are similar have been grouped together to make it easier to read.

History and Mission

The proposed site is currently used as a golf course. It is located off Hwy 99 on Gardner Lane, at the north edge of Chico. The site has good exposure from Hwy 99, providing easy access for the community, yet it is set back from the freeway and uses Gardner Lane as its main access limited making it safe to locate. The site utilizes green screening to conceal the noise from animals, and to give a great hierarchy of elements that promote the culture of Chico. The building will give

people access to critical needs for their pets, allow them opportunities to learn about animals, and provide a transaction point to give a home/adopt to an animal in need.

At its core Butte Humane Society has given compassion and care to the neglected and homeless animals in Butte County. Their passion to transform the human and animal interactions has allowed them to save many lives and found thousands of homes for animals in the greater north state area.

Butte Humane Society is one of the oldest non-profit organizations in Butte County, opening its doors in 1911. Yet, the growing need of the community it has forced it to be stretched into 3 different locations across Chico. Due to its current locations, it is limited to only providing shelter to dogs within the city limits.

Building Programs

The new site location will allow Butte Humane Society to give shelter to more dogs and cats from Chico and surrounding areas. The new building will provide needs to the community in one location. Including, a state-of-the-art clinic, several surgery rooms, separate free roam cat spaces for adoptable cats, larger canine kennels with access to outdoor exercise area, separate isolation rooms and even a community center to host meetings, trainings, education classes and community events.

Site Design

The Site features Brian Firth landscape architecture design with a very community-centered site layout. The scape street creates an outlet with future expansion, allowing it to connect into the Esplanade. Parking on the street is discouraged due to all the traffic that comes onto Gardner and Esplanade, so all the parking is contained in the site. The site features a network of pedestrian walkways connecting the building, dog pool, dog park, meet and greet lawn, shelter dog area, picnic area, barn, celebration garden and the emergency overflow area. The site is available for use by the public with membership only. Each area is specifically designed for the dog and owner relationship, giving plenty opportunities for dogs to socialize, learn and grow. It also isn't just for dogs, there is also a barn on the site that has horse paddocks, for emergency use and an area for the horses to walk around. It is intended that the site provides parking compliance with the requirements of Title 19.

For additional information on site design, see the attached Site Narrative from Brian Firth Landscape Architecture.

Proposed Architectural Elements

As proposed, the building will use an Urban Modern architectural style. Materials have been chosen from the same color pallet used from the Butte Humane Society branding and coincide with the modern metals and wood that serve as a natural but bold color pallet. All storefront glazing is shown in a common neutral color and appropriately addresses the active pedestrian areas of the project. Roof elements will be limited to canopies and protected eave elements at the roof level. Visible gables or roof planes are not consistent with the proposed architectural style and therefore are not proposed on the main building. As the architecture pertains to the City of Chico Design Guidelines, we offer the following list of points.

- The site design is consistent with DG1.1.13, which states, "Reinforce a pedestrian-friendly environment regarding building placement and orientation." The site design reinforces pedestrian friendly environment that connects the community with the services of BHS. Including it's big and small public dog parks. BHS pedestrian walkways make the site easy to navigate and connect others with the beautiful landscape.
- The building placement is consistent with DG1.1.12: "Consider view vistas and the natural environment surrounding a project site early during the conceptual design stages," and DG2.2.34: "Avoid obscuring the scenic beauty of foothill and riparian backdrop locations with buildings that are oversized, extremely tall or have materials or colors that draw attention from the natural view." Because it is positioned to be able to see the pacific coast range mountain range that is behind it. The building does not extend 1 floor, so it doesn't block the view of the mountains from any of its neighbors.
- The building design and site design comply with DG1.1.14: "Minimize views of automobiles from the public right of way by locating the majority of parking areas and major drive wats to the rear or side of sites wherever feasible." and DG2.1.26: "Minimize the visual impact of vehicles by locating parking areas to the rear or sides of developments rather than along street frontages." because it allows for minimal parking access in the front with most of the parking on the side of the building.
- The building design complies with DG1.1.32: "Consider pedestrian gathering areas or plazas as apart of the spatial arrangements for the projects with multiple buildings." because it includes its own community center that will be used to host education seminars, meetings, classes, and community events. The learning center has its own entrance for easy accessibility. The site design complies, because it has

areas like the dog pool, picnic area and celebration garden located in between buildings that are a consideration of pedestrian gathering areas.

- The site design complies with DG1.1.33: "Define pedestrian gathering areas with architectural elements such as special surface textures seating, landscaping, art, water features, or lighting." and DG5.1.32: "Define pedestrian gathering areas with architectural elements such as special surface textures, seating, landscaping, art, water features and lighting." because it includes pedestrian gathering areas with architectural elements such as benches and picnic areas. Landscaping and lighting around pathways provide a sense of space and safety.
- The site design complies with DG1.1.42: "Create 'usable' parks and open space areas for residential projects for both passive and active recreational purposes," because it offers both active areas for dogs to play, but it also has a picnic area for owners to sit and open area where dogs must be on leashes.
- The building and site design comply with DG1.1.43: "Create parks and open space areas that contribute to a hierarchy of streets or help provide orientation to neighborhoods and districts," because although it doesn't exist in a fully developed residential area it will exist close to many residential neighborhoods, churches, schools, and other community elements. The site design and building design provides a hierarchy of streets because the building is set back, allowing easy access for people taking pets to the clinic, and then it has the dog parks safely located in the back of the building surrounded by native plants and established trees to provide safety and security.
- The building complies with D1.2.11: "Utilize the massing, scale, and form of new buildings as transitional elements between new and existing development to maintain a pedestrian level scale throughout the city." and DG2.2.11: "Use appropriate massing, fenestration, articulation, materials, and buffering to provide a pedestrian-level scale." because canopies in the building design create a pedestrian scale, helping to direct people looking to visit the clinic, adopt a pet, going to a community even or educational seminar.
- The building complies with DG 1.2.13: *"Create a scale and character of development that does not overwhelm the surrounding neighborhood." because it does not exceed surrounding buildings in height, it remains a single floor building and is set back into the site to not overwhelm the area, but instead welcome people in the area.*

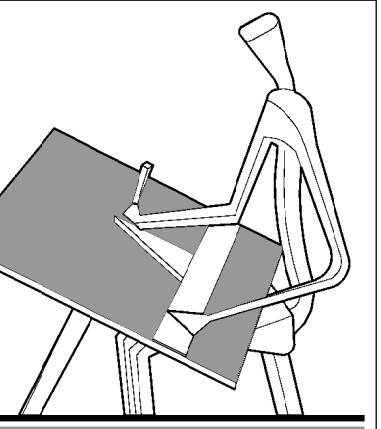
- The building design complies with DG1.2. 22: "Utilize rooflines and exposed(pitched) roofs to add character and style to a building, reinforcing its sense of place," although the roof of the building isn't pitched the building design creates a design of place, through use of consistent colors in the materials of the building. The design incorporates various height differences in entrances, and pop outs of walls to provide visual interest.
- Relating to the previous comment, the building design also complies with DG2.2.12: "Create harmonious spatial relationships with building. Avoid repeating buildings with the same form and massing which can create an uninteresting and monotonous atmosphere. For projects containing a variety of building sizes, locate lower buildings closer to the street and taller buildings in the rear or interior of the site," and DG 2.2.22: "Incorporate varied building depth and shadow in order to avoid long, unarticulated elevations," because the design uses pop-outs and various materials to create an interest and depth in the building
- The building façade complies with DG1.4.12: "Complement the architectural scale of a given project with public art in private development," because it includes art at both ends of main façade.
- The building complies with DG1.7.14: "Design roof overhangs to optimize passive heating and cooling for window and building shade during hotter months and solar heating during colder months," because there are canopies on the buildings that extend over storefront entrances to optimize passive heating and cooling for the storefront and building shade during hotter months and heating during colder months.
- The site design complies with DG 2.1.27: "Minimize views of parking areas to allow the architectural significance of the buildings and landscaping to take precedence, Parking that exceeds the minimum required by City code is discouraged," because it places minimal parking in the front of the building, enhancing the architecture of the building and using landscape to soften the entrance and create visual interest.
- The site design complies with DG2.1.28: "Provide shade trees per City code standards," because the parking includes plenty of shading for parking and pathways.
- The site design complies with DG2.1.35: "Provide covered or shaded areas for customers and employees in commercial developments for uses such as work breaks lunches events, and meetings," because it provides shaded areas over public benches and picnic areas.

- The site design complies with DG2.1.36: "Maximize screening and buffering of trash enclosures, storage areas, expansive paving, service yards and utility equipment from public view. Screening involves blocking views of the object with a structure, while buffering involves softening the visual impact of the unsightly object with landscaping or other aesthetic technique," because it uses green screening to help control animal noise (if it occurs), and block utility equipment from public view.
- The site design complies with DG 5.1.22: "Widen sidewalks a building entries and incorporate them with entry plazas," because it uses widened sidewalks at building entries to connect to pathways that go throughout the campus.

Thank you for your thoughtful consideration and we look forward to questions and discussions pertaining to this project.



Kaitlyn Jennings
Russell Gallaway Associates, Inc.



r • g • a
architecture • engineering

RUSSELL,
GALLAWAY
ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0332

www.rgachico.com

PROJECT
**NEW FACILITY
FOR:**

OWNER
**BUTTE
HUMANE
SOCIETY**

PROJECT
ADDRESS
**AT GARDNER
LANE &
ESPLANADE**

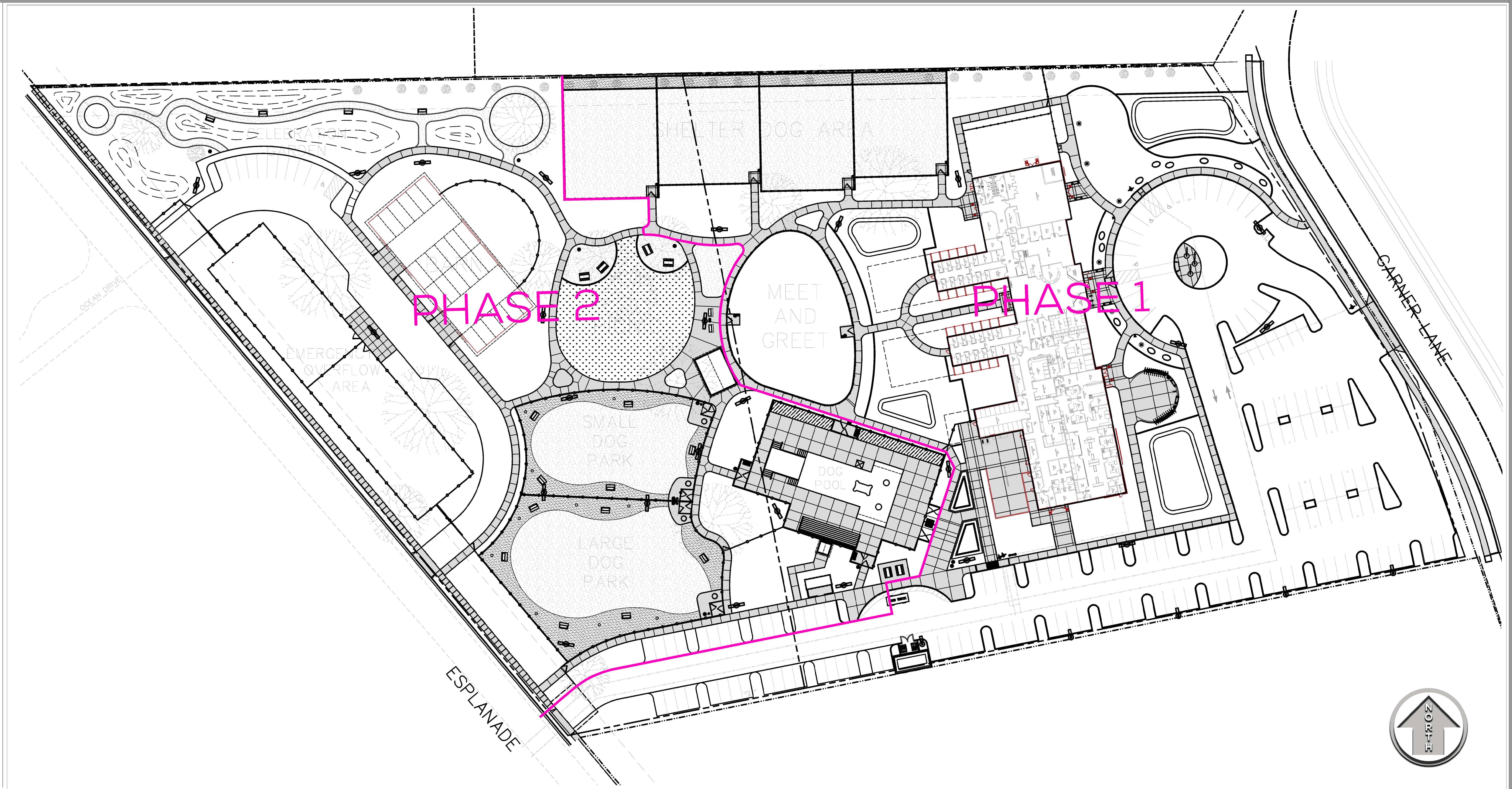
ASSESSORS
PARCEL NUMBER
**006-400-078
006-400-079**



RGA PROJECT #	14-437
DRAWN	SANNAR
CHECKED	RGA

REFERENCE
PHASING
PLAN

PH1



AA - PHASING PLAN
SCALE: 1" = 30' - 0"

RECEIVED

NOV 01 2019

CITY OF CHICO
BUILDING & DEVELOPMENT
SERVICES

October 24, 2019

City of Chico Planning Department
411 Main Street
Chico, CA 95928

Project Description- Landscape

Butte Humane Society
Chico, California

This is a 10 acre multi-purpose site consisting of automobile parking, building functions and outdoor park site facility for the safe and positive interaction of people and animals. This Landscape project description will be divided into the front and back areas.

Front of Building/ Garner Access

The circular driveway has at its centerpiece a flagpole plaza with the U.S. Flag, the State flag and the flag of the Butte Humane Society. The perimeter is planted with unmowed meadow grass with scaled up topiaries of running/playing cats and dogs. **(DG 1.4.1 Art in public places)**

A seating area with shade trellis and seat walls is centered on the Clinic Entrance. **(DG 1.1.31, DG 1.1.32, DG 1.1.33 Public space and pedestrian amenities)** Adjacent to this is a detention basin planted with bio-swale filtration sod.

Parking lot lighting pole height is 14 feet, below mature tree height, and is integrated into planting design such that they are placed between trees. **(DG 1.5.12, 1.5.13)** There is bollard lighting around the circular driveway.

Bicycle parking is placed close to the building entrance (**DG 2.1.31**)

Shade trees have been provided per City code standards. 10 **(DG 2.1.28)**

The Garner right of way will be kept in its existing state largely consisting of native valley oak trees and other trees.

Rear of Building/ Esplanade Access

Meet and greet area

The centerpiece of this side of the building is the park like area designated for prospective owners to get to know adoptable animals in a park like setting with ample grass lawn and bench seating. This area will be enclosed with a 6 foot high green vinyl coated chain link fence

Picnic Area

This is an unfenced turf lawn area with picnic tables that will allow for picnicking, casual meeting or social gatherings. This area is designated as dog-free. A centrally located restroom is placed between the meet and greet area and the picnic area.

Barn

The livestock Barn is set back generously from the Esplanade to allow for two large mature trees to be retained. Two gated driveways allow for trailer pull through with a pull through loading/unloading area. The barn will be used as a holding space for larger animals such as goats, horses, sheep, etc. The large area between the Esplanade and these two trees will be used as an emergency animal overflow area.

Shelter Dog Area

This three quarter of an acre space is divided into 4 paddocks to allow for exercise of the shelter dogs. These paddocks are enclosed with 4 foot high block wall with 2 foot of vinyl coated chain link fencing

Celebration of Life Garden

This will be a park like setting with strolling paths, bench seats which allow opportunities for memorials or sponsored garden furniture such as statues, birdbaths, sundials.

Dog Park

This dog park is divided into two separate areas, small dog and large dog. These areas are surfaced with stabilized crushed rock fines and enclosed with 6 foot high vinyl coated chain link fence. There will be doggie waste cans, trash cans, and a "kiddie pool" with drain and hose bib.

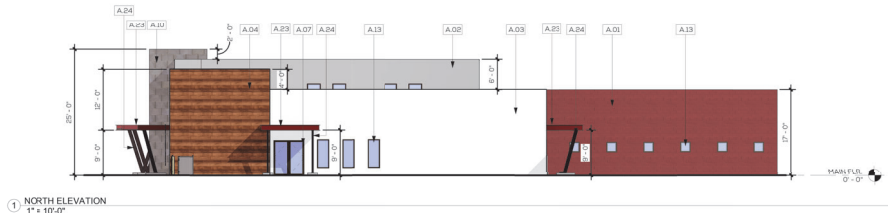
Dog Pool

This community dog pool will be 80 feet long, 30 to 50 feet wide with a beach entry, splash park water effects, island, and dog dock for recreational jumping. There will be space for temporary bleacher, synthetic turf lawn area with the entire pool complex fenced with 6 foot high tubular steel fencing.

Site lighting will be 14 feet high, with glare cut off when near property lines. The site will be lighted similar to a park, with safety the main goal between sun down and closing. A portion of the lighting will be timer off for security from closing to sun up.

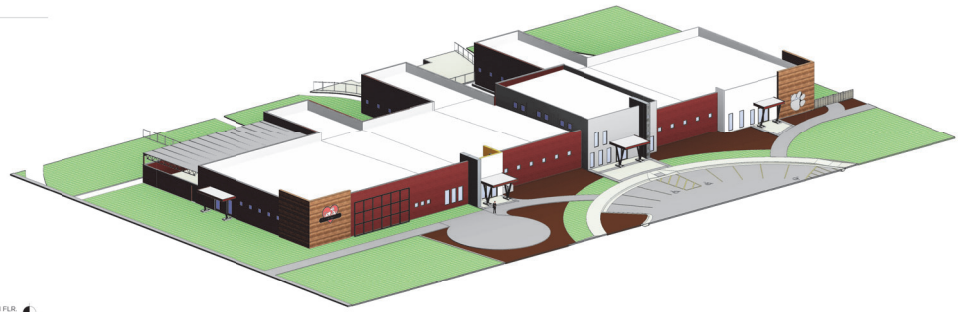
The trash enclosure has landscape planters on 3 sides with both shrub and vine landscaping to buffer the trash enclosure **(DG 2.1.36)**.

The entire rear of building park area will be fence for overnight security and day time loose animal control.



1 NORTH ELEVATION
1" = 10'-0"

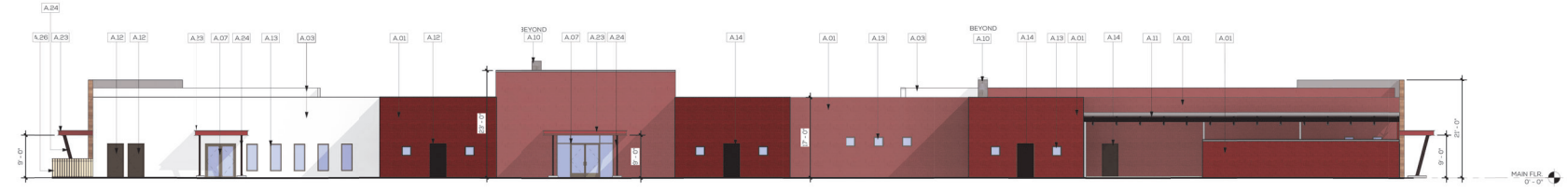
KEYNOTE LEGEND	
A.01	8X8X16 CMU WALL; COLOR P1
A.02	AEP FLEX SERIES 1.2FX10-12 VERTICAL; COLOR MTL-1
A.03	AEP FLEX SERIES 1.2FX10-12 HORIZONTAL; COLOR MTL-2
A.04	NICHHA VINTAGEWOOD - HORIZONTAL; COLOR AWP-1
A.05	PAINTED STAND-OFF METAL ART
A.07	STOREFRONT SYSTEM - OLDCASTLE; COLOR AL-1
A.08	WINDOW WITH ARTISTIC STAND-OFF METAL PAW PRINT
A.09	FUTURE SIGNAGE
A.10	NICHHA TUFFBLOCK - HORIZONTAL; COLOR AWP-2
A.11	METAL DECKING @1/8 GA. HAT CHANNEL @ 4'-0" O.C. @TRUSSES PER STRUCTURAL
A.12	DOOR; COLOR P-2
A.13	WINDOW - OLD CASTLE; COLOR AL-1
A.14	EXPOSED TRUSS
A.23	GROUNDING METAL CANOPY, PAINTED P-1
A.24	GROUNDING METAL CANOPY STRUCTURAL SLANTED COLUMNS, PAINTED P-2
A.26	WOODEN FENCE



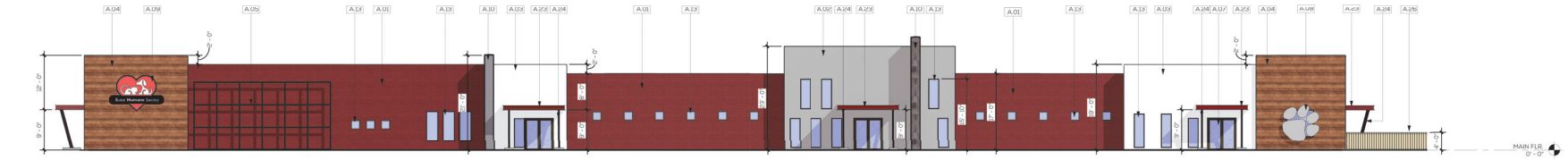
5 3D AXONOMETRIC VIEW



2 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION (REAR)
1" = 10'-0"



4 EAST ELEVATION (FRONT)
1" = 10'-0"

**COLORS DEPICTED IN ELEVATIONS VARY WITH DISTANCE. PLEASE SEE COLOR BOARD FOR ACTUAL COLORS. **



RUSSELL GALLOWAY ASSOCIATES INC.
architecture + engineering
115 MEYERS STREET SUITE 110 CHICO, CA 95928 530.342.0302
www.rgachico.com

PROJECT
NEW FACILITY FOR:

OWNER
BUTTE HUMANE SOCIETY

BUILDING
MAIN BUILDING

PROJECT ADDRESS
AT GARDNER LANE & ESPLANADE

ASSESSORS PARCEL NUMBER
006-400-078 006-400-079



BLA PROJECT # 14-437
PLAN CHECK #
DRAWN KJ
CHECKED GALLOWAY
STATUS/DATE 2019.03.13

ELEVATIONS

EX-G



r · g · a
architecture + engineering

**RUSSELL
GALLOWAY
ASSOCIATES inc.**

115 MEYERS STREET
SUITE 110
CHICO, CA 95926
530-342-0202

www.rgachico.com

PROJECT
**NEW FACILITY
FOR:**

OWNER
**BUTTE
HUMANE
SOCIETY**

BUILDING
**OUTDOOR
RESTROOM**

PROJECT ADDRESS
**AT GARDNER
LANE &
ESPLANADE**

ASSESSORS PARCEL
NUMBER
**006-400-078
006-400-079**



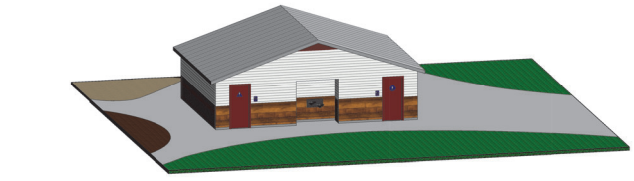
RIA PROJECT #	14-437
PLAN CHECK #	
DRAWN	LJ
CHECKED	M GALLOWAY
STATUS DATE	3/7/19

ELEVATIONS

EX-1



KEYNOTE LEGEND	
1	STANDING SEAM METAL ROOF
2	AEP FLEX SERIES 12PKX10-12 HORIZONTAL, COLOR MTL-2
3	NICHHA VINTAGEWOOD - HORIZONTAL, COLOR AWP-1
4	DOOR PAINTED, COLOR P-1
5	GABLE VENTS
6	DRINKING FOUNTAINS
7	RESTROOM SIGNS



5 3D AXONOMETRIC VIEW

****COLORS DEPICTED IN ELEVATIONS VARY WITH DISTANCE. PLEASE SEE COLOR BOARD FOR ACTUAL COLORS.****



r • g • a
architecture • engineering

RUSSELL
GALLOWAY
ASSOCIATES INC.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530.342.0302

www.rgachico.com

PROJECT
NEW FACILITY
FOR:

OWNER
BUTTE
HUMANE
SOCIETY

BUILDING
BARN

PROJECT ADDRESS
AT GARDNER
LANE &
ESPLANADE

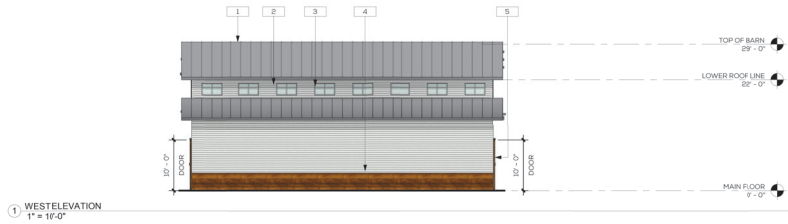
ASSESSORS PARCEL
NUMBER
006-400-078
006-400-079



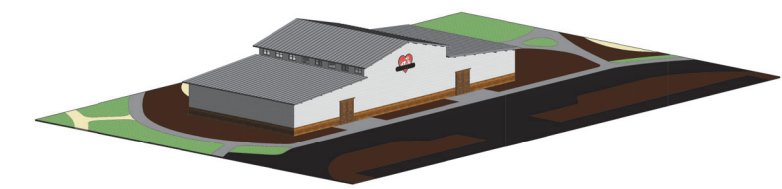
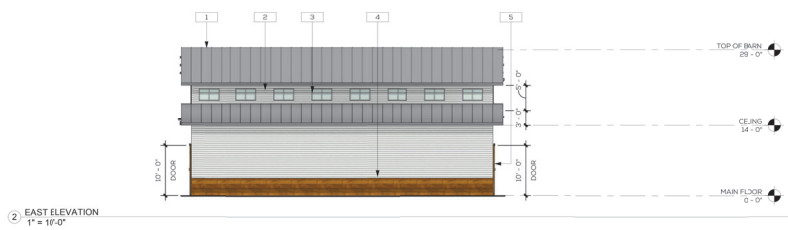
RIA PROJECT #	14-437
PLAN CHECK #	Project
DRAWN	Stylus
CHECKED	M GALLOWAY
STATUS DATE	3/8/2019

ELEVATIONS

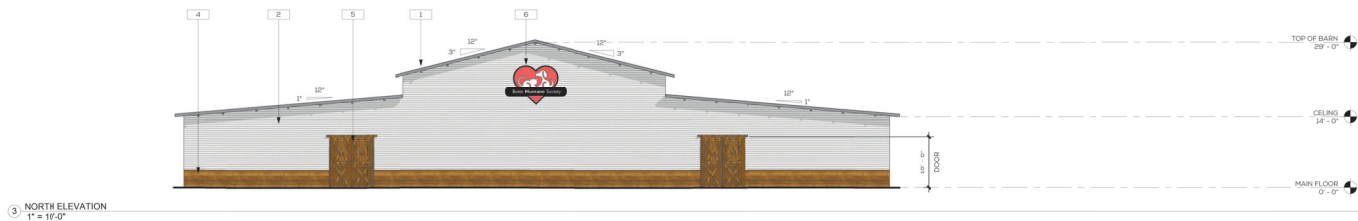
EX-H



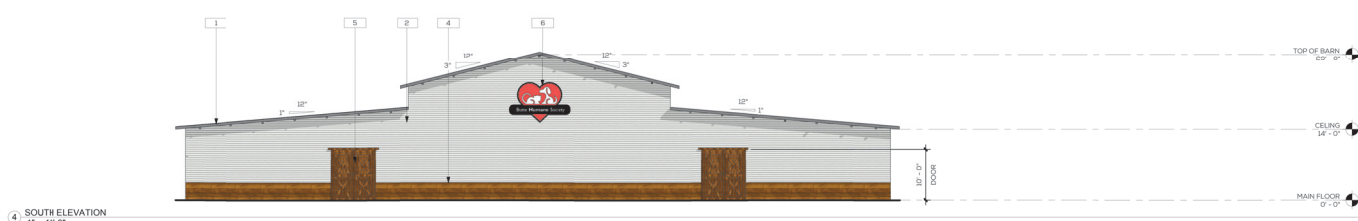
KEYNOTE LEGEND	
1	STANDING SEAM METAL ROOF
2	A&P FLEX SERIES 12PX12-12 HORIZONTAL COLOR MTL-2
3	STOREFRONT SYSTEM - OLDCASTLE, COLOR AL-1
4	NICHIA VINTAGEWOOD - HORIZONTAL, COLOR AWP-1
5	8 FOOT HIGH WOODEN SLIDING BARN DOORS
6	BUTTE HUMANE SOCIETY LOGO



3D AXONOMETRIC VIEW

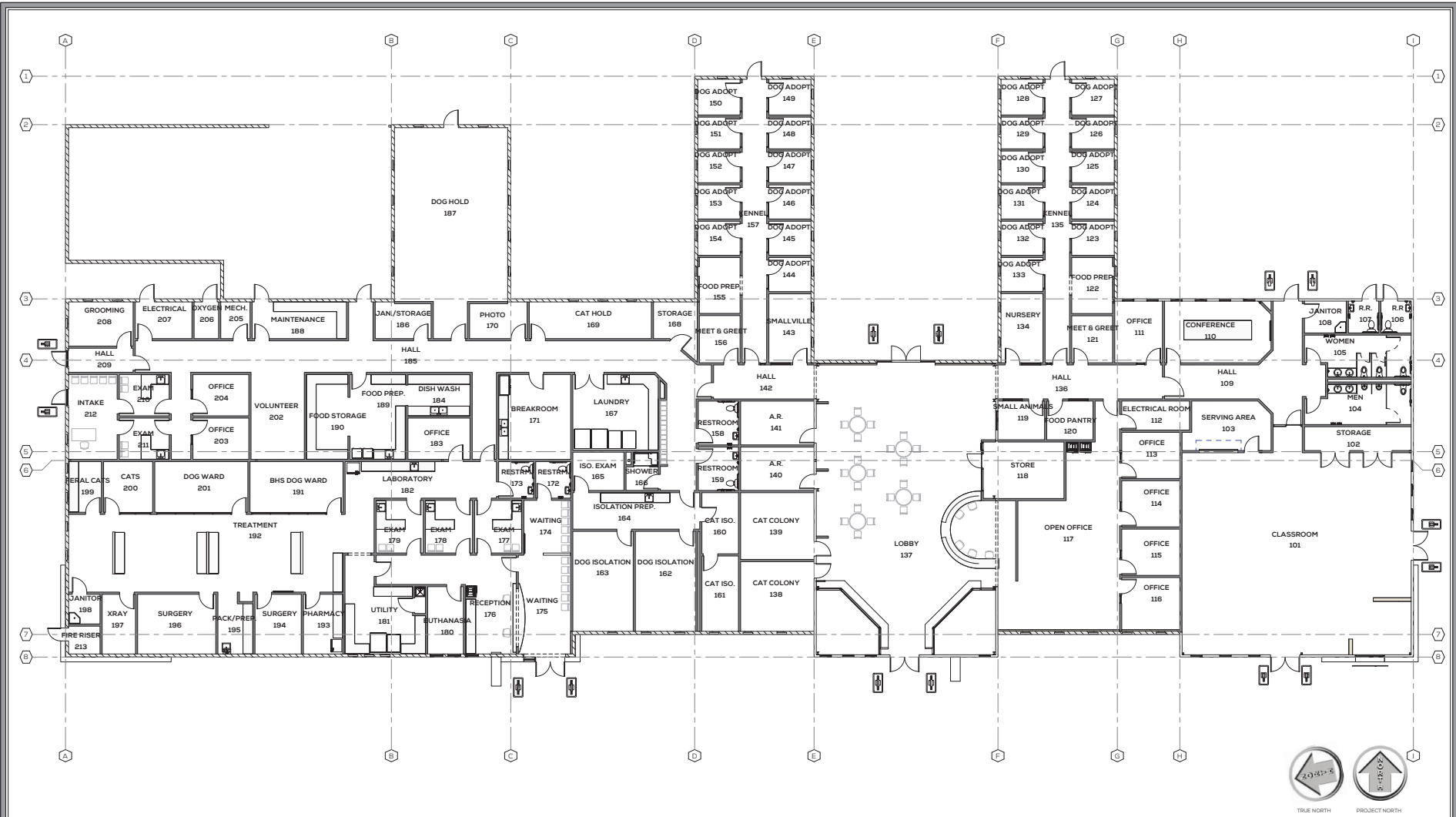


3 NORTH ELEVATION
1" = 16'-0"



4 SOUTH ELEVATION
1" = 16'-0"

COLORS DEPICTED IN ELEVATIONS VARY WITH DISTANCE. PLEASE SEE COLOR BOARD FOR ACTUAL COLORS.



KK - OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRE EXTINGUISHERS

AT EACH LOCATION AS INDICATED ON THE PLAN WITH THIS SYMBOL IS A PORTABLE FIRE EXTINGUISHER. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN A CONSPICUOUS LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT ~~NOT EXCEEDING~~ 40 LBS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR. HAND-HELD FIRE EXTINGUISHERS EXCEEDING 40 LBS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-6" ABOVE THE FLOOR. CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD EXTINGUISHERS SHALL NOT BE LESS THAN 4 INCHES. REFER TO CFC 905 FOR ADDITIONAL REQUIREMENTS. CLASS A TYPE D-ABCISM STREAM LOADED FIRE EXTINGUISHER. LOCATE SUCH THAT THE TRAVEL DISTANCE TO THE APPARATUS DOES NOT EXCEED 75 FEET MIN ONE EXTINGUISHER EA. 3,000 SQ FT.

NOTES

ALL DOORS SHALL BE LOCATED 6" AWAY FROM NEAREST PERPENDICULAR WALL. THIS ALLOWS FOR TYPICAL CASING INSTALLATION TO A KING STUD AND TRIMMER FRAMING CONDITION TYP. U.O.N. ON THIS DRAWING.

"LEVEL" INDICATES A SLOPE NOT TO EXCEED 2% AS DEFINED BY THE C.B.C. TO ALLOW FOR DRAINAGE. 2% EQUATES TO 1/4" FALL IN 12" RUN.

PROVIDE CROSS-HATCHED STRIPING WITH "KEEP CLEAR" VERBIAGE ON THE FLOOR DESIGNATING THE REQUIRED WORKING SPACE IN FRONT OF ELECTRICAL EQUIPMENT IN COMPLIANCE WITH IEC 100-88. SEE ELEC. DWGS.

ALL INTERIOR WALL AND CEILING FRAMING SHALL HAVE SOUND BATT INSULATION.

LEGEND

- EXTERIOR WALL - 8x8-6 C.M.U. BLOCK WALL WITH INTERIOR FURRING OF 2x4 @ 16" S.P. METAL STUDS @ 16" O.C. FINISH INTERIOR SIDE WITH 5/8" GYPSUM BOARD.
- EXTERIOR WALL - 8x8-6 C.M.U. BLOCK WALL.
- EXTERIOR WALL - 5 1/2" x 20 GA. METAL STUDS @ 16" O.C. WITH BATT INSULATION PER ENERGY CALCULATIONS. FINISH INTERIOR SIDE WITH 5/8" GYPSUM BOARD. EXTERIOR SIDE TO HAVE 1" WOOD SHEATHING PER STRL.
- INTERIOR WALL - 5 1/2" x 20 GA. METAL STUDS @ 16" O.C. FINISH BOTH SIDES WITH 5/8" GYPSUM BOARD. PROVIDE M.R. GYPSUM BOARD IN ALL WET AREAS.

- 4'-0" HIGH INTERIOR WALL - 5 1/2" x 20 GA. METAL STUDS @ 16" O.C. FINISH BOTH SIDES WITH 5/8" GYPSUM BOARD.
- INDICATES DOOR - SEE DOOR SCHEDULE.
- INDICATES WINDOW - SEE WINDOW SCHEDULE.
- INDICATES PLUMBING FIXTURE - SEE PLUMBING FIXTURE SCHEDULE.
- NEW EXIT SIGN W/ EMERGENCY EGRESS ILLUMINATION, EGRESS LIGHTING AT EXTERIOR LANDINGS WHERE APPLICABLE, AND EMERGENCY BATTERY BACKUP.

II - LEGEND
SCALE: 3/16" = 1'-0"

RUSSELL GALLOWAY ASSOCIATES INC.
115 MEYERS STREET SUITE 110 CHICO, CA 95926 530-342-0302
www.rgachico.com

PROJECT
NEW FACILITY FOR:

OWNED BY
BUTTE HUMANE SOCIETY

PROJECT ADDRESS
13301 GARNER LANE

ASSESSORS PARCEL NUMBER
**006-400-078
006-400-079**

REG. PROJECT #	14-437
PLAN CHECK #	
DRAWN	J5
CHECKED	H86
STATUS DATE	2019.05.15

FLOOR PLAN
EX-F



PLANT LIST

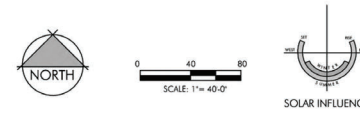
SYMBOL	LATIN NAME / COMMON NAME	CONTAINER SIZE	QUANTITY	REMARKS	WATER USE
TREES					
	PISTACHIA CHINENSIS KEITH DAWY KEITH DAWY'S CHINESE PISTACHIA	15 GAL	23	STANDARD	LOW
	QUERCUS LOBATA VALLEY OAK	15 GAL	37	STANDARD	LOW
	LILIUM PARVIFOLIUM 'ORANGE' ORANGE CHINESE LILY	15 GAL	9	STANDARD	LOW
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	15 GAL	13	STANDARD	MEDIUM
	TILIA CORDATA LITTLE LILAC LINDEN	15 GAL	12	STANDARD	MEDIUM
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	15 GAL	9	STANDARD	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTINEL' PRINCETON SENTINEL MAIDENHAIR TREE	15 GAL	12	STANDARD	MEDIUM
	CARPINUS BETULIFOLIA EUROPEAN HORNBEAM	15 GAL	2	STANDARD	MEDIUM
	PINUS CANARIENSIS CANARY ISLAND PINE	15 GAL	26	STANDARD	MEDIUM
	NISSA SYLVATICA BLACK TUPLO	15 GAL	12	STANDARD	MEDIUM
SHRUBS					
	HETEROSYRIS ABUTILIFOLIA 'TICHON (AKA: CHRISTMAS BERRY)	5 GAL	81		LOW
	ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL' SENTINEL MANZANITA	5 GAL	24		LOW
	RHAMNUS CALIFORNICA COFFEEBERRY	5 GAL	36		LOW
	PHORADENDRON DUSSEYI DUSSEY CHIEF NEW ZEALAND FLAX	5 GAL	46		LOW
	ARCTOSTAPHYLOS DENSIFLORA HOWARD MCMINN MANZANITA	5 GAL	122		LOW
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	52		LOW
	ROSA X NODOSA FLOWER CARPET® RED GROUNDCOVER ROSE	2 GAL	79		MEDIUM
	RHAPIDOCHLOA INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL	137		MEDIUM
	NANDINA DOMESTICA HEMLOCK BAMBOO	5 GAL	112		MEDIUM
	DIETES BICOLOR AFRICAN LIS	5 GAL	534		MEDIUM
	ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' (SYN. PRICORUM CANUM GHOSTLY RED CALIFORNIA TUCKER)	1 GAL	5		LOW
	MUHLENBERGIA CAPILLARIS 'IRINE' FUNKY FINE PINK HEARTY GRASS	1 GAL	97		MEDIUM
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOEHLER' FOEHLER'S FEATHER REED GRASS	2 GAL	100		MEDIUM
GROUNDCOVER					
	ARCTOSTAPHYLOS UVA-URSI ENNIACK KENNECK	1 GAL	7,818 SF	PLANT @ 7'-0" OC	LOW
	JUNIPERUS CONFERTA SNOEY JUNIPER	1 GAL	55,922 SF	PLANT @ 8'-0" OC	MEDIUM
	BIO-FILTRATION SOD PURPLE NEEDLEGRASS - NASSELLA PALUCHRA MOUNTAIN FESCUE - FESTUCA RUBRA CALIFORNIA BALEY - HORDEUM CALIFORNICUM MEADOW BALEY - HORDEUM BRACHYANTHERUM	500	4,784 SF	CONTACT DETA BLUDGARD (209) 469-7979	MEDIUM
	NATIVE LAWN FREE SOD DANNO FESCUE - FESTUCA DANONIS MOUNTAIN FESCUE - FESTUCA RUBRA WESTERN MOUNTAIN FESCUE - FESTUCA OCCIDENTALIS	500	5,677 SF	CONTACT DETA BLUDGARD (209) 469-7979	MEDIUM
	RHIZOMATOUS TALL FESCUE RTF SOD	500	22,148 SF	CONTACT ZIMORA SOD (530) 893-3015	HIGH
VINES					
	PARTHENOCISSUS TRICUSPIDATA ROSTON VINE	1 GAL	4	TRAIN TO ENCLOSURE	MEDIUM
	CYTOSTOMA CALLISTEGODES PURPLE TRUMPET VINE	1 GAL	2	TRAIN TO VINE SUPPORT TRELLIS	MEDIUM

PARKING LOT SHADE CALCULATIONS

DESCRIPTION		TOTAL		
PARKING AND BACK-UP AREA		74,631 SF		
SHADE AREA PROVIDED				
DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
20 FOOT DIAMETER TREES				
F FULL	706 SF	0	0	0
3/4 THREE QUARTER	529 SF	19	10,051 SF	13%
H HALF	353 SF	1	353 SF	<1%
Q QUARTER	176 SF	0	0	0
40 FOOT DIAMETER TREES				
F FULL	1,256 SF	10	12,560 SF	16%
3/4 THREE QUARTER	942 SF	12	11,304 SF	15%
H HALF	628 SF	2	1,256 SF	1%
Q QUARTER	314 SF	8	2,512 SF	3%
TOTAL SHADE AREA PROVIDED		38,036 SF 50%		

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

DESCRIPTION	TOTAL	PERCENT
PARKING AND BACK-UP AREA	74,631 SF	
INTERIOR PARKING LOT LANDSCAPE	8,948 SF	11%



BUTTE COUNTY HUMANE SOCIETY

PRELIMINARY LANDSCAPE PLAN

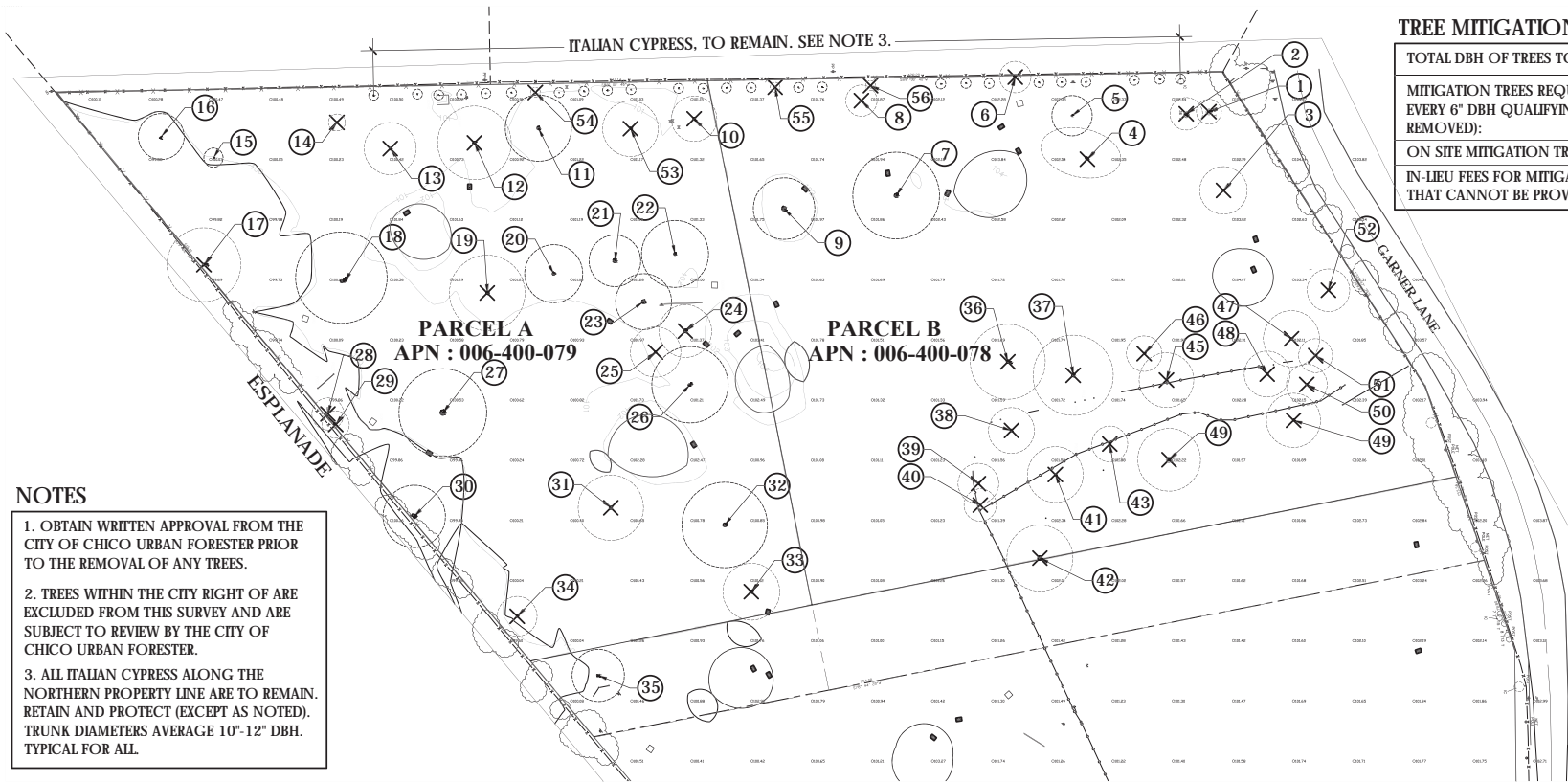


PREPARED BY:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 637 BIRCHDALE SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130
 www.BFLA.net www.facebook.com/BFLA.net

EX-C

DATE: MARCH 12, 2019
 BFLA PROJECT NUMBER: 1833

ITALIAN CYPRESS, TO REMAIN. SEE NOTE 3.



TREE MITIGATION

TOTAL DBH OF TREES TO BE REMOVED:	878"
MITIGATION TREES REQUIRED (1 FOR EVERY 6" DBH QUALIFYING TREES REMOVED):	147
ON SITE MITIGATION TREES	90
IN-LIEU FEES FOR MITIGATION TREES THAT CANNOT BE PROVIDED ON-SITE.	57

NOTES

1. OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN FORESTER PRIOR TO THE REMOVAL OF ANY TREES.
2. TREES WITHIN THE CITY RIGHT OF ARE EXCLUDED FROM THIS SURVEY AND ARE SUBJECT TO REVIEW BY THE CITY OF CHICO URBAN FORESTER.
3. ALL ITALIAN CYPRESS ALONG THE NORTHERN PROPERTY LINE ARE TO REMAIN. RETAIN AND PROTECT (EXCEPT AS NOTED). TRUNK DIAMETERS AVERAGE 10"-12" DBH. TYPICAL FOR ALL.

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
1	weeping willow	13' & 14'	REMOVE	YES	82' AGGREGATE CIRCUMFERENCE. POOR CONDITION
2	weeping willow	15', 14', & 15'	REMOVE	YES	131' CIRCUMFERENCE. POOR CONDITION
3	MULBERRY	17'	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
4	ASH	13', 10', 20', 9'	REMOVE	YES	153' CIRCUMFERENCE. POOR CONDITION
5	EVERGREEN PEAR	17'	TO REMAIN	NO	FAIR / GOOD CONDITION
6	ASH	13 & 13'	REMOVE	YES	82' AGGREGATE CIRCUMFERENCE. POOR CONDITION/ DYING
7	ASH	40'	TO REMAIN	NO	FAIR / GOOD CONDITION
8	MULBERRY	11', 11', & 11'	REMOVE	YES	104' AGGREGATE CIRCUMFERENCE. POOR CONDITION/ DYING
9	MULBERRY	48'	TO REMAIN	NO	GOOD CONDITION
10	MULBERRY	25' & 13'	REMOVE	YES	120' AGGREGATE CIRCUMFERENCE. POOR CONDITION
11	ASH	33'	TO REMAIN	NO	FAIR / GOOD CONDITION
12	ASH	34'	REMOVE	YES	POOR/ DECLINING CONDITION
13	SILVER MAPLE	28'	REMOVE	YES	POOR CONDITION
14	PINE	12'	REMOVE	NO	DEAD/ HAZARD TREE
15	VALLEY OAK	6'	TO REMAIN	NO	GOOD CONDITION
16	BLACK WALNUT	12', 11', & 11'	TO REMAIN	NO	FAIR / GOOD CONDITION
17	BLACK WALNUT	12', 11', & 11'	REMOVE	YES	108' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
18	ASH	24', 13', 20', & 34'	TO REMAIN	NO	FAIR / GOOD CONDITION
19	ASH	33'	REMOVE	YES	FAIR / GOOD CONDITION
20	ASH	33'	TO REMAIN	NO	FAIR / GOOD CONDITION

TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
21	MULBERRY	14'	TO REMAIN	NO	FAIR / GOOD CONDITION
22	ASH	29'	TO REMAIN	NO	FAIR / GOOD CONDITION
23	WILLOW	14'	TO REMAIN	NO	FAIR / GOOD CONDITION
24	BLACK LOCUST	38'	REMOVE	NO	POOR CONDITION. NOT A QUALIFYING SPECIES
25	BLACK LOCUST	19'	REMOVE	NO	POOR CONDITION. NOT A QUALIFYING SPECIES
26	ASH	24' & 20'	TO REMAIN	NO	FAIR / GOOD CONDITION
27	MULBERRY	53'	TO REMAIN	NO	FAIR / GOOD CONDITION
28	EUCALYPTUS	8' & 5'	REMOVE	NO	UNDER CALIPER
29	EUCALYPTUS	20' & 10'	REMOVE	YES	95' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
30	MULBERRY	28', 20', 11', & 14'	TO REMAIN	NO	FAIR / GOOD CONDITION
31	ASH	36'	REMOVE	YES	POOR SCAFFOLDING
32	ASH	32'	TO REMAIN	NO	FAIR / GOOD CONDITION
33	ASH	32'	REMOVE	YES	POOR CONDITION
34	PINE	18'	REMOVE	YES	POOR CONDITION
35	ASH	11', 9', 11', & 12'	TO REMAIN	NO	FAIR / GOOD CONDITION
36	ASH	23' & 28'	REMOVE	YES	161' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
37	MULBERRY	36'	REMOVE	YES	FAIR / GOOD CONDITION
38	ASH	23' & 28'	REMOVE	YES	161' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
39	VALLEY OAK	10' & 9'	REMOVE	YES	61' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION
40	VALLEY OAK	8' & 7'	REMOVE	YES	48' AGGREGATE CIRCUMFERENCE. FAIR / GOOD CONDITION

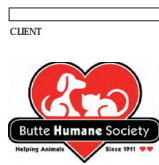
TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
41	ASH	24'	REMOVE	YES	FAIR / GOOD CONDITION
42	MULBERRY	48'	REMOVE	YES	FAIR / GOOD CONDITION
43	DEODAR CEDAR	18'	REMOVE	YES	FAIR / GOOD CONDITION
44	DEODAR CEDAR	24'	REMOVE	YES	FAIR / GOOD CONDITION
45	CHINESE TALLOW	14'	REMOVE	NO	NOT A QUALIFYING SPECIES
46	PINE	17'	REMOVE	NO	UNDER CALIPER
47	ASH	30'	REMOVE	YES	FAIR / GOOD CONDITION
48	VALLEY OAK	20'	REMOVE	YES	FAIR / GOOD CONDITION
49	VALLEY OAK	20'	REMOVE	YES	FAIR / GOOD CONDITION
50	EUCALYPTUS	17'	REMOVE	NO	UNDER CALIPER
51	ASH	10'	REMOVE	NO	UNDER CALIPER
52	PINE	18'	REMOVE	NO	POOR CONDITION
53	SILVER MAPLE	12', 11', 10', 12', & 14'	REMOVE	YES	187' AGGREGATE CIRCUMFERENCE. POOR CONDITION
54	ITALIAN CYPRESS	12"	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
55	ITALIAN CYPRESS	12"	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
56	ITALIAN CYPRESS	12"	REMOVE	NO	FAIR / GOOD CONDITION. UNDER CALIPER.
57					
58					

SHADED CELLS INDICATE QUALIFYING TREES TO BE REMOVED AND MITIGATED.



CONSULTANT



PROJECT
BUTTE HUMANE SOCIETY
 13301 GARNER LANE
 CHICO, CA 95973
 APN: 006-400-029

SHEET TITLE
TREE REMOVAL / MITIGATION PLAN

DATES
 NO. DESCRIPTION DATE
 ABB SUBMITAL 3/7/19

Plot Date: March 07, 2019 - 11:11 am

PROJECT NUMBERS
 BFLA PROJECT #: 1833
 RGA PROJECT #: 14-437

SHEET NUMBER

EX-A

© BFLA 2019 ALL RIGHTS RESERVED

File Name: Z:\BFLA (1800 - 1890)\1833 Butte Humane Society\1833 Civil Plans\1833 Tree Survey 1 - 28 - 19.dwg

CITY OF CHICO
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

Minutes of the special adjourned meeting
February 19, 2020 at 4:00 p.m.

Municipal Center
421 Main Street
Conference Room 1

Board Members Present: Lindsay Poulin, Vice Chair
 Dale Bennett
 Rod Jennings
 Thomas Thomson

Board Members Absent: Georgie Bellin, Chair

City Staff Present: Bruce Ambo, Principal Planner
 Mike Sawley, Senior Planner
 Shannon Costa, Associate Planner
 Dexter O’Connell, Associate Planner
 Ashley Mullins, Administrative Assistant

1.0 CALL TO ORDER/ROLL CALL

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

2.0 EX PARTE COMMUNICATION

Board Member Thomson spoke to the tenement of the Gothic revival house on Humboldt Ave. Vice Chair Poulin formerly served on the Board for Butte Humane Society.

3.0 CONSENT AGENDA

3.1 Approval of Minutes

Board Member Thomson moved to approve the minutes from February 5, 2019.

The motion was seconded by Board Member Bennett.

The motion was carried by the following vote:

AYES: *Bennett, Jennings, Poulin, Thomson*
NOES: *None*
ABSENT: *Bellin*

4.0 PUBLIC HEARING AGENDA

- 4.1 Butte Humane Society (BHS) North Chico, located near the southwest corner of the intersection Highway 99 and Garner Lane, (19-10) APNs 006-400-078 and -079: A proposal to development a new campus for the Butte Humane Society including construction of a new 22,000 square foot state-of-the-art medical, education, adoption facility and livestock barn with surrounding recreational amenities, parking, and landscape features.** The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-AOD (Community Commercial with Airport Overflight Zone D overlay). The proposed project is located on an approximately 10 acre site comprised of two parcels located in north Chico, directly south of Down Range Indoor Training Center. No further environmental review is necessary for the project pursuant to Article 12 (Special Situations) of the California Environmental Quality Act (CEQA) which mandates that for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, no additional environmental review is required. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.**

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

Addressing the Board on this item was: Executive Director of BHS Katrina Woodcox, Project Architect Matt Gallaway, Landscape Architect Brian Firth and Chief Executive officer for Down Range, Will Clark.

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

Board Member Thomson made a motion that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of BHS North Chico (AR 19-10), subject to conditions.

The Motion was seconded by Board Member Jennings.

The motion was carried by the following vote:

AYES: *Bennett, Jennings, Poulin, Thomson*
NOES: *None*
ABSENT: *Bellin*

- 4.2 Nomination to Historic Resources Inventory for Gothic Revival House at 1386 Humboldt Avenue, (19-01) APN 004-371-018: A request to reinstate the structure previously located at 618 W. 5th Street to the City of Chico Historic Resources Inventory at its present location at 1386 Humboldt Avenue. The structure was previously listed due to its distinguishing architectural features which are unique in the area and has been faithfully reconstructed. The application is not subject to review under the California Environmental Quality Act because it does not constitute a Project. **Questions regarding this application may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov.****

Vice Chair Poulin opened the public hearing and invited the applicant to make a presentation.

Addressing the Board on this item was: None.

With no members of the public wishing to address the Board, Vice Chair Poulin closed the public hearing.

Board Member Bennett made a motion that the Architectural Review and Historic Preservation Board recommend that City Council designate the structure at 1386 Humboldt Avenue as a landmark on the City of Chico’s Historic Resources Inventory, as outlined in Attachment G.

The Motion was seconded by Board Member Thomson.

The motion was carried by the following vote:

*AYES: Bennett, Jennings, Poulin, Thomson
NOES: None
ABSENT: Bellin*

5.0 REGULAR AGENDA

6.0 BUSINESS FROM THE FLOOR

7.0 REPORTS AND COMMUNICATIONS

8.0 ADJOURNMENT

There being no further business, Vice Chair Poulin adjourned the meeting at 4:44 pm to the regular meeting of March 18, 2019.

Approved on: _____