DATE: November 26, 2018
TO: Architectural Review and Historic Preservation Board
FROM: Shannon Costa, Assistant Planner (879-6807, shannon.costa@chicoca.gov)
RE: Eaton Ranch Planned Development Permit
Located on the South Side of E. Eaton Rd between Floral Avenue and Ceanothus Avenue, APNs: 016-200-017 and 016-340-034

SUMMARY

The applicant requests a Board recommendation for approval of a Planned Development Permit to construct a 257-unit apartment project on a vacant site consisting of two parcels totaling 15 acres. A Planned Development Permit is necessary to satisfy condition of approval of the Mountain Vista Subdivision and Planned Development Permit (S/PDP 01-12) and the Sycamore Glen Subdivision and Planned Development Permit (S/PDP 00-11). The intended purpose of the Planned Development Permit is to ensure that a minimum number of multi-family residential housing units are constructed to meet required densities of the General Plan. No modifications of development standards are proposed as part of the Planned Development Permit.

With a Board recommendation, the proposal must go to the Planning Commission for final consideration of the permit, including final architectural design approval.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the project, subject to conditions.

Proposed Motion:
I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of Eaton Ranch Planned Development Permit (PDP 18-01), subject to the staff recommended conditions contained therein.

BACKGROUND

The applicant proposes to construct 19 apartment buildings with a total of 257 units, developed in two phases. The overall site is 15-acres in size, bounded by E. Eaton Road to the north, Floral Avenue to the west, Ceanothus Avenue to the east and a 40-foot-wide Pacific Gas and Electric (PG&E) easement to the south (see Attachment A, Location Map and Attachment B, Overall Site Plan). The site is zoned R3-AOC-PD (Medium-High Density Residential with Airport Overflight Zone C and Planned Development Permit overlay) and designated Medium High Density Residential in the General Plan Land Use Diagram. Surrounding land uses includes single family homes and a vacant parcel to the north, zoned for commercial use.
The project site is identified for multi-family residential development by the Mountain Vista Subdivision (S/PDP 01-12) and Sycamore Glen Subdivision (S/PDP 00-11) project approvals. The intended purpose of the Planned Development Permit is to ensure that a minimum number of multi-family residential housing units are constructed to meet required densities of the General Plan. These approvals stipulate that the total number of units required for Phase I (Lot 215, Mountain Vista Subdivision) is 114 units and the total number of units required for Phase II (Lot 199, Sycamore Glen Subdivision) is 143 units (257 units total). The proposed project is consistent with the densities adopted for the Mountain Vista/Sycamore Glen projects.

Phase I and Phase II Architecture

The overall project design for Phase I and Phase II features a bungalow-agrarian style architecture, consistent with the surrounding single-family residential development (see Attachment C, Architect Description). Apartment buildings would be a combination of four building types; Building Type A would contain 12 units and 14 private ground-floor garages, Building Type B would contain 16 units, Building Type C would contain 11 units, and Building Type D would contain 11 units. Each building, including the amenities building, would feature identical architectural styling with minor distinguishing details.

Apartment buildings would be two-stories in height with an assortment of exterior finishes and colors (see Attachment D, Apartment Building Elevations). The main body of each building would be fiber cement in variations of beige and brown with accent colors in green and brown. Building masses would be differentiated by varied gable roof planes and heights. Amenities buildings, such as the cabana building and leasing office, would be single story and feature architectural styling consistent with the apartment buildings (see Attachment E, Amenities Elevations).

A variety of textures and materials would be used on the exterior of the buildings, including wood-grain lap siding, wood-grain vertical siding, stucco and wood-grain cement fiber panels. Window glazing would be white vinyl and outdoor private patio areas would be enclosed by vertical wood-grain panels in dark brown (see Attachment F, Colors and Materials). As mentioned, Building Type A would feature first-floor private garages featuring metal garage doors in dark brown. Steel-post carport structures would be located through the parking lot featuring a metal posts and roof. Trash enclosures located throughout the site would be CMU brick with metal trellis covers. These structures would be painted to match the color scheme of the apartments (see Attachment G, Carport and Trash Enclosure Elevations). Ground-mounted HVAC units and building-mounted gas meters are screened from public view by a low, metal-mesh fence panel and extensive landscape treatment.

Phase I and Phase II Landscaping

The landscape plan calls for a variety of species, predominately with low to moderate water demands (see Attachment H, Phase I and Phase II Landscape Plan). Ample landscaping is provided throughout both parcels, with close attention paid to areas surrounding amenities. The base of each building would feature extensive ground cover, including star jasmine and creeping germander. The E. Eaton Road frontage would include rows of elm trees with various shrubs and groundcover throughout the parkway. Site lighting is provided by box fixtures mounted 14-feet in height, bollards located throughout pedestrian walkways, and lights mounted beneath carport. All exterior lighting would be low-intensity and energy efficient (see Attachment I, Light Fixtures).
The site plan demonstrates the layout of the proposed project, including the location and orientation of the buildings, pool and other tenant amenities, landscaping, trash enclosure, carports and site lighting. The specific site plan aspects of each phase will be discussed separately below.

**Phase I Site Plan**

Phase I is located on the south side of E. Eaton Road, between Floral Avenue and Mariposa Avenue (see Attachment J, Phase I Site Plan). The site is accessed by two entry points; primary access would be from a four-lane entry from E. Eaton Road and secondary access would be provided by a single-lane access point on Mariposa Avenue. Each access point would be secured by an electric gate that would remain open during daytime hours and would close in evening/nighttime hours. Tenants would be able to access the site through a keypad entry, or with a remote control.

The site would include a total of 10 buildings as well as resident amenities, including a pool, clubhouse and cabana, fitness room and leasing office. The apartment buildings are oriented such that four buildings would front E. Eaton Road, while buildings closer to the rear of the site would be situated perpendicularly, reducing building interface with the adjacent residential neighbors.

Resident amenities would be situated central to the site surrounding an outdoor pool and patio area. A large amenities building would be located northeasterly of the outdoor pool area and would contain a leasing/staff office, yoga studio, business center, clubhouse, game room and mail room. A smaller cabana building would be situated west of the pool and would contain a shaded lounging area. A pet spa, bike repair area and pool equipment storage building would be located adjacent to the cabana building. The entire amenities area would be enclosed by a six-foot-tall horizontal wood fence and extensive landscaping.

A total of 265 vehicle parking spaces are provided on the Phase I site. Parking is provided by; 42 private garage spaces located within the first-floor of Buildings 4, 5, and 9; 109 spaces covered by metal carport structures, or; 114 open parking spaces. Parking lot shade, which is estimated to reach 52-percent at full tree maturity, is provided by scarlet oak and cork oak trees.

**Phase II Site Plan**

Phase II is located on the south side of E. Eaton Road, between Mariposa Avenue and Ceanothus Avenue, adjacent to the PG&E substation (see Attachment K, Phase II Site Plan). The site is accessed by two entry points; primary access would be taken from a four-lane gated entry from E. Eaton Road and secondary access would be provided by a single-lane entry on Ceanothus Avenue. Each access point would be secured by an electric gate that would remain open during daytime hours and would close in evening/nighttime hours. Tenants would be able to access the site through a keypad entry, or with a remote control.

The site would include a total of nine apartment buildings as well as resident amenities, including a pool, clubhouse and fitness room. The apartment buildings are oriented such that three buildings would front E. Eaton Road, while buildings closer to the rear of the site would be situated perpendicularly, reducing building interface with the adjacent residential neighbors.
A total of 217 vehicle parking spaces are provide on the Phase II site. Parking is provided by; 42 private garage spaces located within the first-floor of Buildings 2, 8, and 9; 83 carport parking spaces, or; 90 open parking spaces. Parking areas associated with the project are located towards the interior and sides of the site, screened from view by buildings and landscape features.

DISCUSSION

The proposed project would establish a medium-high density residential use on a site identified for multi-family residential use by the City of Chico zoning map and General Plan Land Use Designation. The proposal is compatible with the surrounding single-family homes developed as part of the Mountain Vista/Sycamore Glen developments, matching architectural features, style and color themes.

The project is consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), context-sensitive design (CD-5.2 and CD-5.3) and providing an 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). The placement of the buildings on the site is consistent with policies that encourage orientating multi-family housing developments and front entries towards to the street (DG 4.1.13 and 4.1.35). The parking area is located to the rear of the buildings, 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). The project includes a shared recreational area consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45).

Neighborhood Meeting

On October 22, 2018, a neighborhood meeting was held at the project site. The meeting was attended by the project applicant, engineer, contractor, landscape architect, City staff and approximately 27 neighbors. The project consultant presented the project and answered questions, mostly about the height of the structures, if the units would be market rate or designated for low income, and what the rear fencing/landscaping design would be. Project representatives answered questions and displayed illustrations depicting the proposed two-story buildings, the approximately 35-foot rear year separation with the residential neighbors and clarified that the units would be market-rate (see Attachment L, Neighborhood Meeting Minutes).

REQUIRED FINDINGS FOR APPROVAL

Environmental

The project falls within the scope of the Environmental Impact Report (EIR) for the Mountain Vista/Sycamore Glen Vesting Tentative Subdivision/Planned Development Permit (S/PDP 01-012 and S/PDP 00-11), which was certified by the City Council on July 17, 2017. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.
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 project is consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3) and providing an 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). 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 placement of the buildings on the site is consistent with policies that encourage orienting multi-family housing developments and front entries towards the street (DG 4.1.13 and 4.1.35). The parking area is located to the rear of the buildings, 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). The project includes a shared recreational area consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45).

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 proposal is compatible with the surrounding single-family homes developed as part of the Mountain Vista/Sycamore Glen developments, matching architectural features, style and color themes. Ground-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). The parking lot 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 design, materials and color palette of the proposed buildings are visually compatible with the surrounding neighborhood and would not unnecessarily block views from other structures. The proposal would introduce two-story buildings in an area predominantly developed with single-story homes, however, placement of the buildings towards the front of the site would reduce building interface with the adjacent neighbors. Exterior equipment will be properly screened in the rear yards of each unit by fences or painted to match the structures. Parking lot lighting is proposed at a pedestrian scale and will not result in any unnecessary source of glare or contribution to the night sky pollution.
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 and additional outdoor amenities will create an attractive outdoor environment. Ample landscaping is provided throughout both sites, with close attention paid to areas surrounding resident amenities and the E. Eaton Road frontage. 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.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with PDP 18-01 (Channel Eaton Road).

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

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

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 correspondence has been received in response to the public notice.

DISTRIBUTION:

AR Distribution
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: PDP 18-01

External
Channel Properties, c/o Mark Funseth, 1850 Soscol Avenue, suite 207, Napa, Ca 94559 (mfunseth@channelprop.com)
FAE Holdings, LLC, 100 W. Cutting Blvd, Richmond, CA 94804
Rural Consulting Associates, attn.: Jim Mann, 140 Yellowstone Drive, Suite 160, Chico, CA 95973 (jimatrural@aol.com)

ATTACHMENTS:

A. Location Map
B. Overall Site Plan
C. Architect Description
D. Apartment Building Elevations
E. Amenities Building Elevations
F. Colors and Materials
G. Carport and Trash Enclosure Elevations
H. Phase I and Phase II Landscape Plans
I. Light Fixtures
J. Phase I Site Plan
K. Phase II Site Plan
L. Neighborhood Meeting Minutes
PDP 18-01 (Channel Eaton Road, PDP)
South side of E Eaton Rd between Floral and Ceanothus Aves
APNs: 016-200-017 and 016-340-034
September 10, 2018

CITY OF CHICO PLANNING DEPARTMENT
P.O. Box 3420
Chico, CA 95927

Re: Eaton Ranch I and II Apartment Project
APN 016-200-117 & 016-340-034

It is a pleasure to bring an apartment project forward that has been carefully planned over the last several months. The owner’s first brought Eaton Village Unit I & II to the Chico Architectural Review Board back in 2008. The same team is now bringing the proposed Eaton Ranch I & II Apartment Project to the Chico Architectural and Historic Preservation Review Board.

Eaton Ranch is a multi-family community consisting of 257 total residential units in multiple buildings on 2 parcels. The design intent is to provide a unique residential project that fits within the context of the neighborhood with its predominantly 2 story massing and bungalow-agrarian style architecture. DG 1.2.11, DG 1.2.12, DG 1.2.13, DG 4.2.11, DG 4.2.22

Eaton Ranch I & II is site planned the same way, in that residential buildings interface on Eaton Road, and the clubhouse for each parcel is framed by two residential buildings situated on either side of the entry drive. DG 4.1.11, DG 4.1.13, DG 4.1.45

Ground floor patios with low roof elements are placed at various points along Eaton Road to provide pedestrian scale and “eyes on the street” as well as engagement with the public realm. DG 4.1.11, DG 4.1.13, 4.1.24, DG 4.2.22
Varied roof forms, alternative color schemes, plane undulation and attractive mix of materials, textures, and 4 sided architecture promotes visual interest and break up the overall massing of each building. DG 4.1.15, DG 4.1.23, DG 4.2.11, DG 4.2.13, DG 4.2.22, DG 4.2.31

Amenities of resort style living, and sense of community is enforced throughout the project with its landscaping, system of walking paths throughout the site, including along the easement. DG 4.1.11, DG 4.1.45, DG 4.1.52, DG 4.2.32

Included with the project will be outdoor activity nodes such as pools, spas, courtyards, formal and casual vista points, and indoor amenities such as clubhouses and fitness centers. DG 4.1.45

Appropriate lighting DG 4.1.44 for common open space areas, including walkways, carports, and buildings will enhance a safe environment, and will not create unnecessary glare impacting residents, or adjacent neighboring properties.

Utility services will be screened from public view DG 3.1.35. Trash enclosures will be contained within masonry buffered areas. Wall mounted utility equipment, including electrical panels, gas meters, conduits, plumbing or downspouts, with be within closets, integrated within the building structure or by screening (landscape or mesh panels) and buffered. DG 3.2.28

Sincerely,

Jim Mann, Consultant
Eaton Ranch I & II Apartments
April 23, 2012

Pete Giampaoli
Epick Homes
901 Bruce Road, Suite 280
Chico, California 95928

Re: Sycamore Glen and Mountain Vista Vesting Tentative Subdivision Map/Planned Development Permit - Minor Modification of Planned Development Permit

Dear Mr. Giampaoli:

The Planning Services Director has approved your request to shift 10 multi-family residential units from the Sycamore Glen map to the Mountain Vista map in order to make the multi-family residential density of both developments consistent (see attached memo approving the request).

Should you have any questions, please contact me at (530) 879-6807 or by email at bsummerv@ci.chico.ca.us

Sincerely,

Bob Summerville, AICP
Senior Planner

Attachments:
Memo, Planning Services Director, 4/20/12

cc: Mike Byrd c/o Rolls, Anderson, Rolls, 115 Yellowstone Drive, Chico, CA 95973
    Matt Johnson, Senior Development Engineer
    Files: S/PDP 00-11 and S/PDP 01-12
    Nelson George, Building Official (subdivision files)
CITY OF CHICO MEMORANDUM

TO: Project File
FROM: Bob Summerville, AICP, Senior Planner
DATE: April 20, 2012
FILE: S/PDP 00-11 and S/PDP 01-12
RE: Sycamore Glen and Mountain Vista Vesting Tentative Subdivision Map/Planned Development Permit - Minor Modification of Planned Development Permit

The City Council approved Sycamore Glen (S/PDP 00-11) and Mountain Vista (S/PDP 01-12) Vesting Tentative Subdivision Map/Planned Development Permit and General Plan Amendment/Rezone 04-08 at its meeting of 7/17/07. Both subdivision maps are contiguous, and were analyzed as one project in the project EIR. Planned development overlay zoning districts were approved in conjunction with the rezone applications, with the PD overlay districts placed on lots proposed for multi-family residential development. The minimum number of dwelling units for both subdivisions was established by conditions of the respective planned development permits as follows:

- Sycamore Glen: 124 apartment units
- Mountain Vista: 133 apartment units
- Mountain Vista: 13 townhomes
- 270 units, total

The developer (Pete Giampaoli of Epick Homes) has requested that 10 units be shifted from the Sycamore Glen map to the Mountain Vista map in order to make the multi-family residential density of both developments consistent (see attached letter of request). The total number of multi-family residential units would not be reduced by the proposal.

Pursuant to CMC Section 19.28.090 and Section 19.30.060.A, the Planning Services Director may authorize as a minor change the requested shift of 10 multi-family residential units from the Sycamore Glen Subdivision to the Mountain Vista Subdivision, by making the following findings:

1. The modification is consistent with all applicable provisions of the Land Use and Development Regulations of the Chico Municipal Code.

2. The modification does not involve a feature of the project that was a basis for findings in a negative declaration or environmental impact report for the project.

3. The modification does not involve a feature of the project that was specifically addressed or was a basis for conditions of approval for the project or that was a specific consideration by the Planning Commission and City Council in its approval of the project.

4. The modification does not result in the deletion or negation of any mitigation measure imposed on the project; and

5. The modification will not result in an expansion in the scope or intensity of the use.

The Director has considered the request, and upon making the necessary findings, by this memorandum, approves it.

cc: Pete Giampaoli, Epick Homes
Bob Summerville, AICP, Senior Planner
files: S/PDP 00-11 and S/PDP 01-12

Attachment C
Mr. Mark Wolf, Planner Director  
City of Chico  
PO Box 3420  
Chico Ca 95927  

RE: Resolution 99-07  
Sycamore Creek Subdivision  
Mountain Vista Subdivision  

Dear Mark,  

This letter seeks to clarify the number of apartments to be built at these subdivisions. We would like your written confirmation of units to be built as follows:  

<table>
<thead>
<tr>
<th></th>
<th>Sycamore Creek</th>
<th>Mountain Vista</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>6.8</td>
<td>8.6</td>
<td>15.4</td>
</tr>
<tr>
<td>DUA</td>
<td>16.76</td>
<td>16.63</td>
<td></td>
</tr>
<tr>
<td>R-3 Units</td>
<td>114</td>
<td>143</td>
<td>257</td>
</tr>
<tr>
<td>R-2 (Townhomes)</td>
<td>0</td>
<td>13</td>
<td>13</td>
</tr>
<tr>
<td>R-1</td>
<td>198</td>
<td>211</td>
<td>409</td>
</tr>
<tr>
<td>Total Units</td>
<td>312</td>
<td>367</td>
<td>679</td>
</tr>
</tbody>
</table>

The total number of units is the same as approved at 679. R-3 units approved were 257. Our understanding throughout the approval process was that the R-3 density was 16 DUA range. However the resolution places fewer units on Mountain Vista and more on Sycamore Creek making density above 18 DUA. This is too dense. We wanted more open space in both apartment projects. The allocation above moves more units to Mountain Vista thereby allowing project density in both projects at 16 DUA without reducing total number of approved units.  

We appreciate your input. Please contact me should you wish to go over these numbers together.  

Cordially,  

Pete Giampaoli  

cc: Bob Summerville  
      Chris Giampaoli
RIGHT ELEVATION 4

MAX BDG. HEIGHT 45'-0"

22'-9 1/2"
33'-0"

REAR ELEVATION 3

MAX BDG. HEIGHT 45'-0"

22'-4 1/2"
33'-2 1/2"

EATON RANCH
CHANNEL PROPERTIES
1850 SOCOL AVE, SUITE 207 NAPA, CA 94559
707-252-5460

CHICO, CA

MATERIAL / COLOR LEGEND

A5.3

BUILDING "D" ELEVATIONS

DATE: 09-12-2018
JOB NO.: 2018-369
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 339-9890
Attachment D
PARKING LOT LANDSCAPE AREA

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AREA</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL PARKING AND BACKUP AREA</td>
<td>32,014 SF</td>
<td></td>
</tr>
<tr>
<td>PARKING LOT LANDSCAPE AREA PROVIDED</td>
<td>3,040 SF</td>
<td>9%</td>
</tr>
</tbody>
</table>

SHADE CALCULATIONS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>SHADE AREA</th>
<th>QUANTITY</th>
<th>TOTAL</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 FOOT DIAMETER TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FILL</td>
<td>314 SF</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>THREE QUARTER</td>
<td>235 SF</td>
<td>3</td>
<td>705 SF</td>
<td>2%</td>
</tr>
<tr>
<td>HALF</td>
<td>187 SF</td>
<td>13</td>
<td>2,404 SF</td>
<td>2%</td>
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<tr>
<td>QUARTER</td>
<td>78 SF</td>
<td>2</td>
<td>156 SF</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL SHADE PROVIDED</td>
<td>3,040 SF</td>
<td></td>
<td></td>
<td>9%</td>
</tr>
</tbody>
</table>

WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto)(0.7) (LAI) (0.82)

MAWA = 1,971,004 Gallons Per Year

SOILS STATEMENT

Standard soil amendments will be applied in accordance with recommendations by an analytical soils testing laboratory.

LANDSCAPE IRRIGATION

Landscape is primarily medium water use plantings irrigated by means of an automatically controlled low volume drip irrigation system. A portion of the landscape will be a high water use turf area irrigated by means of an automatically controlled pop-up rotator system.

The irrigation system will utilize a flow sensing/master valve assembly that will shut the system down in the event of a line break so as to prevent wasting water and damage to landscape. It will also feature an evapotranspiration/rain/freeze sensor which adjusts the irrigation schedule based upon real-time conditions in order to provide the minimum amount of irrigation for optimal plant growth.
**WATER USE CALCULATIONS**

**Maximum Applied Water Allowance (MAWA) - Calculation**

\[
\text{MAWA} = (E\text{lo}) (0.7) (L\text{a}) (0.62)
\]

\[
\text{MAWA} = 2,863.126 \text{ Gallons per Year}
\]

- **Elo**
  - 0.8
- **La**
  - 0.8
- **Acres**
  - 2.322667
- **Elo x La x Acres**
  - 2,389,879

**LANDSCAPE IRRIGATION**

**SOILS STATEMENT**

Standard soil amendments will be applied in accordance with recommendations by an analytical soils testing laboratory.

**LANDSCAPE**

Landscape is primarily medium water use plantings irrigated by means of an automatically controlled low volume drip irrigation system. A portion of the landscape will be a high water use turf area irrigated by means of an automatically controlled pop-up rotator system.

The irrigation system will utilize a flow sending/master valve assembly that will shut the system down in the event of a line break so as to prevent wasting water and damage to landscape. It will also feature an evapotranspiration/rain/freeze sensor which adjusts the irrigation schedule based upon real-time conditions in order to provide the minimum amount of irrigation for optimal plant growth.
TREE MITIGATION TABLE

<table>
<thead>
<tr>
<th>TREE SPECIES</th>
<th>CALIBER DBH (INCHES)</th>
<th>REMOVAL</th>
<th>MITIGATION REQUIREMENT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valley Oak</td>
<td>1&quot;-2&quot; and 3&quot;-5&quot;</td>
<td>REMOVE</td>
<td>NO</td>
<td>LESS THAN 0&quot; DBH</td>
</tr>
<tr>
<td>Chinese Manduca</td>
<td>1/8&quot;, 1/16&quot; &amp; 1/32&quot;</td>
<td>REMOVE</td>
<td>YES</td>
<td>30&quot; CIRCUMFERENCE</td>
</tr>
<tr>
<td>Camphor</td>
<td>1&quot;</td>
<td>REMOVE</td>
<td>YES</td>
<td>50&quot; CIRCUMFERENCE</td>
</tr>
<tr>
<td>Chinese Manduca</td>
<td>2&quot;-2.5&quot;</td>
<td>REMOVE</td>
<td>YES</td>
<td>12&quot; CIRCUMFERENCE</td>
</tr>
<tr>
<td>Sycamore, tree</td>
<td>1&quot;, 1.5&quot;, 1.75&quot;, 2&quot;-2.5&quot;, 3&quot;, 3-4.25&quot;, 5-6&quot;</td>
<td>REMOVE</td>
<td>NO</td>
<td>LESS THAN 15 FEET HIGH</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>2&quot;-2.5&quot;</td>
<td>REMOVE</td>
<td>NO</td>
<td>NOT A QUALIFYING SPECIES</td>
</tr>
<tr>
<td>TOTAL DBH OF QUALIFYING TREES TO BE REMOVED</td>
<td>94&quot; DBH</td>
<td></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. ALL TREES TO BE REMOVED ARE WITHIN PG&E'S ACCESS EASEMENT FOR MAINTENANCE OF OVERHEAD POWER LINES. AS SUCH, ADDITIONAL PERMISSIONS MAY BE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY SUCH PERMISSIONS PRIOR TO TREE REMOVAL.
Philips Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

**Ordering guide**

<table>
<thead>
<tr>
<th>Prefix</th>
<th>Shaft Height</th>
<th>Number of LEDs</th>
<th>Drive Current</th>
<th>LED Color - Generation</th>
<th>Distribution</th>
<th>Emergency</th>
<th>Voltage</th>
</tr>
</thead>
<tbody>
<tr>
<td>PBL PureForm bollard</td>
<td>14L</td>
<td>14 LEDs (full ring)</td>
<td>100 mA</td>
<td>WW-G2 Warm White 3000K, 70 CRI Generation 2</td>
<td>Type 3</td>
<td>Leave blank for battery</td>
<td>120V 120V</td>
</tr>
<tr>
<td>36 Standard Shaft 36°</td>
<td>200 mA</td>
<td>NW-G2 Neutral White 4000K, 70 CRI Generation 2</td>
<td>120V 208V 240V 277V</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>42 Standard Shaft 42°</td>
<td>350 mA</td>
<td>CW-G2 Cool White 5000K, 70 CRI Generation 2</td>
<td>277V 347V</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 Standard Shaft 60°</td>
<td>450 mA</td>
<td>WY-G2 Warm Yellow 2700K, 60 CRI Generation 2*</td>
<td>480V</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1050 1050mA</td>
<td>AM-G2 Direct Amber (590nm) Generation 2**</td>
<td>60V 120V-277V (50/60Hz)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Options**

<table>
<thead>
<tr>
<th>Dimming controls</th>
<th>Motion sensing</th>
<th>Photo-sensing</th>
<th>Electrical</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD 0-10V External dimming (by others)</td>
<td>IMRI Integral infrared</td>
<td>PCB Photocontrol button</td>
<td>Fusing</td>
<td>Textured</td>
</tr>
<tr>
<td>FAWS Field Adjustable</td>
<td></td>
<td></td>
<td>F1 Single (20, 277, 347VAC)*</td>
<td>BK Black</td>
</tr>
<tr>
<td>SW Interface module for S/Weave</td>
<td></td>
<td></td>
<td>F2 Double (208, 240, 480VAC)</td>
<td>WH White</td>
</tr>
<tr>
<td>LLC Wireless controls without F/W sensor</td>
<td></td>
<td></td>
<td>F3 Canadian Double Pull (208, 240, 480VAC)</td>
<td>BY Bronze</td>
</tr>
<tr>
<td>BL BL-level functionary with motion sensor</td>
<td></td>
<td></td>
<td>Surge Protection (10A Standard)</td>
<td>DGY Dark Grey</td>
</tr>
<tr>
<td>DynaDimmer: Automatic Profile Dimming</td>
<td></td>
<td></td>
<td>SP2 Increased 20A</td>
<td>MGY Medium Grey</td>
</tr>
<tr>
<td>CSS50 Security 50% Dimming, 5 hours</td>
<td></td>
<td></td>
<td>GFCI Ground Fault Interrupter</td>
<td>Customer specified</td>
</tr>
<tr>
<td>CMS50 Medium 50% Dimming, 8 hours</td>
<td></td>
<td></td>
<td></td>
<td>RAL Specifical color or RAL (ex: RAL7024)</td>
</tr>
<tr>
<td>CSS60 Economy 50% Dimming, 9 hours</td>
<td></td>
<td></td>
<td></td>
<td>CC Custom color (Most supply color chip for required factory quote)</td>
</tr>
<tr>
<td>DAS50 All Night 50% Dimming</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CS50 Security 30% Dimming, 7 hours</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CM50 Medium 30% Dimming, 6 hours</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CES50 Economy 30% Dimming, 9 hours</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DAS50 All Night 30% Dimming</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Extended lead times apply. Contact factory for details.
2. Not available in 120V or 277V only.
3. Available in 120V or 277V only.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only with BL dimming control.
8. Not available with SW, LLC, and CS/CMS/CE/DA.
9. Must specify input voltage.
10. Available in 120V only.
11. Not available in 347 or 480V.
12. Not available in 208, 240, and 277V.
13. Not available with SW or LLC.
14. Not available in 80 and 1050mA.
Philips Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added upright feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

### Ordering guide

**Example:** SVPG-140L-2100-NW-G2-SM-5-BL-IMR2-MGY

<table>
<thead>
<tr>
<th>Luminaire</th>
<th>Number of LEDS</th>
<th>Drive Current</th>
<th>Color Temperature</th>
<th>Mounting</th>
<th>Distribution</th>
<th>Emergency</th>
<th>Voltage</th>
<th>Dimming Controls</th>
<th>Motion Sensing</th>
<th>Electrical</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SVPG</td>
<td>140L</td>
<td>460</td>
<td>Warm White</td>
<td>SM</td>
<td>18</td>
<td>NONE</td>
<td>120</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
<td>NONE</td>
</tr>
<tr>
<td></td>
<td>140 LEDs</td>
<td>460mA</td>
<td>3000K (3000K)</td>
<td>Type R</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FLUSH</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>600</td>
<td>Natural White</td>
<td>Type II</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WHITE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>800</td>
<td>4000K (4000K)</td>
<td>Asymmetric</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WHITE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1200</td>
<td>Cool White</td>
<td>Type V</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WHITE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1500</td>
<td>5000K (5000K)</td>
<td>CD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WHITE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1750</td>
<td>Balanced White</td>
<td>CD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WHITE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2000</td>
<td>5000K (5000K)</td>
<td>CD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>WHITE</td>
<td></td>
</tr>
</tbody>
</table>

1. Choose either EBPC or EBPC suitable for -0°C (32°F) to +40°C (+104°F) or EBPC suitable for -20°C (-4°F) to +40°C (+104°F).
2. Not available with 347V, 480V or HVU.
3. Not available with 1200mA, 1675mA or 2100mA.
4. Extended lead times apply. Contact factory for details.
5. Not available with Emergency options (EBPC, EBPC).

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PGc-15065 SS SoftView SS  04/18  page 1 of 7

Attachment I
The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

### Ordering guide

<table>
<thead>
<tr>
<th>Prefix</th>
<th>Number of LEDs</th>
<th>Drive Current</th>
<th>LED Color – Generation</th>
<th>Mounting</th>
<th>Distribution</th>
<th>Voltage</th>
<th>Option</th>
<th>Dimming controls</th>
<th>Motion sensing</th>
<th>Photo-sensing</th>
<th>Electrical</th>
<th>Luminaire</th>
<th>Finish</th>
</tr>
</thead>
</table>
| ECF-S  | 32L (32 LEDs @ 2 modules) | 530mA 700mA 1030mA 1.2A 1200mA | WW-G2 Warm White 3000K, 7000K Generation 2 | AR Arm Mount (standard); the following mounting must be ordered separately | 2-110V 2-240V 277V 480V | 12D 240V 240V 277V 480V | BD 0-10V External dimming (VariaTech) | DCC Dual Channel Control | FAWS Field Adjustable | SW Adjustable for StreetLite | LL01 Integrated module with #1 lens | LL01 Pole mounted motion sensor | PIR | Fitting Type: (320, 277, 347VAC) | TSE Single | TSE Double, 240V AC, 480V AC | Pole Mounted Fitting | FP1 Single | FP2 Double | FP3 Canadian Double Plug | SP2 Increased Voltage | Square Pole Adapter included in standard package | Terminal Block | BPA Round Pole Adapter fits to 3-5 in. pole | MGS: Internal Housing Size
| ECF-S  | 48L (48 LEDs @ 3 modules) | 900mA 1000mA 1030mA 1.2A 1200mA | NW-G2 Neutral White 4000K, 7000K Generation 2 | AR Arm Mount (standard); the following mounting must be ordered separately | 2-110V 2-240V 277V 480V | 12D 240V 240V 277V 480V | BB 0-10V External dimming (VariaTech) | DCC Dual Channel Control | FAWS Field Adjustable | SW Adjustable for StreetLite | LL01 Integrated module with #1 lens | LL01 Pole mounted motion sensor | PIR | Fitting Type: (320, 277, 347VAC) | TSE Single | TSE Double, 240V AC, 480V AC | Pole Mounted Fitting | FP1 Single | FP2 Double | FP3 Canadian Double Plug | SP2 Increased Voltage | Square Pole Adapter included in standard package | Terminal Block | BPA Round Pole Adapter fits to 3-5 in. pole | MGS: Internal Housing Size
| ECF-S  | 54L (54 LEDs @ 4 modules) | 900mA 900mA 1030mA 1.2A 1200mA | CW-G2 Cool White 5000K, 7000K Generation 2 | AR Arm Mount (standard); the following mounting must be ordered separately | 2-110V 2-240V 277V 480V | 12D 240V 240V 277V 480V | BB 0-10V External dimming (VariaTech) | DCC Dual Channel Control | FAWS Field Adjustable | SW Adjustable for StreetLite | LL01 Integrated module with #1 lens | LL01 Pole mounted motion sensor | PIR | Fitting Type: (320, 277, 347VAC) | TSE Single | TSE Double, 240V AC, 480V AC | Pole Mounted Fitting | FP1 Single | FP2 Double | FP3 Canadian Double Plug | SP2 Increased Voltage | Square Pole Adapter included in standard package | Terminal Block | BPA Round Pole Adapter fits to 3-5 in. pole | MGS: Internal Housing Size

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1. Available only on 208, 230, 240, and 277 (or UNV)
2. Specify Voltage
3. Not available with 440 or 480 voltage
4. Not available with Type 5 or 6 options
5. DS is required for LLC
6. Luminaire must be ordered separately (See accessories page)
7. DCC and LLC/34A not available with any other controls
8. ECF-IMMR equipped with cut-boarded sensor housing when voltage is UNV (347-480V)
9. Meters to a 4” round pole with adapter included for square poles.
10. Not available with SW and WS. BPA provided with black finish standard
11. Limited to a maximum of 60 degrees, viewing above horizontal
12. SW option is available with any other control options with the exception of IMMR, IMMR, and SW-IMMR motion sensor options
13. Available only on 120V and 237V
14. Not available with DCC, IMMR, IMMR, SW, LLC and LS/CM/C/CE/DA (Dynaluminer)
15. TL/PD65/77 option not available with LLC, PCB, TLPDC, or DCC

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Attachment I
Meeting commenced on time at 5:30 PM on Monday, October 22, 2018. Meeting took place on-site near the corner of Floral Avenue and Eaton Road. In attendance were Jim Mann, Rural Consulting Associates – Project Consultant, Mark R. Funseth, Applicant/Owner’s Representative, Wes Gilbert, W. Gilbert Engineering – Project Civil Engineer, Brian Firth, Brian Firth Landscape Architects, Inc. – Project Landscape Architect, Shannon Costa, City of Chico Assistant Planner – Project Planner, and approximately 27 neighboring Residents. Residents who attended filled out their information on the attached Sign-In Sheet. Two people refused to sign-in or provide any contact information.

Jim Mann opened the meeting with an introduction of the Project Team in attendance followed by a brief overview/description of the Project covering the following:

- Owner is Channel Lumber/Channel Properties. Project will be managed by FPI Management. Same team developed, owns, and operates Eaton Village Apartments which is located on Eaton Road west of Esplanade
- Current zoning/density allows for 14-22 units per acre. Project density as proposed is approximately 16 1/2 units per acre
- Architecture – two-story garden style apartments
- Site – Main and secondary entry locations at Eaton Road and Mariposa for Eaton Ranch I and Eaton Road and Ceanothus for Eaton Ranch II respectively
- Security – Gated community with gates locked after normal business hours
- 24” x 36” site plans, colored architectural renderings, and landscape plans are here on display for Residents to review.

Shannon Costa then gave a brief overview covering the following:

- Purpose of Neighborhood Meeting
- Project Status – Application for ARB and Planning under a PD was received by City and Completeness Review is in process
- Neighboring residents will be notified at least 10 days in advance of future ARB and Planning Commission public hearings
- Zoning – Land is zoned R-3 which allows for multi-family residential use with a density of 14 to 22 units per acre

Meeting was then opened up to questions from Residents. The following items were discussed during this part of the meeting:

- Zoning – Resident who resides in the neighborhood to the South claimed that they were told when they bought their house that this land would always be Open Space. Shannon Costa replied saying that she did not recall what the zoning was before the
• current zoning which has been in place since approximately 2007 when the Mountain Vista and Sycamore Glen Planned Development Permits were approved. She also stated that she doubted that the site was ever zoned as Open Space. Other residents remarked that they did not know what zoning was designated for this site. However, one Resident indicated that when they bought their homes, the Project’s current zoning was disclosed to them in writing by Seller/Developer, Epick Homes.

• Off-site Improvements – Resident asked if there were any signal lights or roundabouts being proposed. Project Team responded saying that Eaton Road would be expanded to two lanes in each direction with a center median and cuts as shown on the site plan. No signal lights are being proposed but the City has future plans to install roundabouts at Eaton/Floral and Eaton/Ceanothus.

• Fencing and Screening – Several neighbors inquired about fencing and screening at the along the southern property line. Project Team responded saying that a 6’ board on board fence would be installed just inside the existing wood fence. All buildings are setback at least 40’ from the southern property line and are orientated in such a way to minimize second story units “looking into the backyards of neighboring residents”. Brian Firth then elaborated on landscaping proposed in this 40’ setback area to help screen the Project. He also reminded Residents that certain restrictions imposed by PG&E limit the height and type of trees that can be planted in this area.

• Lighting - Several Residents inquired about Project lighting. Specifically, at the southern portion of the Project. Project Team responded saying LED walkway bollard lights, carport lights and 14’ tall area lights are proposed in conformance with City Code. A couple of Residents indicated there is a transient/homeless problem and wanted more lighting, not less to deter this.

• Height of Buildings - Several Residents asked about the height of the buildings. Project Team responded saying that most buildings are two stories at a height of approximately 34’. Maximum allowable building height of 45’ was noted.

The Meeting then broke up into smaller groups with the following questions being addressed by various Project Team members accordingly:

Will the PG&E easement be fenced or gated?

Regarding the ends of the buildings facing existing homes, will the new apartment residents be able to see out to the existing homes? Are the entrances on the ends of the buildings?

Will the project include new trees?

What size will the trees be in the PG&E easement?

What type of trees will be in the PG&E easement?
How wide is the PG&E easement?

What height will the fence be?

Is Mariposa going to connect to Eaton Road?

Is Eaton Road going to connect to the East?

Are the apartment units low income?

What is the zoning of the land to the East of Eaton Ranch II?

What about our gates in the existing fence that we use to exit our yards?

With only a few Residents still left in attendance, the meeting ended at approximately 6:15 PM.

Contributors to the Neighborhood Meeting Minutes:

Mark Funseth

Brian Firth

Wes Gilbert

Jim Mann