



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 6/5/2019

DATE: May 8, 2019

File : AR 19-11

TO: Architectural Review and Historic Preservation Board

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

RE: AR 19-11 (Visinoni Brothers) – 260 Lockheed Ave, APN 047-560-058

### RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the 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 19-11 (Visinoni Brothers), subject to the recommended conditions.

### BACKGROUND

The applicant proposes to construct a new building on a vacant, 3.48-acre lot located at 260 Lockheed Avenue, on the northwest side of Lockheed Avenue (see **Attachment A**, Location and **Attachment B**, Project Description). The site is designated Manufacturing and Warehousing by the General Plan and zoned AM-AOB2 (Airport, Manufacturing and Warehousing with Airport Overflight Zone B2 overlay).

The proposal includes construction of a new 9,000 square foot storage building with an approximately 1,800 square-foot attached office building. The proposed building is situated at the southeasterly portion of the site. The proposed building would be setback 84-feet from the front (southerly) property line on Lockheed Avenue and 10-feet from the easterly side property line (see **Attachment C**, Site Plan). A new parking area would be located at the front of the site, between the building and the public right-of-way. A total of 17 vehicle parking spaces are provided, which satisfies the minimum 13 vehicle parking spaces typically required for office and warehouse uses of this size. A U-style bicycle rack would be located adjacent to the front entry of the building, accommodating two bicycles. To promote pedestrian connection in this area, a condition of approval is recommended that would require a concrete walkway be installed, connecting the bicycle parking rack to the front entry walk way (see Condition of Approval # 4).

The proposed building would feature a modern industrial appearance with two conjoined components (see **Attachment D**, Elevations and **Attachment E**, Colors and Materials). The front component would accommodate office space for Visinoni Brothers Construction. Exterior finish for this portion of the building would be plaster with sand finish in light grey (“Titanium”). The mass would feature a main-entry breezeway, located toward the center of the building, featuring a storefront window system with bronze frame. Flanking the breezeway would be large window systems featuring a metal roof awning.

The rear component would accommodate vehicle and equipment storage for Visinoni Brothers Construction. This portion of the building includes a low, sloping metal roof in white (“Cool Solar White”), green roof gable trim and gutter (“Cool Emerald Green”) and translucent roof tiles (sunroofs). The building’s exterior finish would be metal Butler wall paneling in white (“Cool Solar White”). The westerly elevation features three roll-up curtain doors with large eave overhangs. Between each rollup door would be commercial grade steel personnel doors. A fourth roll-up door would be located on the northerly (rear) elevation. The building’s exterior would be illuminated by wall-mounted gooseneck light fixtures, as well as wall-pack light fixtures mounted about exterior doors. A single “shoebox” style light pole would illuminate the main drive aisle, mounted at a height of 12 feet.

The landscape plan calls for a variety of shrubs, vines, and trees with particular attention to the Locked Avenue frontage and parking area (see **Attachment F**, Landscape Plans). Rows of trees, shrubs and a wide bio-filtration area containing a variety of grasses would separate the parking area from the public right-of-way. Five Chinese pistache trees would provide shading for the parking area, which is estimated to reach 62 percent a full tree maturity. A new trash enclosure would be located at the center of the site, screened from public view by a new six-foot-tall chain-link fence with tan privacy slats that would enclose the entire contractor’s yard area of the project site. The enclosure would feature CMU brick walls with corrugated metal siding and Butler roof paneling (see **Attachment G**, Trash Enclosure).

Site improvements, including the parking area, building footprint, landscaping and drive aisles utilize approximately 38 percent of the entire parcel; a condition of approval is recommended that would require remaining undeveloped portions of the site to be hydroseeded, pursuant to Chico Municipal Code 16.68.040 (Landscape Installation Requirements).

## **DISCUSSION**

The proposal would result in development of a long-vacant parcel in the Airport Industrial Park. The proposed modern-industrial architecture is consistent with development in the airport vicinity and complements the built environment. The proposal is consistent with several General Plan policies, particularly those that encourage airport compatibility (LU-7.1.1), support compatible development of the Airport Industrial Park (LU-7.2 and CIRC-6.1.1) and support the viability of Chico Municipal Airport (ED-1.7). The project also implements General Plan consistency with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighbor compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

The project is consistent with Design Guidelines (DGs) for commercial and office uses. The main building entry is a dominate feature, obvious from the street and incorporates appropriate massing, fenestration and materials to provide pedestrian-level scale without overwhelming the character of the neighborhood (DG 2.2.11, 1.2.13, and 2.1.13). Bicycle parking is located near the building’s front entry and parking areas are screened from view by extensive landscaping (DG 2.1.32 and 2.1.25). Further design consistency is provided at **Attachment B**, Project Description.

The proposed plan meets all applicable setbacks, parking, and landscaping requirements, and would be a positive contribution to the development and viability of the Airport Industrial Park. Staff supports the proposal.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt 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, particularly those that encourage airport compatibility (LU-7.1.1), support development of the Airport Industrial Park (LU-7.2) and support the viability of Chico Municipal Airport (ED-1.7). Further General Plan consistency is with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5), encourage neighbor compatibility (LU-4.3) and encourage projects that provide positive contributions to the neighborhood (LU-4.4).

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 is consistent with Design Guidelines (DGs) for commercial and office uses. The building entry is a dominate feature, obvious from the street and incorporates appropriate massing, fenestration and materials to provide pedestrian level scale without overwhelming the character of the neighborhood (DG 2.2.11, 1.2.13, and 2.1.13). Bicycle parking is located near the building's front entry and parking areas are screened from view by extensive landscaping (DG 2.1.32 and 2.1.25).

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 would result in development of a long-vacant portion of a parcel in the Airport

Industrial Park. The proposed modern-industrial architecture and architectural details, such as doorway awnings, is consistent with development in the airport vicinity and complements the built environment. The site is appropriately illuminated, and design elements have been incorporated into the project to ensure its compatibility with the character of the surrounding development. Ground-mounted HVAC systems would be located at the site of the building, properly screened from public view and would not interfere with the proposed bioswales.

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 location and configuration of the proposed structure is compatible with the surrounding development and the Airport Industrial Park. The building will 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 and an attractive environment. Landscaping around the new parking area and landscaping along the street frontage will provide good "curb appeal" and fulfill the intended function of screening the parking area over time.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-11 (Visinoni Construction). The approval documents for this project are date stamped Apr 30, 2019.
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. Prior to Certificate of Occupancy, remaining undeveloped portions of the site as depicted on the site plan shall be hydroseeded, pursuant to Chico Municipal Code 16.68.040 (Landscape Installation Requirements).
4. Final improvement plans shall include a concrete walkway connecting the bicycle parking area to the front entry walkway.

## **PUBLIC CONTACT**

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 7 days

prior to the Architectural Review and Historic Preservation Board meeting.

**ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Elevations
- E. Colors and Materials
- F. Landscape Plans
- G. Trash Enclosure

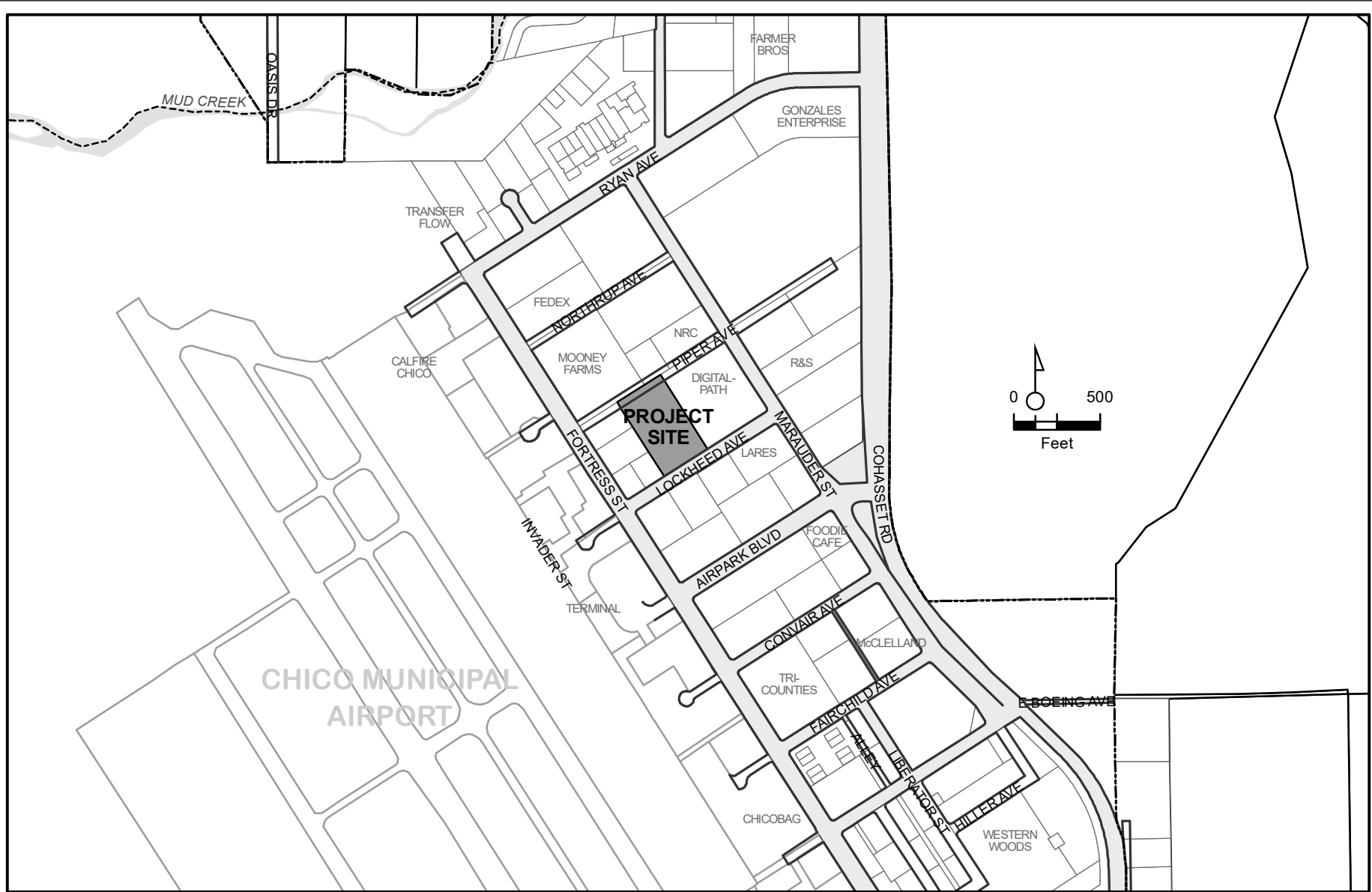
**DISTRIBUTION**

Mike Sawley, Senior Planner

Visinoni Brothers Construction, attn.: Dino Visinoni, 564 Rio Lindo Avenue, Chico, CA 95926  
([dino.visinoni@visinonibrothers.com](mailto:dino.visinoni@visinonibrothers.com))

North Valley Building Systems, attn.: Andy Woods, 30 Seville Court, Chico, CA 95928  
([andy@northvalleybuilding.com](mailto:andy@northvalleybuilding.com))

Files: AR 19-11



AR 19-11 (Visinoni Brothers)  
 260 Lockheed Avenue  
 APN 047-560-058-000



April 16, 2019

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

## **Project Description- Landscape**

Lockheed Avenue Parcel  
Chico, California

The landscape area for this project is approximately 11,000 square feet. Proposed plantings are evergreen, resilient, and require minimal maintenance to be aesthetically pleasing. Approximately 6,000 square feet of the landscape area is proposed to be a medium water use Biofiltration Sod to meet Low Impact Development (LID) objectives. All proposed plant material is medium water use and will be irrigated by means of an automatically controlled, low volume drip irrigation system for optimal water efficiency.

### **Front of Building/ Lockheed Avenue Frontage**

Parking lot lighting pole height is 12 feet, below mature tree height, and is integrated into planting design such that they are placed between trees. **(DG 1.5.12, 1.5.13)**

Bicycle parking is placed close to the building entrance ( **DG 2.1.32**)

Shade trees have been provided per City code standards. The Lockheed right of way and the parking lot will be planted with tree species from the Approved City of Chico Street Tree List. **(DG 2.1.28)**

Parking areas are screened from street views using three to four foot high, evergreen landscape plantings. **(DG 2.1.25)**

Trash enclosures, storage areas, service yard, and utility equipment are located behind a 6 foot high chain link fence with privacy slats to maximize screening. **(DG 2.1.36)**

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## PROJECT DESCRIPTION

The project site is a 3.48 acre vacant parcel in the Airport Industrial Park that fronts Lockheed Avenue between Fortress and Marauder Streets. The proposed modern-industrial architecture is consistent with development in the airport vicinity. The project proposes the construction of a 9,000 square foot metal sided industrial building with an attached 1,800 square foot stucco finished office space.

The proposed building and site development are consistent with General Plan policies that encourage airport compatibility (LU-7.1.1) and development in the Airport Industrial Park (LU-7.2). Development of the site is compatible with General Plan policies for circulation (CIRC-6.1.1), economic development (ED-1.7) and community design (CD-5.1) that encourages infill development (LU-4.2, LU-4.4). The site will utilize water efficiency for landscaped areas and promote the planting and maintenance of trees (SUS-4.2, SUS-6.4).

The site design positions the building so that the stucco sided office space faces the street and helps screen the remaining portion of the building from view while providing employee and customer parking at the front of the building nearest the primary entrance.

The building entrance will boast a covered breezeway that is a dominant feature obvious from the street (DG 2.1.13, DG 2.2.23, DG 3.1.11) that will incorporate appropriate massing, fenestration and materials to provide a pedestrian level scale without overwhelming the character of the neighborhood (DG 2.2.11, DG 1.2.13).

Pedestrian and bicycle pathing from the city right-of-way to the building entrance is direct and easily identifiable which creates a secure, clear, open line of site from the street (DG 2.1.23, DG 2.1.33, DG 3.1.12).

Building utility structures and equipment will be located on the sides or rear of the building, and will be shielded from view by a slatted chain link fence (DG 2.2.28)

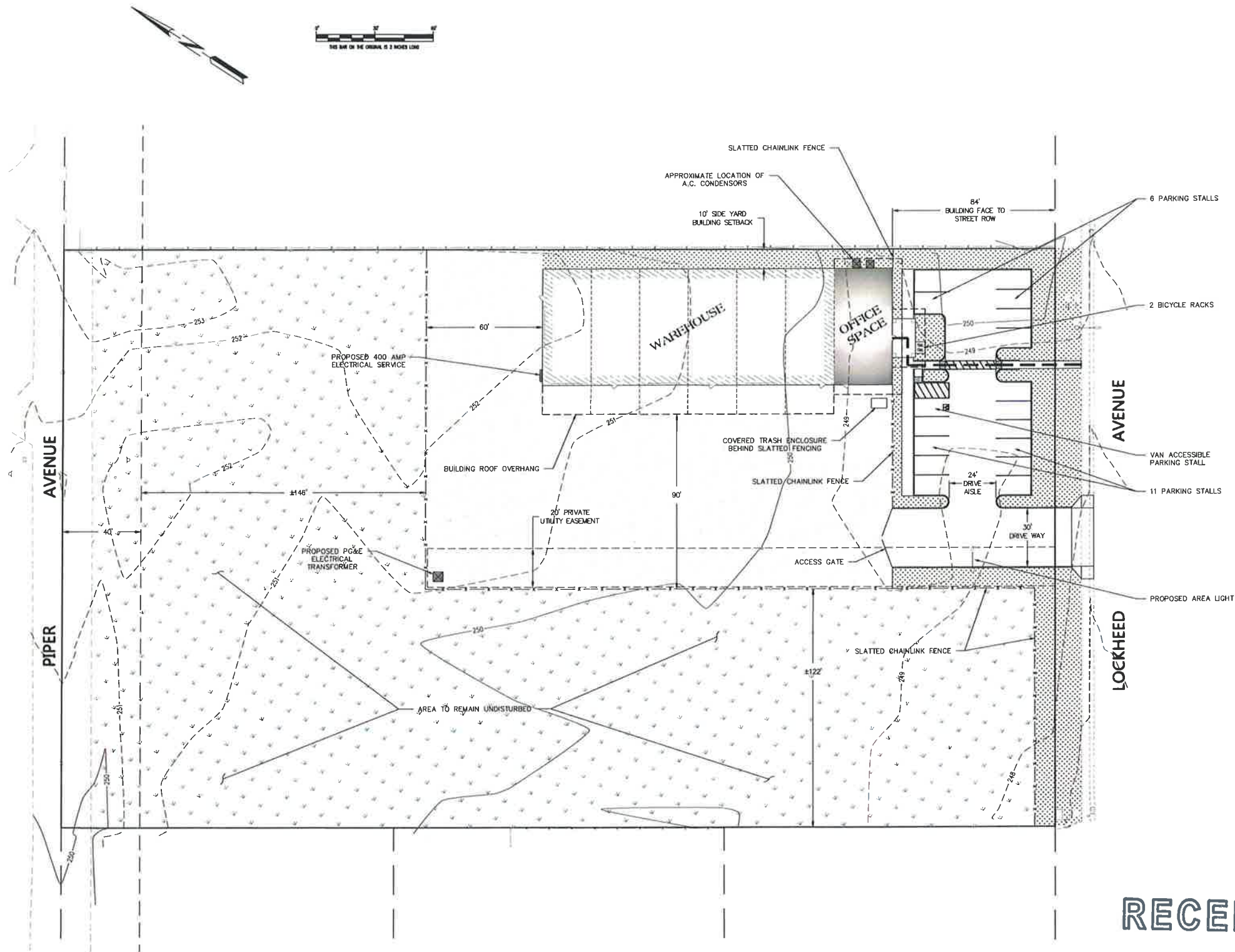
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Attachment B





**LEGEND**

---	SITE PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB, CUTTER AND SIDEWALK
△	EXISTING FIRE HYDRANT
○	EXISTING STREET LIGHT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED SLATTED CHAINLINK FENCE
---	PROPOSED ACCESSIBLE PATH OF TRAVEL
---	PROPOSED LANDSCAPING
---	PROPOSED GRAVEL
---	EXISTING NATIVE GRASS

<b>ASSESSORS' PARCEL NUMBER</b>	
047-560-058	
<b>ZONING</b>	
AIRPORT MANUFACTURING (AM)	
<b>PARCEL SIZE</b>	
3.48 ACRES	
<b>SITE IMPROVEMENT</b>	
TOTAL IMPROVED AREA	58,000 SF
BUILDING AREA	10,800 SF SITE COVERAGE = 18%
ONSITE LANDSCAPING AREA	7,581 SF SITE COVERAGE = 13%
STREETWAY LANDSCAPING AREA	3,482 SF SITE COVERAGE = 6%
TOTAL LANDSCAPING AREA	11,063 SF SITE COVERAGE = 19%
PAVING AND CONCRETE AREA	10,423 SF SITE COVERAGE = 18%
<b>PARKING</b>	
OFFICE SPACE AREA	1,800 SF
• 1 PARKING SPACE PER 375 SF	5 SPACES REQUIRED
WAREHOUSE AREA	9,000 SF
• 1 PARKING SPACE PER 1,250 SF	8 SPACES REQUIRED
TOTAL PARKING REQUIREMENT	13 SPACES
TOTAL PARKING PROVIDED	17 SPACES
BICYCLE PARKING	
• 10% OF PARKING REQUIREMENT	2 SPACES REQUIRED

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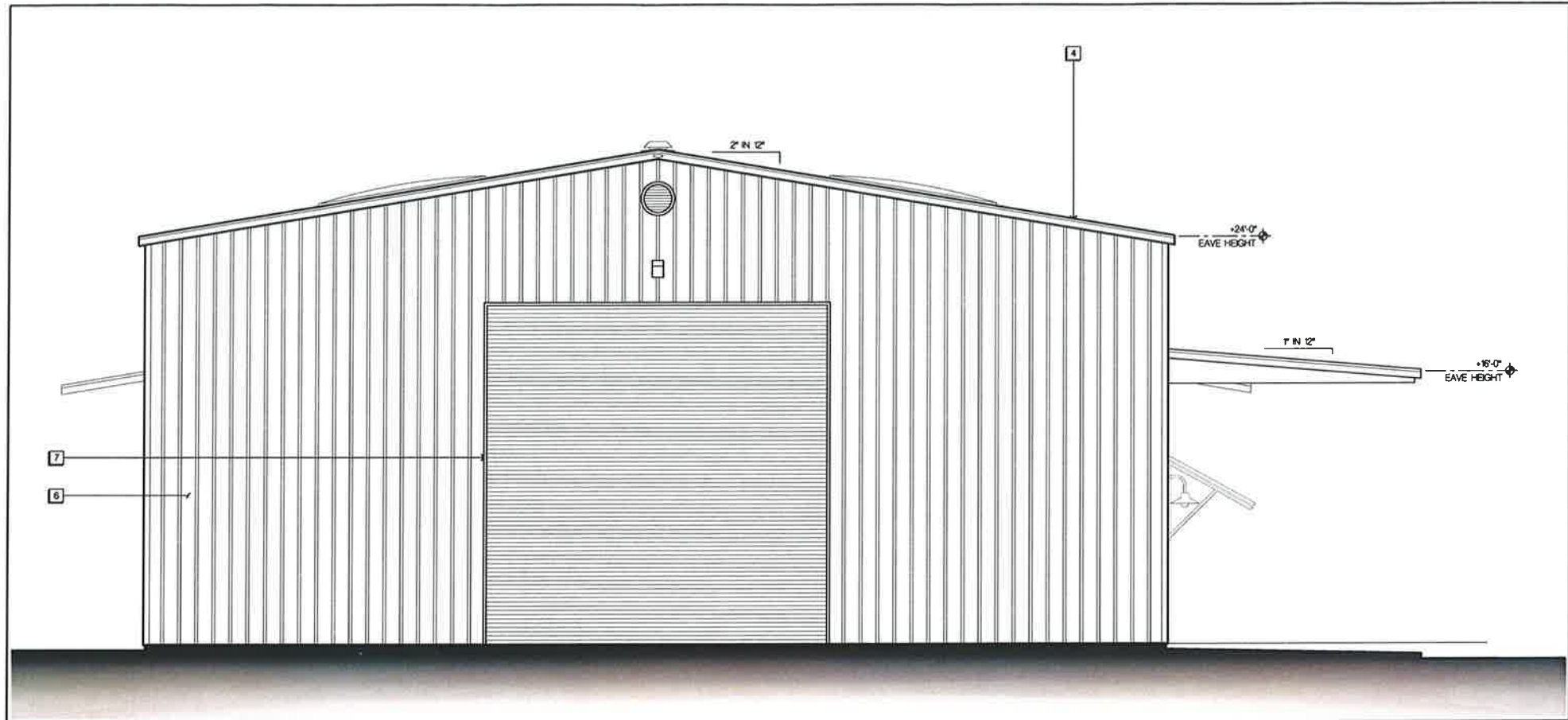
APPROVED  
*J. Rad*  
DATE  
APRIL, 2019

PREPARED FOR:  
**DINO VISINONI**

**RAR**  
**ROLLS ANDERSON & ROLLS**  
CIVIL ENGINEERS  
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422

**VISINONI BROTHERS CONSTRUCTION**  
CONCEPTUAL SITE PLAN

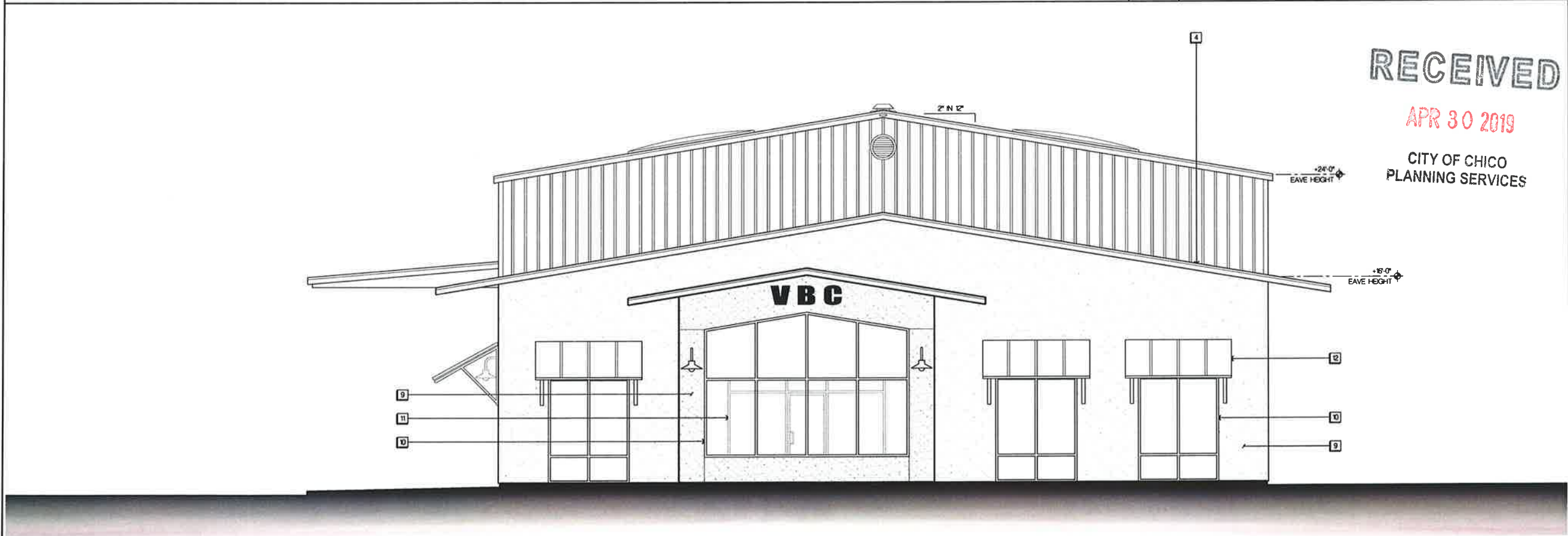
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CHECKED	JIR
DRAWING NO.	1 OF 1
JOB NO.	18190



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

- 1 3 x 17 TRANSLUCENT ROOF LITE PANEL
- 2 17 RIDGE VENT w/ DAMPER & BIRD SCREEN
- 3 26 ga. BUTLERIB I ROOF PANELING w/ BUTLER-COTE KYNAR COLOR FINISH (COOL SOLAR WHITE)
- 4 GABLE TRIM w/ BUTLER-COTE KYNAR COLOR FINISH (COOL EMERALD GREEN)
- 5 GUTTER & DOWNSPOUTS w/ BUTLER-COTE KYNAR COLOR FINISH (COOL SOLAR WHITE)
- 6 26 ga. BUTLERIB I WALL PANELING w/ BUTLER-COTE KYNAR COLOR FINISH (COOL SOLAR WHITE)
- 7 ROLL-UP CURTAIN DOOR w/ REDUCED DRIVE CHAIN HOIST
- 8 3 x 7 COMMERCIAL GRADE STEEL PERSONNEL DOOR w/ LEVER HANDLE HARDWARE
- 9 3-COAT PLASTER SYSTEM w/ SAND FINISH (TITANIUM)
- 10 STOREFRONT WINDOW SYSTEM (BRONZE FRAME w/ CLEAR INSULATED GLASS)
- 11 STOREFRONT WINDOW SYSTEM w/ 3070 DOOR (BRONZE FRAME & CLEAR INSULATED GLASS)
- 12 METAL ROOF AWNING w/ TUBE STEEL FRAME

EXTERIOR ELEVATION KEY NOTES  
1



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

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REGISTERED PROFESSIONAL ENGINEER - CIVIL  
No. 10112-28  
EXPIRES 12-31-20

Revisions	Date
ARB REVIEW	04-2019

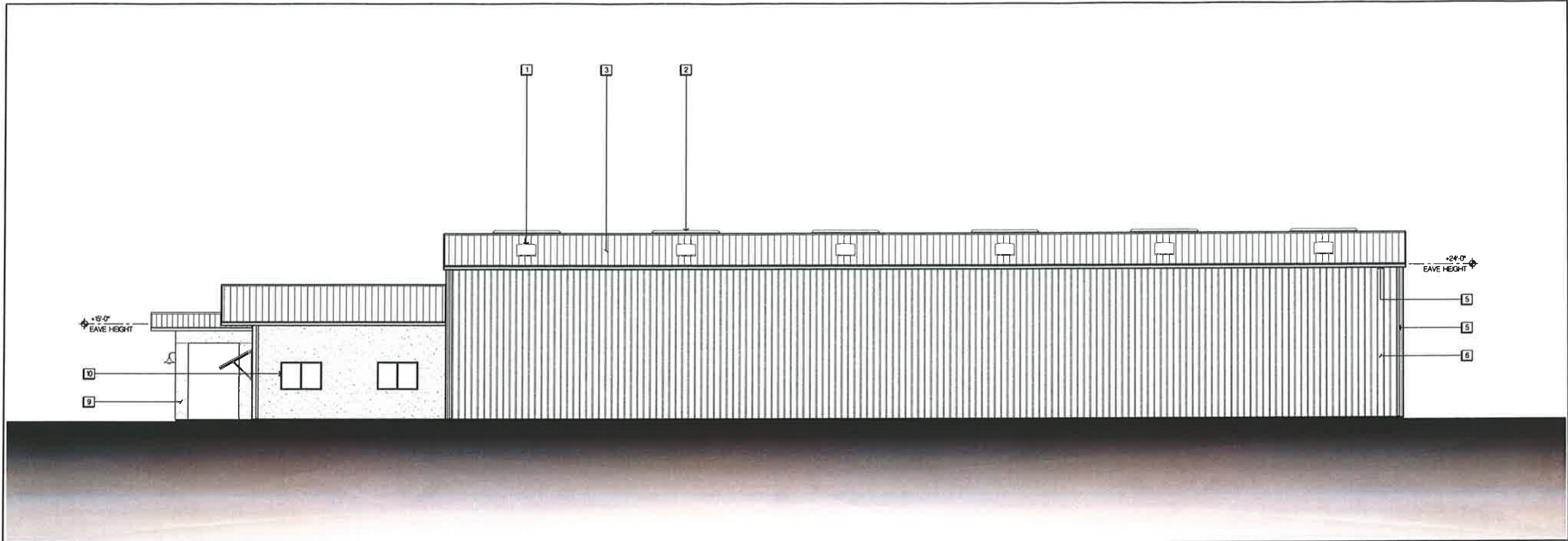
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EXTERIOR ELEVATIONS

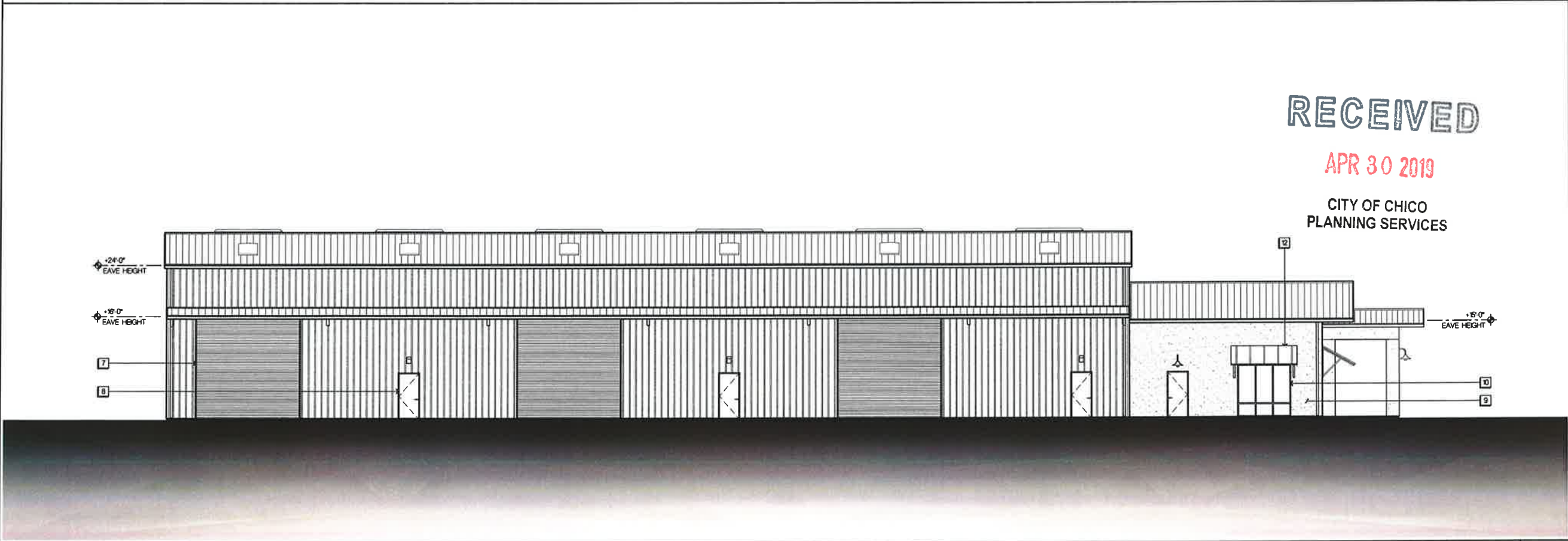
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RIGHT EXTERIOR ELEVATION  
EAST ELEVATION  
SCALE: 1/8" = 1'-0" **B**



LEFT EXTERIOR ELEVATION  
WEST ELEVATION  
SCALE: 1/8" = 1'-0" **A**

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Revisions	Date
ARB REVIEW	04-2019

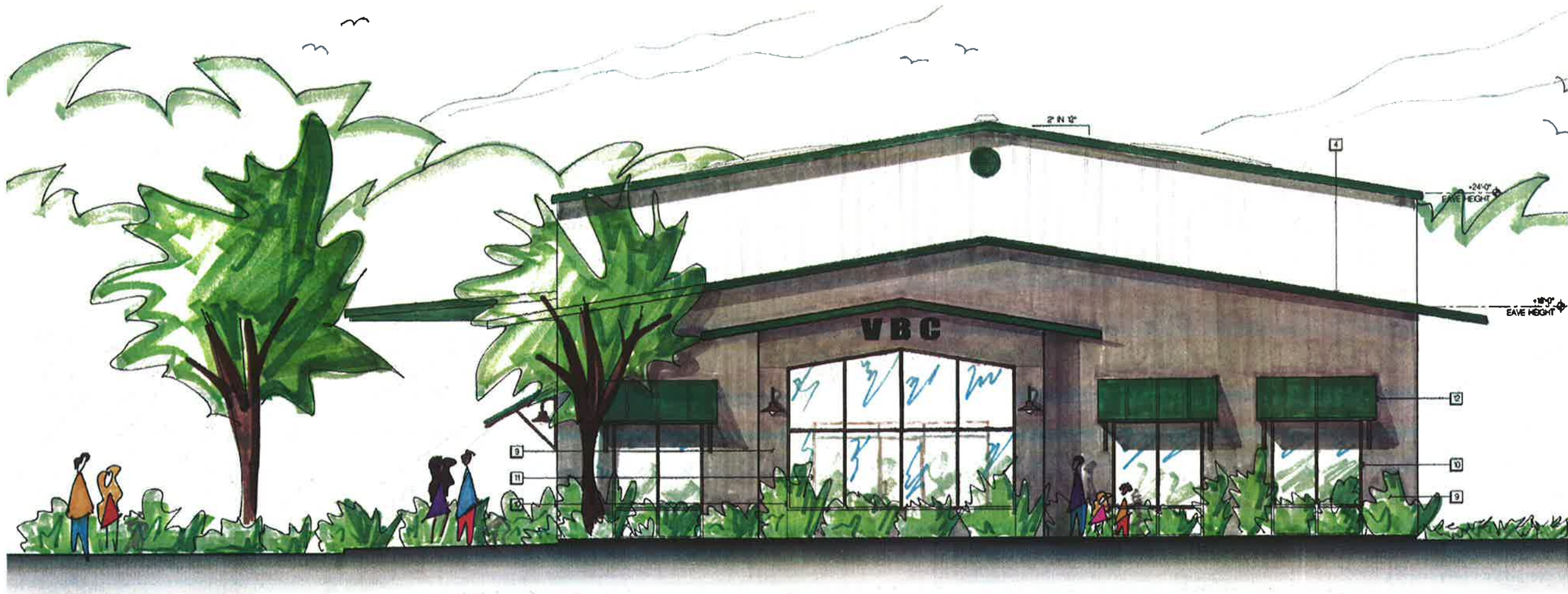
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FRONT EXTERIOR ELEVATION

South Elevation

Scale: 1/8" = 1'-0"

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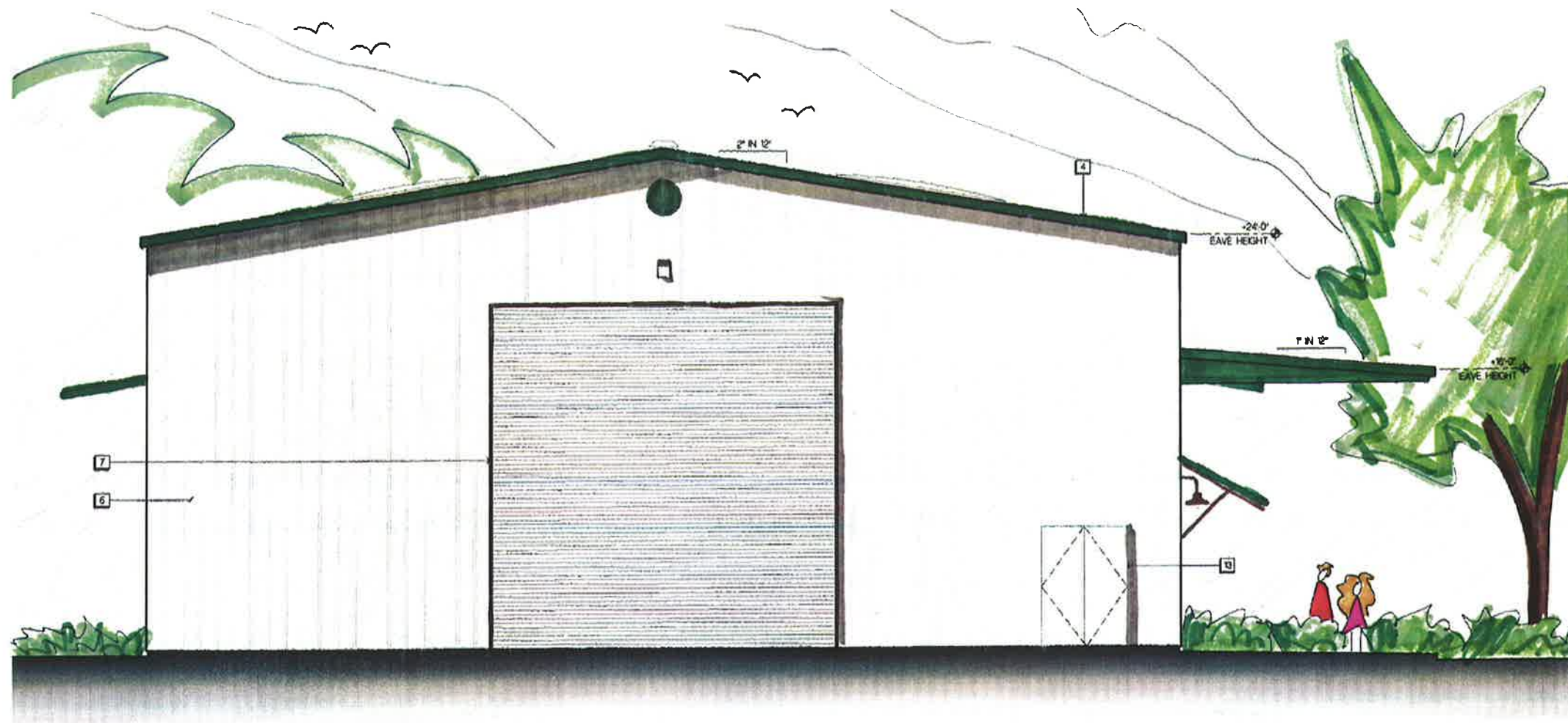
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REAR EXTERIOR ELEVATION

North Elevation

Scale: 1/8" = 1'-0"

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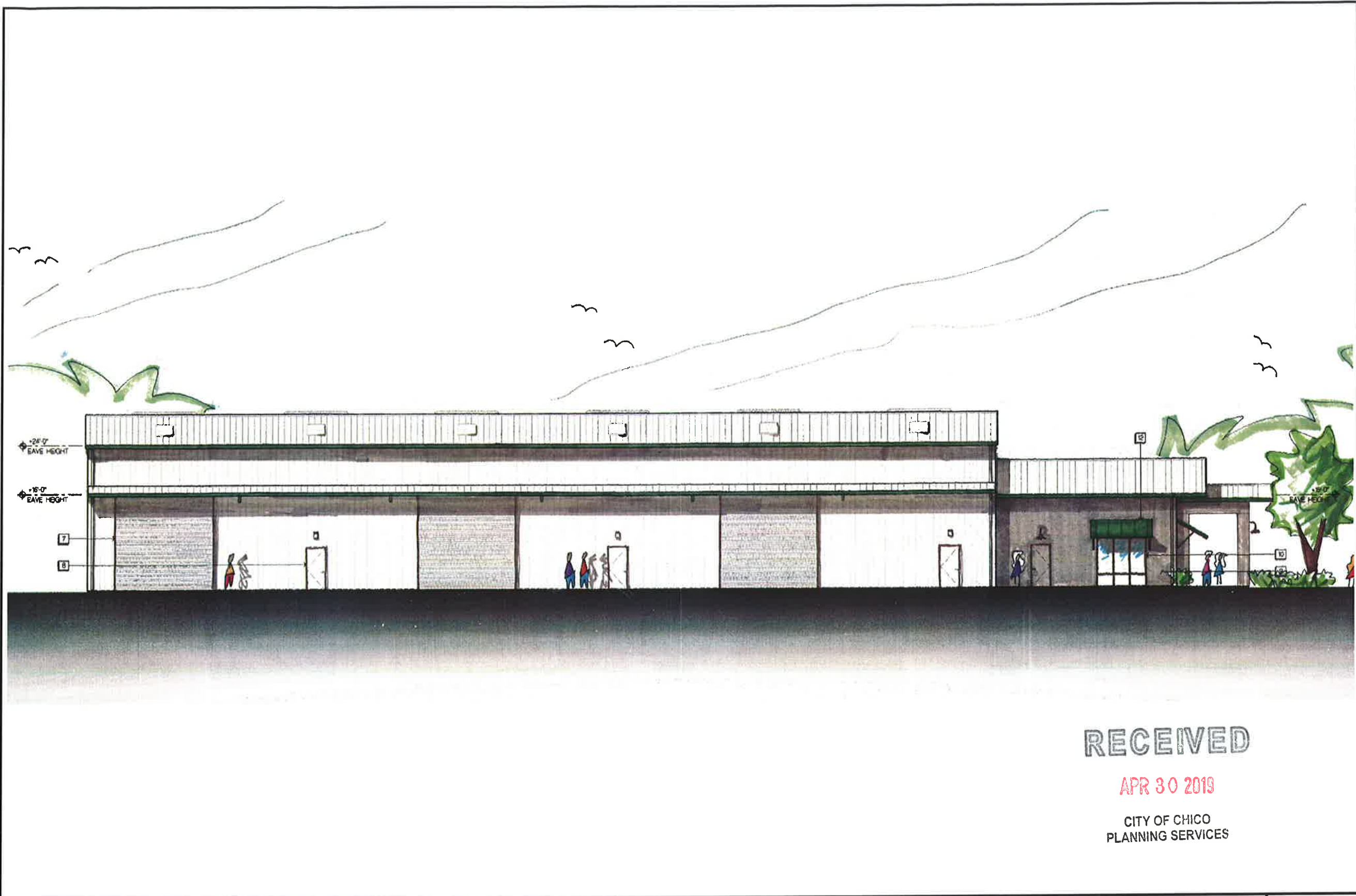
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LEFT EXTERIOR ELEVATION

West Elevation

Scale: 1/8" = 1'-0"

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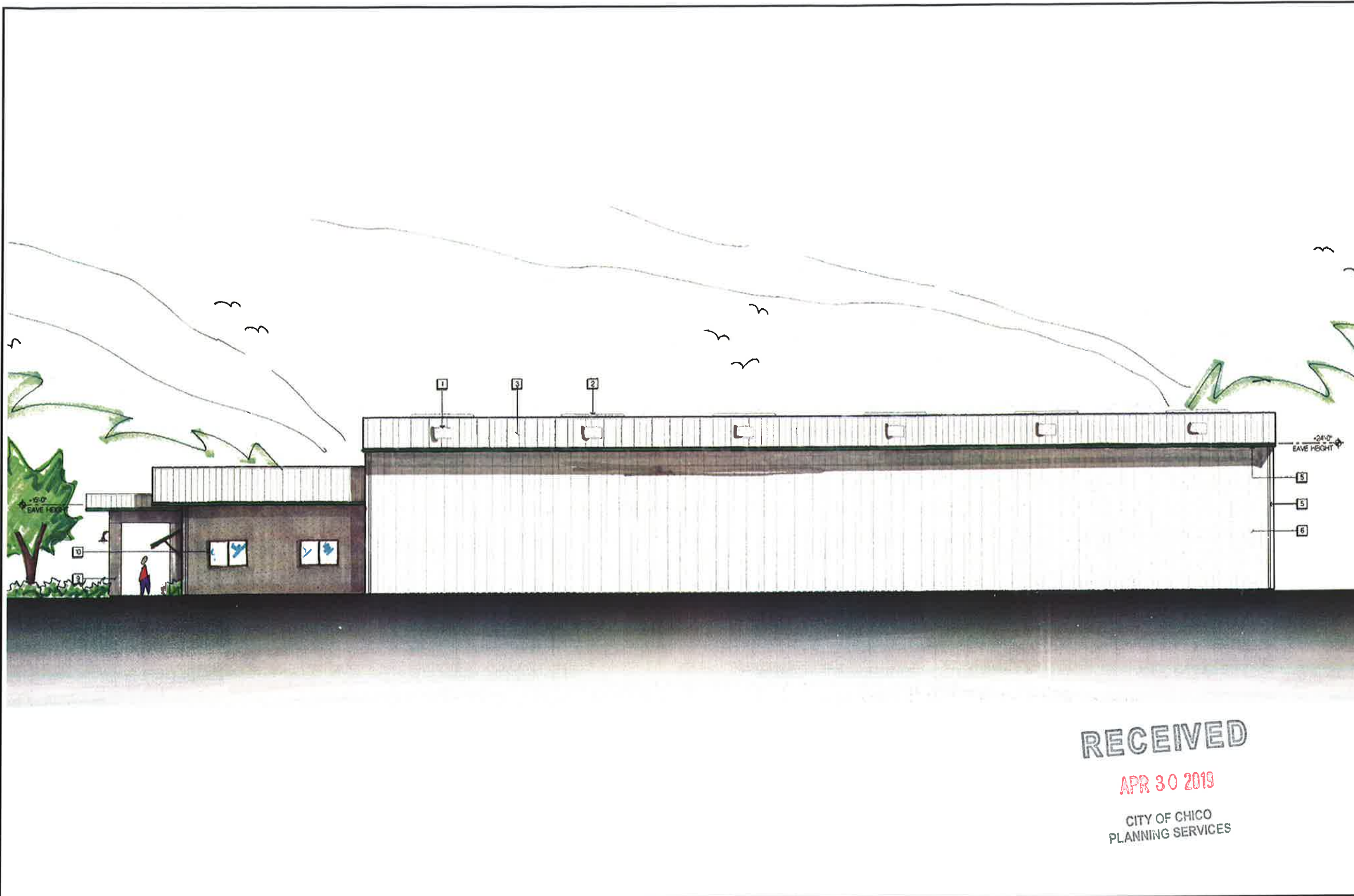
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RIGHT EXTERIOR ELEVATION

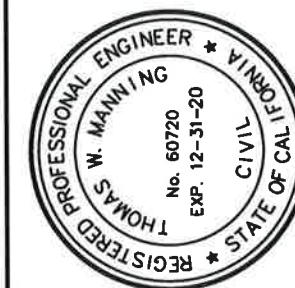
East Elevation

Scale: 1/8" = 1'-0"

D

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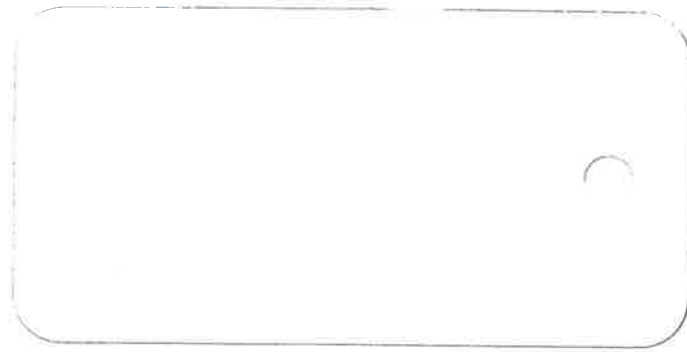
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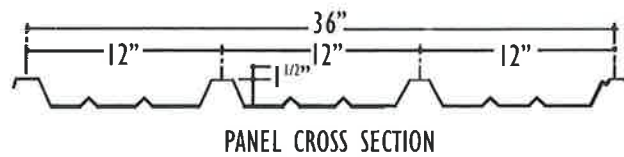
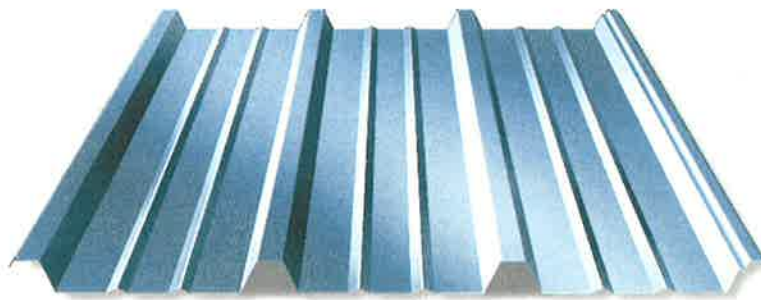
COOL SOLAR WHITE  
ROOF AND WALL



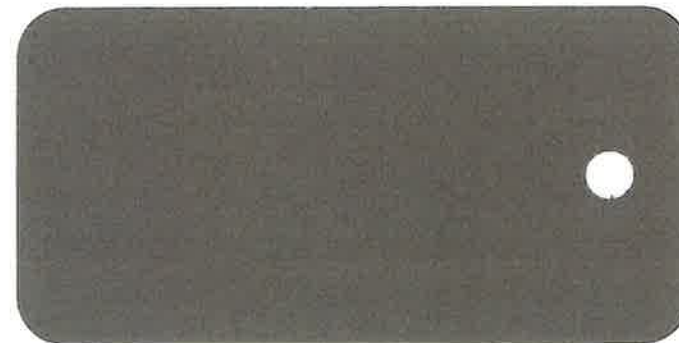
COOL EMERALD GREEN  
AWNINGS, GABLE & GUTTER



BRONZE ALUMINUM  
STOREFRONT SYSTEMS



WALL AND ROOF SYSTEM



COOL GRAY STONE  
ROLLUP DOORS



TITANIUM  
OFFICE STUCCO

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Job No.: 19-6746

MATERIALS BOARD

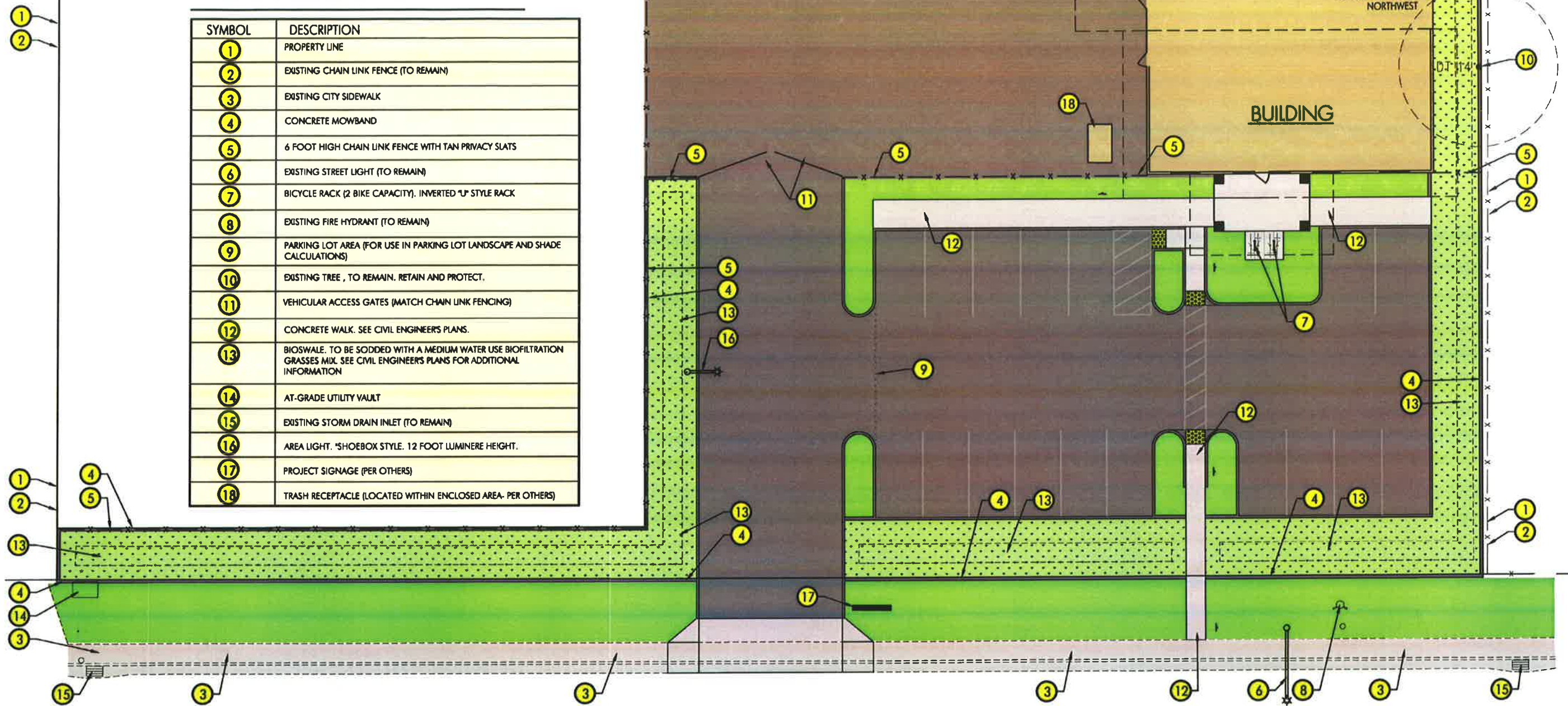
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SK-6



# PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	EXISTING CHAIN LINK FENCE (TO REMAIN)
③	EXISTING CITY SIDEWALK
④	CONCRETE MOWBAND
⑤	6 FOOT HIGH CHAIN LINK FENCE WITH TAN PRIVACY SLATS
⑥	EXISTING STREET LIGHT (TO REMAIN)
⑦	BICYCLE RACK (2 BIKE CAPACITY). INVERTED "U" STYLE RACK
⑧	EXISTING FIRE HYDRANT (TO REMAIN)
⑨	PARKING LOT AREA (FOR USE IN PARKING LOT LANDSCAPE AND SHADE CALCULATIONS)
⑩	EXISTING TREE, TO REMAIN. RETAIN AND PROTECT.
⑪	VEHICULAR ACCESS GATES (MATCH CHAIN LINK FENCING)
⑫	CONCRETE WALK. SEE CIVIL ENGINEER'S PLANS.
⑬	BIOSWALE. TO BE SODDED WITH A MEDIUM WATER USE BIOFILTRATION GRASSES MIX. SEE CIVIL ENGINEER'S PLANS FOR ADDITIONAL INFORMATION
⑭	AT-GRADE UTILITY VAULT
⑮	EXISTING STORM DRAIN INLET (TO REMAIN)
⑯	AREA LIGHT. *SHOEBOX STYLE. 12 FOOT LUMINERE HEIGHT.
⑰	PROJECT SIGNAGE (PER OTHERS)
⑱	TRASH RECEPTACLE (LOCATED WITHIN ENCLOSED AREA- PER OTHERS)



LOCKHEED AVENUE

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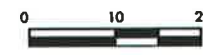
SEE PAGES 2 & 3 FOR  
ADDITIONAL INFORMATION

## LOCKHEED AVENUE PARCEL (PAGE 1 OF 3) PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:



SOLAR INFLUENCE



BAR SCALE



SCALE: 1" = 10'-0"



Prepared by:











Attachment F

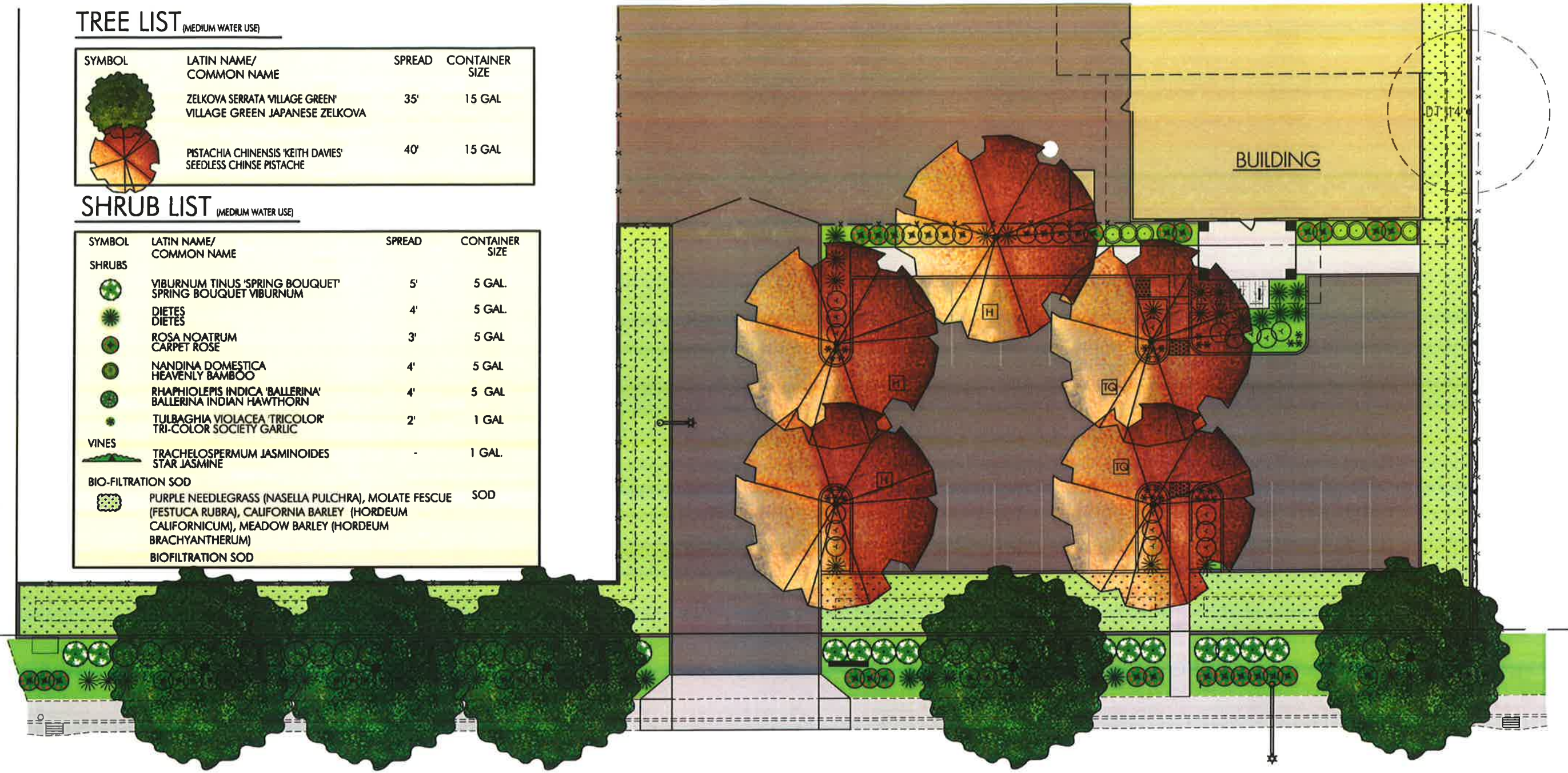
DATE: 3-14-19  
PROJECT NUMBER: 2121  
DRAWN: JBB

**TREE LIST** (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	35'	15 GAL
	PISTACHIA CHINENSIS 'KEITH DAVIES' SEEDLESS CHINSE PISTACHE	40'	15 GAL

**SHRUB LIST** (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>SHRUBS</b>			
	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET VIBURNUM	5'	5 GAL.
	DIETES DIETES	4'	5 GAL.
	ROSA NOATRUM CARPET ROSE	3'	5 GAL.
	NANDINA DOMESTICA HEAVENLY BAMBOO	4'	5 GAL.
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	5 GAL.
	TULBAGHIA VIOLACEA 'TRICOLOR' TRI-COLOR SOCIETY GARLIC	2'	1 GAL.
<b>VINES</b>			
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	-	1 GAL.
<b>BIO-FILTRATION SOD</b>			
	PURPLE NEEDLEGRASS (NASELLA PULCHRA), MOLATE FESCUE (FESTUCA RUBRA), CALIFORNIA BARLEY (HORDEUM CALIFORNICUM), MEADOW BARLEY (HORDEUM BRACHYANTHERUM) BIOFILTRATION SOD		SOD



LOCKHEED AVENUE

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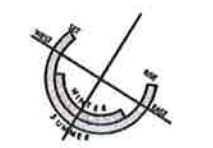
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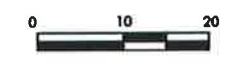
**LOCKHEED AVENUE PARCEL** (PAGE 2 OF 3)

**PRELIMINARY LANDSCAPE PLAN**

Prepared for:



SOLAR INFLUENCE



BAR SCALE



SCALE: 1" = 10'-0"

Prepared by:



Attachment F

DATE: 3-14-19  
PROJECT NUMBER: 2121  
DRAWN: JBB

## PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	6,059 SF	
PARKING LOT LANDSCAPE	788 SF	13%

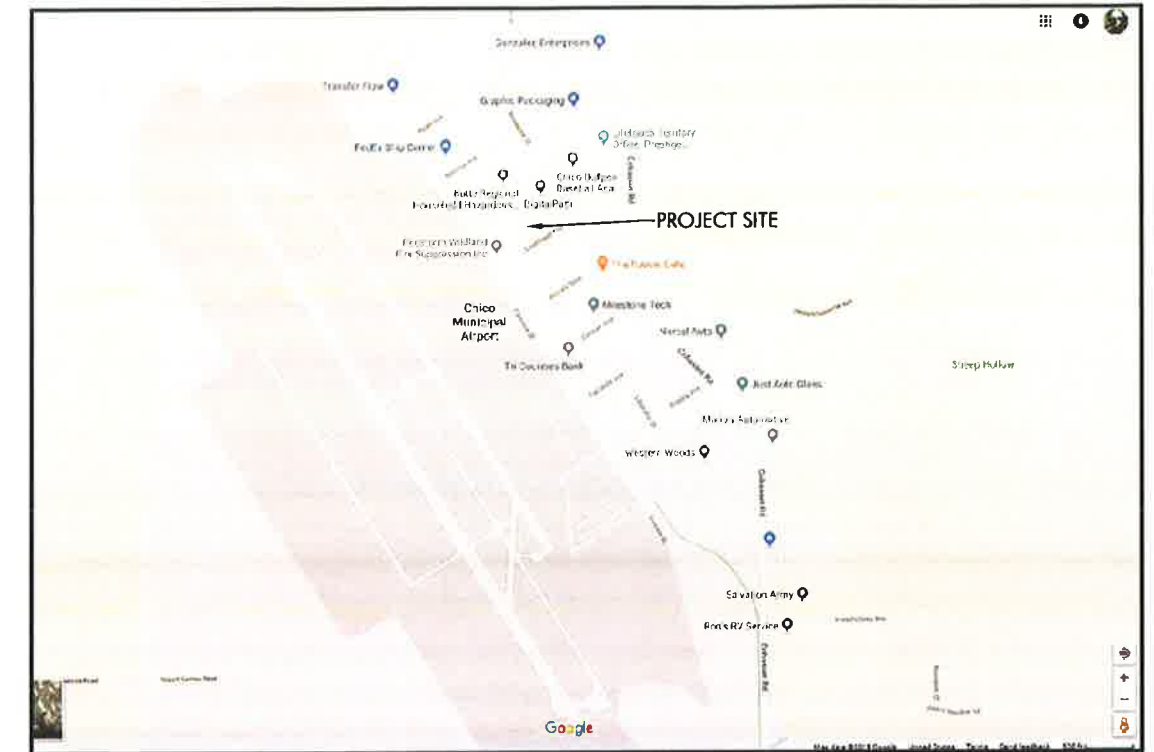
## SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			6,059 SF	
SHADE AREA PROVIDED				
40' DIAMETER TREES				
F FULL	1,256 SF	0	0	0
TQ THREE QUARTER	942 SF	2	1,884 SF	31%
H HALF	628 SF	3	1,884 SF	31%
Q QUARTER	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			3,768 SF	62%

## BICYCLE PARKING



## VICINITY MAP



## LANDSCAPE IRRIGATION

TOTAL LANDSCAPED AREA IS 11,019 SF AND IS HYDROZONED AS MEDIUM WATER USE SHRUBS AND BIOFILTRATION SOD 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 265,004 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 274,023 GALLONS PER YEAR.

## SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION KNOWN TO HAVE COMPACTED SOIL OF MARGINAL QUALITY. LANDSCAPE PLANTERS ARE TO BE DE-COMPACTED AND STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

## TOP DRESSING

A UNIFORM 3" MINIMUM LAYER OF 5/8" DIAMETER BROWN LAVA ROCK TOP DRESSING SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

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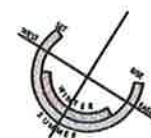
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SEE PAGES 1 & 2 FOR  
ADDITIONAL INFORMATION

## LOCKHEED AVENUE PARCEL (PAGE 3 OF 3)

## PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

Prepared for:



SOLAR INFLUENCE



BAR SCALE



SCALE: 1" = 10'-0"

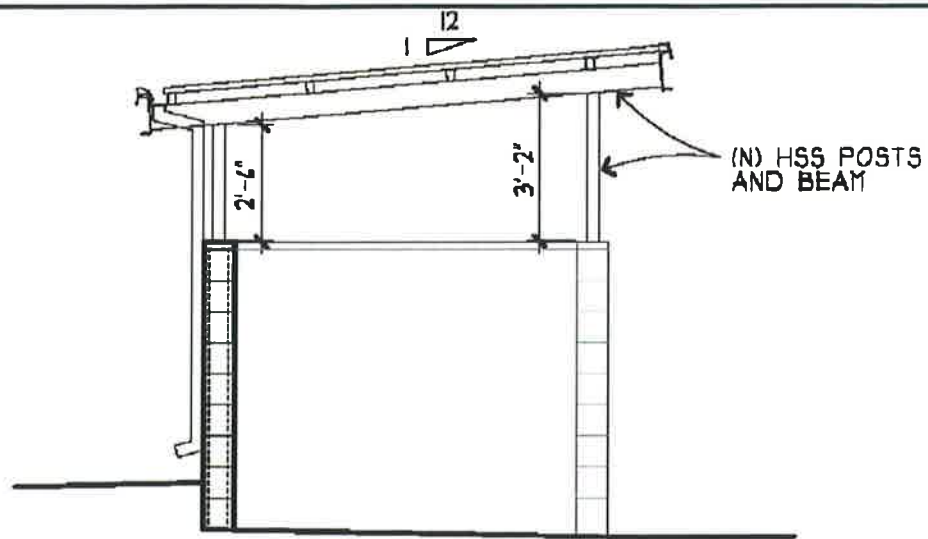
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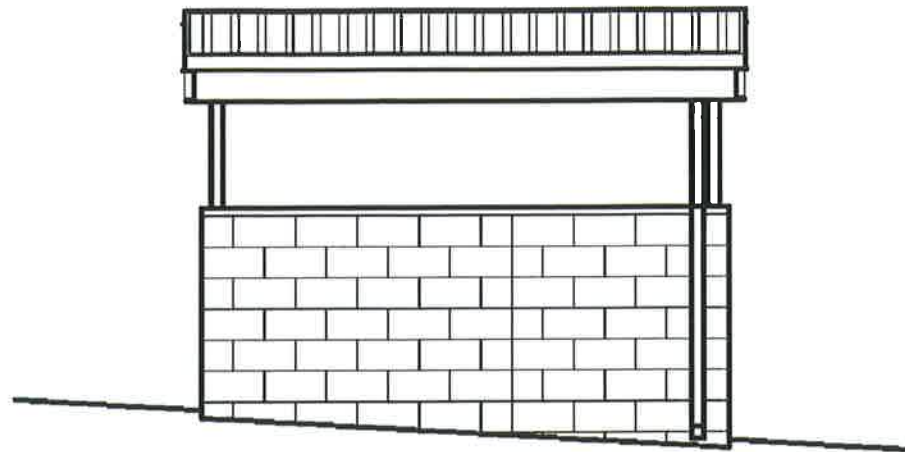
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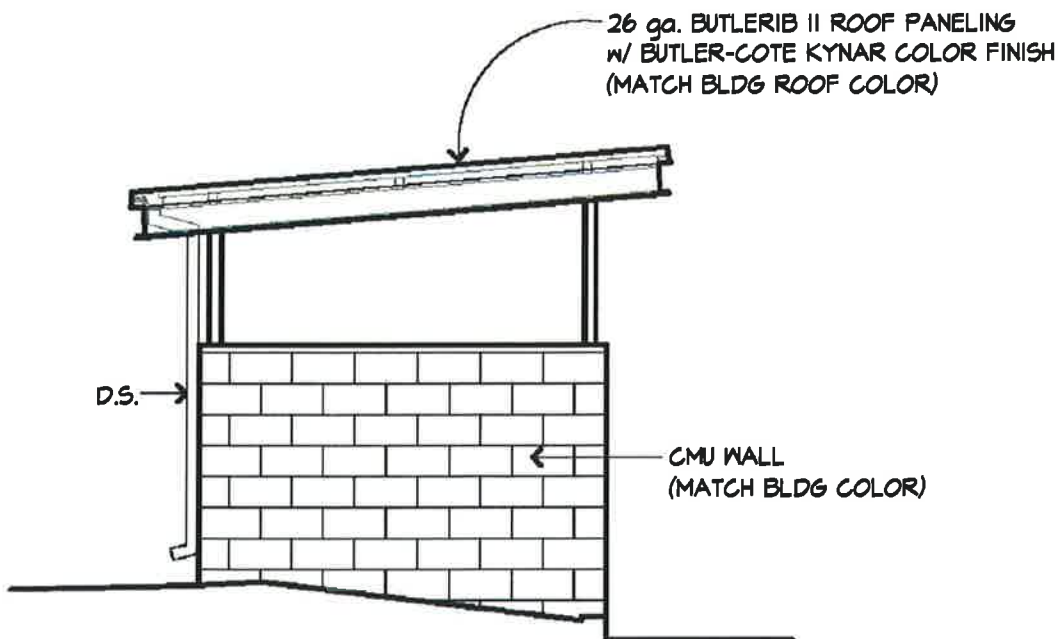
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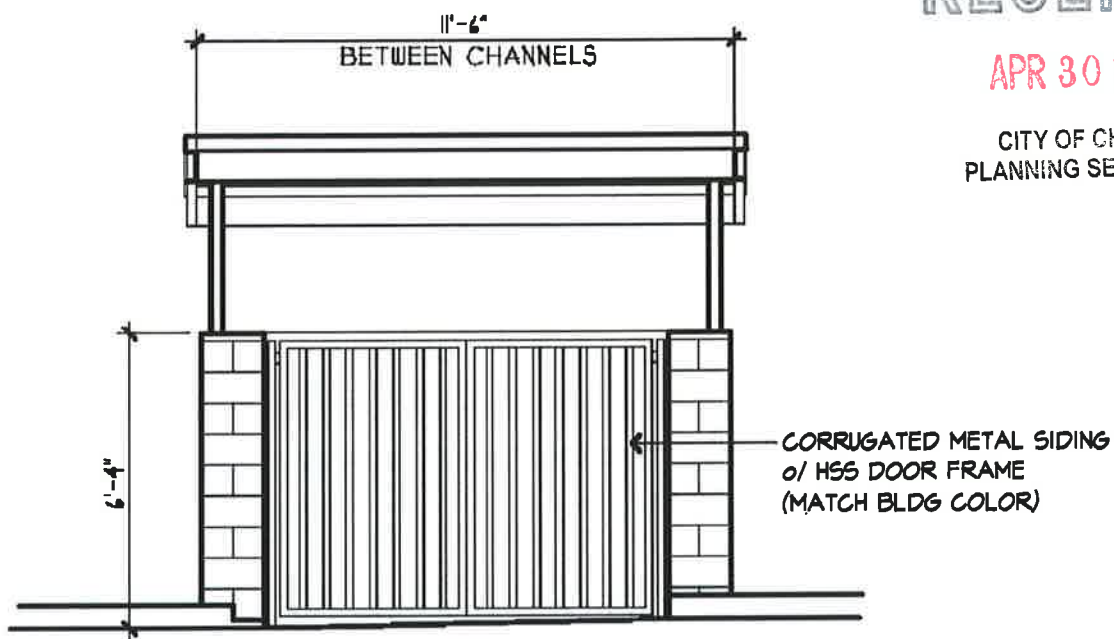
TYPICAL SECTION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

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NEW OFFICE & WAREHOUSE  
Visinoni Brothers Construction  
260 Lockheed Avenue  
Chico, CA 95973  
APN: 047-560-058-000

Date: 04-2019  
Drawn By: TWM/AMM  
Job No.: 19-6746

EXTERIOR SITE TRASH ENCLOSURE

Elevations

Scale: 1/4" = 1'-0"

E

SK-5

MANNING ENGINEERING  
236A W. EAST AVE., #325  
CHICO, CA 95926  
530-893-5937, (F) 530-891-5925  
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