RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-05 (Orwitz Walnut Street Apartments), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct an 18-unit multi-family residential development on a 1.25-acre site (see Attachment A, Location Map). The site is designated Commercial Mixed-Use (CMU) on the City’s General Plan Land Use Diagram and is zoned CC (Community Commercial). The project site is located on the west side of Walnut Street, between West 8th Street and West 9th Street. The site is partially developed with three single-family homes and associated outbuildings to be demolished. Surrounding land uses include multi-family and single-family residential uses and a restaurant to the east.

At its June 26, 2018 meeting, the Zoning Administrator approved Use Permit (UP) 18-05 authorizing ground-level residential occupancy for the project site. Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) a use permit is required to establish a ground-floor residential use in the CC zoning district; residential uses on the second-story or above are a permitted use.

The proposal includes four new three-story buildings, parking lot shade trees, trash enclosure and surrounding landscaping (see Attachment B, Overall Site Plan and Attachment C, Project Description). The site is partially developed with three single-family homes and associated outbuildings to be demolished. Surrounding land uses include multi-family and single-family residential uses and a restaurant to the east.

The site plan demonstrates four new buildings; two three story buildings (Building #1 and Building #2) would be located on the east side of the site placed close to Walnut Street, with sidewalk leading to each of the units’ front porch. Buildings would be three-stories tall, with
first-floor tuck-under parking and contain three units each. Two buildings (Building #3 and Building #4) located on the west side of the site would be setback ten feet from the property line shared with residential neighbors. Buildings would be three-stories tall and contain six units each.

The building’s exterior would feature stucco and board and batten surfaces. The buildings’ main body would be a cream color (Sherwin Williams “Choice Cream”) with trim and accent colors in darker beige (Sherwin Williams “Chatura Gray”) and dark green (Sherwin Williams “Shade Grown”). Front and garage doors would be orange (Sherwin Williams “Fireweed”) (see Attachment D, Color and Material Sample Board). The front elevation of Buildings #1 and Building #2 would feature a central three-story covered porch with a saw-tooth roofline, flanked by two-story porches with a flat roof. Building #3 and Building #4 would feature similar porch elements, except with an enclosed stairwell with a stone-veneer base as in the center. Porches would be supported by vernacular-style wood columns and second and third stories porches would feature a wrought-iron rail (see Attachment E, Elevations).

Decorative wall pack lights are proposed over each garage door and can-lights are proposed in the ceilings of the front porches. Bollard lighting would be located within the parking and central common area. A concrete masonry trash enclosure with stucco finish and ribbed metal doors is proposed at the center of the site, between Building #1 and Building #2. Roof-mounted HVAC units would be hidden from public view, located within four-foot-deep wells (Attachment F, Landscape Design Elements).

Access to the site is provide by two new driveways located on W. 8th Street and W. 9th Street leading into a central parking lot area. A total of 36 vehicle parking spaces is provided on site, including private two-car garages in Building #1 and Building #2. A total of 20 bicycle parking spaces would be located near the sites central common area and within private garages. All parking requirements have been satisfied pursuant to CMC 19.70.

New landscaping is proposed around the perimeter of the site that includes accent trees (dwarf southern magnolia and crape myrtle), shrubs and vines. A variety of trees, including Chinese elm, Chinese pistache and sawleaf zelkova would provide adequate parking lot shading that is estimated to reach 70 percent at tree maturity (see Attachment F., Landscape Plans). A total of 37 trees are proposed for removal, 22 of which would qualify for mitigation pursuant to the City’s tree preservation measures (CMC 16.66). A common area would be located between Building #3 and Building #4 and would feature picnic tables, barbeques and benches. A 6-foot high wood fence would be located along the west property line, between the project site and residential neighbors.

DISCUSSION

The proposal efficiently utilizes the site by arranging the building in a vertical fashion, placing required parking towards the center of the site and inside ground-level garages with living spaces above. A pedestrian-friendly streetscape is emphasized by use of balconies and covered entry porches along the front elevation. Cantilevered masses on the front elevations reduce a flat appearance, as do the balconies and front porches.

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate
supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). Ground-floor entries and second-story porches help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The saw-tooth roof style creates and interesting roof line while avoiding monotony (DG 4.1.15). The placement of the building on the site is consistent with policies that encourage orientating multi-family housing developments and front entries to the street (DG 4.1.13 and 4.1.35) but is challenged by DG 1.1.15 that suggests placing buildings farther away from the property line on busier streets. Given the sites proximity to Walnut Street south of W. 8th Street, staff suggests the Board discuss if increased building setbacks are necessary. The parking area is located at the center of the site, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 1.1.14, 4.1.52, and 4.1.53).

DISCUSSION ITEM

Because of the sites proximity to Walnut Street south of the intersection at Walnut Street and W. 8th Street, staff suggests the Board discuss if increased setbacks are necessary for buildings fronting Walnut Street, given that DG 1.1.15 suggests placing buildings farther away from the property line on busier streets.

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

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

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

   The proposal is consistent with several General Plan policies including those that encourage growth in complete neighborhoods to reduce auto trips and support walking, biking and transit use (LU-3.1). The projects design would strengthen the character of the existing neighborhood (LU-3.4) and the multi-family use would promote compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). The project also includes low-water use landscaping that will soften the structure consistent with SUS-4.2. The site is not located within the bounds of a Neighborhood Plan or area plan.

2. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.
The building design and scale would be compatible with the surrounding neighborhood that is characterized by one- and two-story single-family and multi-family development. Building placement along the street would minimize views of vehicles from the public right-of-way, individual unit entries with second-story porches would create a sense of focus and place and would enliven the streetscape (DG 1.1.14, 1.1.15 and 1.2.2). The saw-tooth roof design enhances the overall aesthetics, avoiding a monotonous roofline (DG 3.2.24 and 3.2.25). Variations in massing and materials avoids a monotonous facade and building colors are from a rich palette (DG 4.2.31, 4.1.15). The project is consistent with the intent of the adopted design guidelines.

3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.

The design, material selection and color palette of the proposed structures are visually compatible with the surrounding residential development. Wall- and roof-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). Bicycle parking facilities are located in the common area and within private garages consistent with DG 3.1.34. The parking lot and common area features appropriate lighting that would not create unnecessary glare impacts on residents or neighboring properties (DG 4.1.44).

4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.

The buildings are appropriately set back from the property line shared with the residential neighbors and would not result in incompatibilities. The buildings’ placement along the Walnut Street frontage is consistent with existing and recent residential development along the Walnut Street/Nord Avenue corridor. The structures overall height, although taller than other development in the vicinity, would not unnecessarily block views or dominate its surroundings.

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

The proposed landscaping will provide visual relief around the site perimeter, softening the building’s proximity to Walnut Street and will provide adequate parking lot shading. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project. The common space amenities with appropriate lighting will provide use and enjoyment of the residents (DG 4.1.42, 4.1.44).
RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 18-05 (Orwitz Walnut Street Apartments). Approved documents are dates stamped May 15, 2018. No building permits related to this approval shall be finaled without authorization of planning staff.

2. The proposed landscape plan may be modified as necessary to comply with Low Impact Development (LID) requirements, as promulgated under Chico Municipal Code Section 15.50.

3. No building permits related to this approval shall be issued until a certificate of merger (CM 18-04) and right-of-way abandonment have been completed.

4. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by planning staff prior to issuance of a certificate of occupancy.

5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

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.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

A. Location Map
B. Overall Site Plan
C. Project Description
D. Color and Material Sample Board
E. Elevations
F. Landscape Plan and Design Elements

DISTRIBUTION

Internal (3)
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
Files: AR 18-05

External (2)
Greg Peitz, 383 Rio Lindo Ave, Chico, CA 95926 <gregpeitz@sbcglobal.net>
OSM Investments, 1516 S. Bundy Drive, Suite 300, Los Angeles, CA 90025
May 12, 2018

SUBJECT: ORWITZ APARTMENTS  
ARHPB PROJECT DESCRIPTION

The proposed Orwitz Apartments is a student oriented apartment complex that will replace the existing dilapidated residences on the four existing parcels facing Walnut Street between 8th and 9th Streets. The new apartments will give a much needed renewal to a very prominent block located on a major corner of the Highway 32 corridor through Chico.

The site is arranged so that all of the buildings have their front entries facing Walnut Street, which has the main visual exposure of the project. At the buildings directly on Walnut Street, each apartment has a covered front porch identifying the main entrance to the three story townhouse units. The rear buildings have a recessed, covered common stairwell facing the parking which separates the buildings. Each apartment also has a second and/or third floor balcony. These aspects all help give the project a connected relationship to Walnut Street, as well as a visual sense of community, which will help enhance security. DG 4.1.11, DG 4.1.13, DG 4.1.24

Car parking is provided with a two car garage for each Walnut Street unit which is accessed from the rear of the building. The units on the west side of the lot have their parking spaces accessed off of the drive aisle serving the garages for the Walnut Street units. This allows for an efficient arrangement of the car parking, minimizing the amount of impervious surfaces. This arrangement also helps keep the cars and garages from being the main visual element from the street. DG 4.1.12, DG 1.1.14, DG 4.1.61

Sidewalks have been designed into the project to allow all front entries to be interconnected to each other and also to the sidewalks on all three of the streets. These sidewalks also connect the pedestrian to the common use facilities, such as the outdoor barbecue and table area, bike parking, mail boxes and the trash enclosure. DG 4.1.35, DG 4.1.41
Stucco, board and batt siding and lap siding are used to provide variation in the exterior textures. Various wall and roof massings in conjunction with five different colors incorporated into the siding and trim give the buildings an interesting variety of colors and shapes. DG 4.1.15, DG 4.1.23, DG 4.2.31. The center portion of all of the roofs has a recessed roof well which will house the air conditioning units, keeping them completely hidden from view. DG 3.1.35
--- STUCCO ---
'SHERWIN WILLIAMS' -
CHOICE CREAM - SW 6357

LAP SIDING AND STUCCO ---
'SHERWIN WILLIAMS' -
CHATURA GRAY - SW 9169

BOARD AND BATTEN ---
'SHERWIN WILLIAMS' -
SHADE-GROWN - SW 6188

--- TRIM ---
'SHERWIN WILLIAMS' -
CHATEAU BROWN - SW 7510

--- DOORS ---
'SHERWIN WILLIAMS' -
FIREWEED - SW 6328

--- STONE VENEER ---
'ELDORADO STONE' -
MOUNTAIN LEDGE - SIERRA

--- ROOFING ---
'OWENS CORNING' -
DURATION PREMIUM - DRIFTWOOD

ATTACHMENT 'D'
This site is located in a region free of Tuscan formations and lava caps. Site soils are of superior quality. Standard soil amendments will be applied per the recommendations of an analytical laboratory.

Top dressing: A uniform 3" minimum layer of 3/4" - 1" diam. "brown lava rock" rock top dressing shall be applied to all landscape areas.

All landscaped area (7,441 SF) is hydronized as Medium Water Use and shall be irrigated by means of an automatically controlled, low volume drip irrigation system. Using the water budget calculations per AB 1881 requirements, it has been determined that the estimated water use (EWU) of the proposed landscape is 146,861 gallons per year and does not exceed the maximum applied water allowance (MAWA), which is 185,044 gallons per year.

**Tree Note:** It is anticipated that this project will result in the removal of approximately 30 existing trees. A tree removal plan will be prepared identifying species, sizes, locations, and whether mitigation is required upon the completion of a site survey. It is not anticipated that all mitigation trees will be able to be provided on site, as such, a table will be provided indicating the total DBH of qualifying trees to be removed and the total number of mitigation trees that will be required and how many trees in lieu fees will be required for.

**Utilities:** Shown for reference only. See plans by others.

**Trash Enclosure:** See architect’s plans. Guest bicycle parking (2170-3-04 Cycloops Circulo, 2 bike capacity). Tenant bicycle parking to be provided indoors. Color: Powder Coat Black. 16 bike capacity total.

**Overhead Lines:** Guest bicycle parking (up to 24 Cycloops Circulo, 2 bike capacity). Tenant bicycle parking to be provided indoors. Color: Powder Coat Black. 16 bike capacity total.

**HVAC:** To be roof mounted per architect.

**3" Layer 1" - 1-1/2" diam. Drain Rock Top Dressing Over Heavy Duty Woven Weeder Barrier.

**6 Foot High Wood Fence with 2 x 6 Cap.**

**Trash Enclosure:** See architect’s plans.

**Mailbox Cluster Unit:**

**Table and Chairs:** 16 Powder Coat Black. Timberform Renaissance Series. Color: Powder Coat Black. Provide for ADA access at each group of tables.

**Outdoor Grill:**

**Bicycle Rack:**

**Area Light:** "Shoebox" style fixture. 12 foot luminaire height. Color: Black. At trash enclosure and mailboxes only.

**Bollard Light:** Color: Black.

**Mailbox:**

**Mailbox Cluster Unit:**

**Overhead Lines:** Guest bicycle parking (up to 24 Cycloops Circulo, 2 bike capacity). Tenant bicycle parking to be provided indoors. Color: Powder Coat Black. 16 bike capacity total.

**HVAC:** To be roof mounted per architect.

**6 Foot High Wood Fence with 2 x 6 Cap.**

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**Overhead Lines:** Guest bicycle parking (up to 24 Cycloops Circulo, 2 bike capacity). Tenant bicycle parking to be provided indoors. Color: Powder Coat Black. 16 bike capacity total.
# Preliminary Tree Removal Plan

## Tree Mitigation Table

<table>
<thead>
<tr>
<th>Tree ID</th>
<th>Species</th>
<th>Diameter (DBH)</th>
<th>Remove</th>
<th>Retain</th>
<th>Mitigation Requirement</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Citrus</td>
<td>8&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Catalpa</td>
<td>3&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Cypress</td>
<td>12', 12'</td>
<td>Remove</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Orange</td>
<td>18&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>Orange</td>
<td>12&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Valley Oak</td>
<td>8&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Walnut</td>
<td>8&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Almond</td>
<td>14&quot;, 12&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>Redwood</td>
<td>16&quot;</td>
<td>Remove</td>
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<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>Oregon White</td>
<td>6&quot;, 2&quot;, 2&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Under Caliper</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>Catalpa</td>
<td>6&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>Catalpa</td>
<td>4&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Almond</td>
<td>9&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Redwood</td>
<td>9&quot;</td>
<td>Remove</td>
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<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>Arizona Cypress</td>
<td>7&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Under Caliper</td>
<td></td>
</tr>
<tr>
<td>O</td>
<td>Osage</td>
<td>22&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>Fir</td>
<td>24&quot;</td>
<td>Remove</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Q</td>
<td>Pine</td>
<td>18&quot;</td>
<td>Remove</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R</td>
<td>Cypress</td>
<td>12&quot;</td>
<td>Remove</td>
<td>No</td>
<td>Under Caliper</td>
<td></td>
</tr>
<tr>
<td>S</td>
<td>Oregon Laurel</td>
<td>18&quot;, 1&quot;, 1&quot;</td>
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<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T</td>
<td>Redwood</td>
<td>30&quot;</td>
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<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>U</td>
<td>Locust</td>
<td>18&quot;</td>
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<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>V</td>
<td>Orange</td>
<td>3&quot;</td>
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<td>Not a Qualifying Species</td>
<td></td>
</tr>
<tr>
<td>W</td>
<td>Purple Leaf Plum</td>
<td>20&quot;</td>
<td>Remove</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes

1. Obtain written approval from the City of Chico Urban Forester prior to the removal of any trees.

2. A Cal Trans Encroachment Permit will be required for Tree "F" and Tree "J". Contact Cal Trans Inspector Damien Farley (530-521-4959) prior to filing for Encroachment Permit.

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**APARTMENTS AT 808 WALNUT AVENUE**

(SHEET 3 OF 3)

Prepared by:

**MICHAEL ORWITZ**

CHICO CA 95928

Prepared for:

**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**

627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928

PHONE: (530) 899-1130 www.BFLAdesign.com

**ATTACHMENT: **"F"