DATE: February 9, 2015

TO: Architectural Review and Historic Preservation Board

FROM: Mike Sawley, Associate Planner, (879-6812, mike.sawley@chicoca.gov)
Community Development Department

RE: Recommendation to the Planning Commission Regarding a New CHP Facility
425 Southgate Avenue, APN 004-400-088

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a proposed new CHP facility in south Chico.

With a Board recommendation, the project must go before the Planning Commission for consideration of a parcel map and use permit as well as 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 design for the New CHP Facility, 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 recommend approval of the design for the New CHP Facility, subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new CHP area office and emergency dispatch center on an undeveloped portion of the site located at 425 Southgate Avenue, adjacent to State Route 99 (SR99) in south Chico (see Attachment A, Location Map). The new facility would replace the existing CHP facility located on Fir Street in Chico. The site is designated Regional Commercial on the City of Chico General Plan Land Use Diagram, and is located in the RC (Regional Commercial) zoning district.

Site Design

The new CHP facility would be situated on 5.3 acres and would include three single-story buildings totaling approximately 40,000 square feet (sf) in area (see Attachment B, Applicant’s Project Description and Design Guidelines Statement, and Attachment C, Site Plan). Proposed Building A, the main Area Office Building, is 30,000 sf; Building B, the Automotive Service Building, is 7,500 sf; and Building C, the Storage and Trash Enclosure Building, is 800 sf. A vehicle fueling station would be installed, as would a 140-foot telecommunications tower exclusively for CHP use.
The Area Office Building would face east, toward a public parking area, and a perimeter drive aisle would be constructed to facilitate inspections of large trucks at the facility. The site inside the perimeter truck route would be secured with 8-foot fencing that returns to the Area Office Building on either side of the public entrance. Site improvements also include approximately 135,000 sf of parking and drive aisles, 11,000 sf of sidewalks, 1,900 sf of equipment yards, and 46,600 sf of landscaping. The facility would be connected to Cal Water and City sewer.

Proposed structures and improvements have been configured to be compatible with City plans for a future interchange at SR99 and Southgate Avenue (see Attachment D, Future Interchange). The interchange design has the Notre Dame Boulevard extension curving east, away from SR99 and along the north side of the CHP site before curving back to meet the future Skyway cutoff, just easterly of the future interchange. The CHP project is designed to fit between the future alignment of Notre Dame Boulevard and the northbound SR99 onramp.

**Landscaping and Vegetation**

Shade trees proposed in the public parking area are estimated to achieve over 70 percent shading in 15 years, and free-standing carport canopies with photovoltaic arrays are planned to provide shade for CHP cruisers and employee vehicles located behind the main office building (see Attachment E, Landscape Plans).

The proposed design would necessitate the removal of 58 of the 71 existing trees, primarily valley oaks, along the northern project boundary adjacent to the right-of-way for the future extension of Notre Dame Boulevard. All tree removal will be subject to City of Chico tree replacement requirements as established in Chico Municipal Code (CMC) Chapter 16.66.

**Architecture**

The proposed buildings are non-descript, single story with concrete masonry unit (CMU) block walls and standing seam metal roofs (see Attachment F, Elevations). Exterior wall assemblies would be consistent across all buildings, comprising a variety of CMU block sizes, colors, and textures (see "Enlarged Elevation" detail, Attachment F). The alternating use of split-face and smooth CMU blocks would result in a horizontal banding pattern with a reddish base and tan-colored bands above. Other proposed colors would continue the subdued theme, ranging from grays (roofs and carports) to beiges (trim and exterior doors/lockers) (see Attachment G, Colors and Materials).

Exterior lighting would include LED parking lot lights on poles, 42-inch pedestrian bollards, fluorescent tube fixtures under carports and canopies, recessed can lights at soffits, and full-cutoff wall packs (see Attachment H, Lighting details and Photometric Plan). Parking lot lights are proposed at 25 feet in height along the entrance driveway, 15 feet near the public parking in front of the building, and mounted at 32 feet around the secure perimeter. Pedestrian walkways and building entrances would be illuminated using a combination of bollard lighting and recessed can lights.

Perspective drawings of how all the project elements fit together, and details of the proposed fencing and monument sign are provided under Attachment I and J, respectively.
DISCUSSION

Approval Process
In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a Use Permit for a large new project, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

Architecture
Given the large scale of the site area and building square footage, the single story, horizontal design appears appropriate for the location. The warm earth-tones and masonry finishes blend well with the existing naturalistic setting that forms a backdrop easterly of the CHP site.

The proposal is consistent with several General Plan policies, including those that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). Incorporating a future public right-of-way for the southerly extension of Notre Dame Boulevard is consistent with the General Plan Circulation Element, specifically Policy CIRC-1.1.1 and Figure Circ-1. The project is also consistent with many Design Guidelines, as thoroughly detailed in the applicant's project description (see Attachment B).

The State selected this project proposal through a competitive process involving a handful of other proposals in the Chico area. The proposed design is practical, and similar facilities have been constructed in other California hub cities.

The General Plan anticipates Regional Commercial development on both sides of SR99 at the new Skyway/Southgate interchange in the future. Current forecasts estimate that construction of the interchange will be warranted by 2030, and redevelopment on either side of the highway can be expected to roughly coincide with that timing. The proposed CHP facility represents the first project that will become part of the redevelopment in the area. As such, the proposed project should be viewed as somewhat precedent-setting while also considering the unique purposes served by this government facility.

Lighting
Parking lot light standards in regional commercial developments are typically limited to 16-18 feet. Light standards are proposed at 32 feet around the secure perimeter of the new facility. Limiting the height of light standards in typical parking lots serves multiple purposes:

- It minimizes glare into the night sky and onto nearby properties,
- It minimizes conflicts with shade trees in the parking area, which can grow to provide canopy coverage above a lower level of lighting,
- It helps meet zoning code requirements to confine light from new developments within the boundaries of the site and away from adjacent properties and public rights-of-way (CMC 19.60.050), and
- It achieves consistency with Policy OS-1.3, which calls for reducing excessive nighttime light and glare.

Recognizing that the fenced area behind the CHP main office has special security requirements and will have parking covered by photovoltaic arrays instead of trees, a
condition is recommended to permit parking lot lights up to a maximum height of 26 feet above grade. This condition is intended to strike a balance between accommodating the increased security needs of the facility and minimizing the visibility of bright lights close to the highway.

Tree Preservation Issues
The proposed design is challenged by General Plan Policies and Design Guidelines that call for preservation of existing mature vegetation, such as the oak trees located along the northerly project boundary:

Policy OS-2.6 (Oak Woodlands) – Protect oak woodlands as open space for sensitive species and habitat.

Action CD-1.1.1 (Highlight Features and Resources) – Incorporate and highlight natural features such as scenic vistas, creeks, and trees, as well as cultural resources such as rock walls, into project design.

Action CD-1.1.2 (Landscape Improvement) – Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.

DG 1.1.12 - Consider view vistas and the natural environment surrounding a project site early during the conceptual design stages.

DG 5.1.41- Incorporate existing distinctive and/or mature trees and vegetation in landscape design.

Fifty-one of the 58 trees proposed for removal are valley oaks ranging in size from 6-inches to 36-inches in diameter at breast height (DBH). Many of the trees have structural defects, including most of the largest trees which are either forked very low to the ground or growing in pairs so close that their bark has merged together. Many of the smallest tree are severely slanted as a result of growing beneath larger trees. These defects limit their long-term viability. There are also several mid-sized to large oak trees with good structure.

The future extension of Notre Dame Boulevard along the old railroad right-of-way will also necessitate the removal of trees along the north side of the proposed CHP facility.

If approved as designed, the project would remove a total of 729 inches of DBH, which corresponds to 124 replacement trees required by the City's Tree Preservation Ordinance (CMC 16.66). Some replacement trees would be planted at the project site to meet this requirement, while each remaining tree will require payment of an in-lieu fee that will be put toward maintenance of the City's urban forest. It is in this sense that existing regulations will aid project consistency with Policy OS-6 directing us to provide a healthy urban forest.

On page 1-1, the 2030 General Plan states that its goals and policies should be examined comprehensively, not individually. A project need not be consistent with all applicable policies if, on the balance, it is implements the overarching vision for the City. While the project could potentially be modified to preserve several of the existing trees that are
proposed for removal, staff believes that the project can nonetheless be found consistent with the General Plan as currently proposed.

RECOMMENDED DISCUSSION ITEMS

Parking Lot Light Standards: Discuss the appropriate maximum height that can be allowed for the light standards and modify recommended condition #3 if necessary.

Tree Removal: Discuss with the applicant the possibility of modifying the design to preserve some of the trees proposed for removal. Condition the Board’s recommendation as necessary to make the required findings.

Building Finishes and Equipment Screening: Clarify with the applicant that all roof penetrations and heat/air equipment will be properly screened from view using paint, fencing, and/or landscaping, and modify recommended condition #2 as appropriate.

Telecommunications Tower: Although the height and specific equipment installed on the new tower are exempt from the City’s wireless telecommunications facilities ordinance (CMC 19.78), the tower’s appearance is subject to design review. Recognizing that the tower may require certain features for aviation safety (beacon lights and/or conspicuous colors), discuss options for stealth treatments, or at least painting all exposed conduits and cables to match the finished appearance of the structure. Recommend conditions accordingly.

REQUIRED FINDINGS FOR A RECOMMENDATION OF APPROVAL

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 a new State law enforcement facility in an area of future redevelopment, consistent with several General Plan policies, including those that encourage providing safe, secure public safety facilities with an emphasis on crime prevention through design (CD-3.4, CD-3.4.1, S-5, and S 5.5.1). Incorporating a future public right-of-way for the southerly extension of Notre Dame Boulevard is consistent with the General Plan Circulation Element, specifically Policy CIRC-1.1.1 and Figure Circ-1. Conditions to limit light spillage beyond the project site would achieve consistency with Policy OS-1.3. 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 project promotes orderly development by designing around City plans for a future freeway interchange, consistent with the stated purpose of CMC 19.18. The project is consistent with Design Guidelines that call for responding to the context of the surrounding area, using features that enhance safety and surveillance, and achieving
energy conservation through solar design (DG 1.2.12, 1.1.35, 1.7.11, and 5.1.12). The proposed architecture utilizes sturdy materials that reinforce a sense of permanence and place, and clearly announces building entryways, consistent with DGs 1.2.32, 1.5.11, 5.2.21, and 5.1.11. The project meets the Design Objectives of using an appropriate scale of building for the site, and accommodating all forms of transportation with the design (DOs 5.1.1 and 5.1.2, respectively). Conditions to limit light spillage beyond the project site would achieve consistency with DGs 1.5.12, 1.5.14, 1.5.16, and 5.2.22.

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, materials and colors of the proposed new building are visually compatible with the existing nearby industrial businesses, and are not anticipated to result in compatibility issues with future commercial development in the area. Exterior equipment will be properly screened from view by perimeter fencing and landscaping.

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

The proposed structures are compatible with future improvements planned around the project site and, due to its location northeasterly of the future interchange, the project avoids areas that will have prime commercial exposure to motorists on the freeway. The structures would not unnecessarily block views from other structures, however in the near term, the CHP facility will be quite visible from SR99, especially at night. Conditions to limit the height of light standards will somewhat dampen this affect and minimize the degree to which the project dominates 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 new CHP facility and adequate shading of the public parking area. A buffer of approximately 14-feet will remain for tree replacement plantings between the future Notre Dame Boulevard right-of-way and improvements along the northerly project boundary, which will eventually replace the backdrop of trees at the site and provide an attractive environment.

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 14-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-05 (New CHP Facility). No building permits related to this approval shall be finaled without authorization of Planning staff.

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. The finished height of parking lot lights shall not exceed 26 feet above grade.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project and circulated for a 30-day public review period, starting on January 31, 2015. The Planning Commission will consider the IS/MND, including any comments received at a future hearing, currently scheduled on March 5, 2015. No comments on the IS/MND have been received as of the date of this report.

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. Applicant's Project Description and Design Guidelines Statement
C. Site Plan
D. Future Interchange Site Plan Overlay
E. Landscape Plans
F. Building Elevations (4 sheets)
G. Colors and Materials
H. Color Perspective Drawings
I. Exterior Lighting Details and Photometric Plan
J. Monument Sign and Fencing Details
K. Application

DISTRIBUTION

Internal (3)
Bob Summerville, Senior Planner
Mike Sawley, Associate Planner
Files: AR 14-05, UP 14-10, PM 14-02

External (3)
Aaron McCoy, 3150 E. La Palma Avenue, Suite A, Anaheim, CA 92806
E&D Investments, LLC, Attn: Erin Sorgel, 955 Marina Blvd., San Leandro, CA 94577
Glass Architects, Attn: Eric Glass, 200 E Street, Santa Rosa, CA 95404

X:\Current Planning\Use Permits\2014\10 CHP\ARHPB 2-18-15\ARHPB report 2-18-15.doc
August 26, 2014

Project: California Highway Patrol – Chico Area Office
Address: 425 Southgate Avenue, Chico, CA 95928
APN: 040 400 088 00

PROJECT DESCRIPTION

The project site is a 5.9 acre parcel located along Highway 99 at Southgate Lane, adjacent to the existing Peterson Tractor property. The project includes three single-story buildings totaling 37,853 square feet in area. Building A, the main Area Office building, is 29,739 sf; Building B, the Automotive Service building, is 7,328 sf; and Building C, the Storage and Trash Enclosure building, is 786 sf. The following description of site and building design concepts and architectural approach include parenthetic references to the City of Chico Design Guidelines Manual where they apply to this project.

Site Design
The site design acknowledges the potential future highway interchange plans as well as the future extension of Notre Dame Blvd. and makes provisions for those future changes in neighborhood context and potential linkages to the surrounding neighborhoods (DG 1.2.12). Solar orientation was a strong consideration early in the design of the site and building layout, along with consideration of the future road extension and highway interchange. The carport shade structures incorporate photovoltaic energy-generating solar panels (1.7.11).

The site design includes elements such as low walls and fences with open pickets that relate to the existing neighborhood and respect natural vistas and the natural environment (DG 1.1.11). A pedestrian friendly environment is created by the location of the public parking with adjacent generous sidewalks, landscape buffer, and a semi-enclosed entry plaza (DG 1.1.13) (DG 1.1.15) (DG5.1.21) (DG5.1.22). The low walls and pedestrian chicane enhance safety and surveillance opportunities (DG 1.1.35) (DG 5.1.12) (DG 5.1.31).

The fence walls and adjacent landscaping surrounding the secure parking area shield those vehicles from public view. The public parking area is shielded from view of the future Notre Dame extension by a landscaping buffer (DG 1.1.14). To the maximum extent feasible, utility equipment locations have been screened from public view by locating them inside the secure parking area (DG 5.1.51) (DG 5.1.52). The pedestrian scaled monument sign and building signage focused at the entry canopy subtly enhance both the site experience and building design (DG 1.6.14) (DG 1.6.16).

Landscape materials have been selected based on their compatibility with Chico’s climate, for low water usage and for their ability to enhance, buffer and screen the project as appropriate (DG 5.1.43) (DG 5.1.44). Deciduous shade trees have been incorporated into the landscape design to maximize shade and the overall nature of the project without compromising the functionality and security issues of this essential services facility (DG 1.7.13) (DG 1.7.15).
Building Design
The architectural approach utilizes durable long lasting materials appropriate to the civic nature of the facility (DG 1.2.32). Exterior walls are comprised of a combination of four different types, colors and finishes of concrete masonry units (CMU) in natural warm earth-tone colors. These include a base of four-high single-score split-faced CMU (32” high) in a darker shade; a half course (4” high) lighter color ground-faced CMU that aligns with, and forms, the window sills and horizontal accents throughout the field; a general field of the lighter color single-score split-faced CMU; a three-score “soldier course” of the darker color ground-faced CMU creates a darker accent band at the window and door head height.

These various courses and colors create texture and help to break the vertical wall planes into layers and emphasize a more human scale. Punched windows and glazed storefront further break up the walls and wall recesses add detail, relief and overall texture to the composition. Low sloped standing-seam metal roofs with generous overhangs add shadow, protection from weather and heat gain and add further texture to the overall composition (DG 1.7.14). This combination of massing, form and scale maintains a pedestrian feel (DG 1.2.11) that does not overwhelm the surrounding neighborhood (DG 1.2.13). The forms and materials are consistent with the surrounding neighborhood and add character and style to the building while reinforcing a sense of place (DG 1.2.21) (DG 1.2.22). The selected warm earth tone color scheme complements the natural vistas and environs (DG 1.2.31).

The building’s hip roof forms with Dutch gable vents add interest to the overall building form and the taller entry canopy emphasizes and announces the obvious building entrance from the entry drive, public parking and pedestrian path of travel (DG 5.1.11) (5.2.11). The building and surrounding site areas are well lit with sharp cut-off highly energy efficient LED light fixtures. This lighting is consistent throughout the parking areas, entry canopy, building soffits and carport shade structures, enhancing public and staff safety and security. Additionally, there is a system of CCTV cameras providing elevated security and surveillance capabilities (DG 1.5.11) (DG 1.5.19) (DG 1.7.12).

The architectural concept and design approach described above is consistent throughout the three buildings and entire project, and is integrated with the other site structures and appurtenances. Supporting site structures include carport shade canopies, a fueling canopy, site walls and fencing. The project also includes a communications tower that is essential to the emergency communications operation of the facility.
Plant Legend

<table>
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<tr>
<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Wat. Use</th>
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<td>Shaded area for trees.</td>
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Remarks

Shade Trees

- **PIS**: Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache
  - L --24" Box

- **QUE**: Quercus lobata Valley Oak
  - L Mitigation15 Gallon

- **ZEL**: Zelkova serrata 'Village Green' Sawtooth Zelkova
  - L --15 Gallon

Accent Trees

- **LAG**: Lagerstroemia indica 'Muskogee' Crape Myrtle
  - L Standard24" Box

Shrubs/Groundcovers

- **BR**: Berberis thunbergii 'Rose Glow' Barberry
  - L --5 Gallon

- **DI**: Dietes bicolor Fortnight Lily
  - L --5 Gallon

- **LL**: Lomandra longifolia 'Breeze' Dwarf Mat Rush
  - L --5 Gallon

- **RF**: Rosa 'Flower Carpet' Flower Carpet Rose (White)
  - M --2 Gallon

- **YF**: Yucca filamentosa 'Bright Edge' Adam's Needle
  - VL --5 Gallon

- **A**: Arctostaphylos densiflora 'Emerald Carpet' Manzanita
  - L 48" o.c.1 Gallon

- **T**: Trachelospermum asiaticum Asian Jasmine
  - L 36" o.c.1 Gallon

- **MA**: Macfadyena unguis-cati Cat Claw Vince
  - L 20' o.c.1 Gallon

Detention Basin

- **H**: Biofiltration Sod: Slopes
  - Nassella pulchra Purple Needle Grass
  - Festuca rubra Molate fescue
  - Hordeum californicum California Barley
  - Hordeum brachyantherum Meadow Barley

- **B**: Detention Basin: Bottom
  - Elymus trachycaulus Yolo Slender Wheatgrass

Root Barrier

Planting Notes

1. Plant material quantities shown on drawings are informational only. The Contractor is responsible for all plant material required.

2. Immediately after award of contract, the Contractor shall notify the Owner's Representative if specified plant material is available from commercial nurseries. In a case plant material is not available, the Owner's Representative will provide alternate plant material selections. Such changes will not alter the Contractor's original bid price unless a credit is due to the Owner.

3. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within 2 hours of filling. The Contractor shall ensure all plant pits have positive drainage. Refer to specifications for exact requirements.

4. All plant material shall comply with form and characteristic requirements as specified. All plant material shall comply with ANSI Z601 "Standard for Nursery Stock".

5. Landscape installation specifications are in book form. The Contractor shall conform to all conditions and requirements contained within. The Contractor shall have available on the job site at all times, the Construction Issue Specification Manual for inspection by the Owner's Representative. The Contractor shall insert in the manual all official/approved addendums and/or change orders relative to the landscape installation in chronological order. If the Contractor does not ensure that the manual is on site at all times, the Owner's Representative implies acceptance of the site by the Contractor in its existing condition. All costs necessary to mitigate existing erosion problems shall be at the Contractor's expense and at no extra cost to the Owner or increase in original bid amount.

6. The Contractor shall verify locations of all underground utility systems prior to beginning any phase of construction that may cause damage to existing utilities.

7. A 3" layer of decorative bark mulch (3/4" size max.) shall be provided in all non-lawn planting areas. shredded bark is not acceptable. Mulch shall be installed at all locations of mitigation trees.

8. The Contractor shall apply a pre-emergent herbicide to all plant areas following installation.

9. All soil in planting areas shall be amended per recommendations of soils fertility test on Sheet L3.2. Amendments shall be evenly mixed into top 6" of soil.

Shade Calculations

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<th>Common Name</th>
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<tr>
<td>Pistacia chinensis</td>
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<tr>
<td>Zelkova serrata 'Village Green'</td>
<td>Japanese Zelkova</td>
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Total Shade Provided - Trees: 32,186 sq. ft. 72% Shade

Tree Mitigation Note

Tree mitigation will be required by the Chico Municipal Code. Tree mitigation will be addressed by replanting 15 gallon trees and/or through Tree Mitigation fees paid by the Developer. The exact quantity of trees to be removed, mitigated, and the appropriate location for mitigation and replanting, will be determined during the construction process jointly by the City and the Developer.

AB1881 Compliance

Hydrozones and Irrigation Methods:

1. No overhead irrigation shall be used in planting areas with mulch.
2. All shrub / groundcover areas shall have drip irrigation / bubbler system.
3. All trees shall have deep water bubblers.
4. Planting areas shall be zoned per water requirements for each plant type.

Hydrozones:

- 60'0' 30' 90'

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the Landscape Design Plan.
**PLANNING SERVICES DEPARTMENT**

411 Main Street  (530) 879-6800
P.O. Box 3420
Chico, CA 95927-3420

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**APPLICATION FOR**

**Architectural Review and Historic Preservation Board**

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<tr>
<th>Applicant Information</th>
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<tr>
<td><strong>Applicant</strong></td>
<td>CHP Facilities - Chico LLC (Aaron McCoy)</td>
</tr>
<tr>
<td><strong>Street Address</strong></td>
<td>3150 E. La Palma Ave, Suite A</td>
</tr>
<tr>
<td><strong>City</strong></td>
<td>Anaheim</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>714 414 0286</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td><a href="mailto:AaronM@ContinentalDBI.com">AaronM@ContinentalDBI.com</a></td>
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| **Property Owner**    | E&D Investments, LLC (Erin Sorgel) |
| **Street Address**    | 955 Marina Blvd |
| **City**              | San Leandro |
| **Phone**             | 510 618 2503 |
| **Email**             | EKSorgel@petersoncat.com |

| **Architect or Historical Consultant** | Glass Architects (Eric Glass) |
| **Street Address**    | 200 E Street |
| **City**              | Santa Rosa |
| **Phone**             | 707 544 3920 |
| **Email**             | eglass@glassarchitects.com |

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**General Project Information**

| **Project Name** | Chico CHP Area Office |
| **Assessor's Parcel Number** | 040 400 088 00 |
| **Parcel Size** | 5.9 ac |
| **Location/Address** | 425 Southgate Ave, Chico CA 95928 |
| **Zoning** | CR Regional Commercial |

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**Application requirements are as indicated on attached checklist. The City's Design Guidelines Manual (available online at http://www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call the Department at (530) 879-6800.**

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**Applicant Authorization and Signature**

Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal. I certify that the information provided with this application is complete, true, and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

**Applicant's Signature:** [Signature]

**Date:** 4/24/2014

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<tr>
<td><strong>Assigned Planner</strong></td>
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<tr>
<td><strong>Tentative Hearing Date</strong></td>
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| **Butte County Filing Fee** | $50 |
| **Receipt No.** | 189586 |
| **Application Fee** | $1,073.00 |
| **Environmental Review Fee** | $200 |
| **Total Fee** | $1,073.00 |

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**Attachment K**