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**CITY OF CHICO**  
**ARCHITECTURAL REVIEW AND**  
**HISTORIC PRESERVATION BOARD**  
**AGENDA**

REGULAR MEETING OF AUGUST 5, 2020  
Municipal Center – 421 Main Street – Council Chambers  
4:00 p.m.

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Georgie Bellin, Chair  
Lindsay Poulin, Vice Chair  
Dale Bennett  
Rod Jennings  
Thomas Thomson

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NOTE: Items Not Appearing on Posted Agenda - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Board wishes to take action, it must make one of the following determinations:

1. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Board is present, that the need to take action arose subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

Items may be added to the agenda for the Board to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Board.

Materials related to an item on this agenda submitted to the Architectural Review and Historic Preservation Board after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street during normal business hours.



Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.

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*All those present are encouraged to participate in the public process and will be invited to address the Board regarding each item listed on the Public Hearing Agenda. The following procedural guidelines will be used for consideration of each item*

- a. *Declaration of Ex Parte Communications or Conflicts of Interest*
- b. *Staff Presentation of Agenda Report*
- c. *Staff Response to Questions from Board Members*
- d. *Public Hearing Opened*
  1. *Applicant and/or Representatives*
  2. *Other Interested Persons*
  3. *Staff Response/Clarification of any New Issues or Evidence*
  4. *Applicant and/or Representatives Rebuttal*
- e. *Public Hearing Closed*
- f. *Board Deliberation/Action*

*Persons wishing to address the Board are requested to clearly state their names for the record before beginning to speak and to refrain from speaking at any time other than during the public hearing.*

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**CITY OF CHICO  
ARCHITECTURAL REVIEW AND  
HISTORIC PRESERVATION BOARD  
AGENDA**

REGULAR MEETING OF AUGUST 5, 2020

Municipal Center – 421 Main Street – Council Chambers – 4:00p.m.

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**Public Participation:** This meeting is being conducted in accordance with Executive Order N-29-20, with remote public participation allowed by submitting email with the subject line PUBLIC COMMENT ITEM, sent to [ARPublicComments@Chicoca.gov](mailto:ARPublicComments@Chicoca.gov) during the meeting, prior to the close of public comment on an item. The public is encouraged not to send more than one email per item and not to comment on numerous items in one email.

Members of the public may also virtually attend the meeting using the City's WebEx platform. Public participants interested in this method are encouraged to register in advance of the hearing by emailing [ARPublicComments@Chicoca.gov](mailto:ARPublicComments@Chicoca.gov). To remotely view and participate in the meeting online please locate the meeting agenda and follow the viewing instructions by visiting the following link: <https://www.chico.ca.us/post/2020-agendas-1>

**1.0 CALL TO ORDER/ROLL CALL**

**2.0 EX PARTE COMMUNICATION**

**3.0 CONSENT AGENDA**

**3.1 Approval of Minutes  
June 17, 2020**

**4.0 PUBLIC HEARING AGENDA**

**4.1 Architectural Review 19-15 (Sloop Medical Building) – Northwest Corner of Jan Court and Forest Avenue -- APN 002-210-066 et al: A proposal to construct a medical office building of approximately 5,931 square feet and associated site improvements.** The site is designated Office Mixed Use on the General Plan Land Use Diagram and zoned OC (Office Commercial). The site consists of approximately 2.09 acres over seven parcels. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or [dexter.oconnell@chicoca.gov](mailto:dexter.oconnell@chicoca.gov).**

**5.0 REGULAR AGENDA**

**6.0 BUSINESS FROM THE FLOOR**

*The Chair will invite persons in the audience wishing to address the Board to identify themselves and any matter not appearing on the current posted agenda that they may wish to discuss. Although the Board may discuss items brought forward at this time, no action can be taken. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.*

**7.0 REPORTS AND COMMUNICATIONS**

*These items are provided for the Board's information. Although the Board may discuss the items, no action can be taken at this meeting. Should the Board determine that action is required, the item or items may be included for action on a subsequent posted agenda.*

**8.0** **ADJOURNMENT**  
Adjourn to August 19, 2020



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 8/5/2020

DATE: June 29, 2020

File: AR 19-15

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner  
530-879-6810, dexter.oconnell@chicoca.gov

RE: AR 19-15 (Sloop Medical Building)  
Jan Court at Forest Avenue -- APN 002-210-066 et al.

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## 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 19-15 (Sloop Medical Building), subject to the recommended conditions.

## BACKGROUND

The applicant proposes construction of a medical office building of approximately 5,931 square feet on a 2.09 acre site consisting of seven parcels at the northwest corner of Jan Court and Forest Avenue (see **Attachment A**, Location Map). Proposed along with the building are parking areas for an entire future office complex and various other site improvements. Access would be provided from both Jan Court on the principal parcel and Forest Avenue on a secondary driveway to the west. The site is designated Office Mixed Use on the City's General Plan Land Use Diagram and zoned OC (Office Commercial).

The proposed building would be set back from the intersection with landscaped areas in front and its parking area behind (see **Attachment B**, Site Plan). Additional new parking areas would extend through the site to the west. Twenty-three parking spaces are required for the new use, and 20 are provided wholly on the instant parcel, with five more partially present. 61 more would serve future buildings in the complex. With approximately 20,000 square feet of additional office space remaining, ultimate build out of the complex will likely be slightly overparked. Four bike parking spaces are provided in uncovered racks.

The proposed building would have a modern appearance (see **Attachment C**, Rendering) with some rustic-looking highlights. The primary entrance would be on the north side of the building, distinguished by a grand entrance portico. All elevations would share a blue-and-buff color scheme (see **Attachment D**, Color Board), with tasteful faux-structural elements visible at gable ends. The building is simple, traditional, and professional.

The conceptual landscape plan proposes a variety of trees including deodar cedar and toyon, but no tree would predominate near the structure (see **Attachment E**, Landscape Plan). Shrubs and groundcover would meet the City's requirements, and eight new street

trees would be planted as well. Condition #5 has been added to require landscaping of the entire parking lot concurrent with its construction, so that parking lot shade and other landscaping requirements are met. A new trash enclosure would be located northeast of the building. The enclosure would be CMU block covered with a metal shed roof. Condenser units would be ground mounted on the side of the building facing Forest Avenue, screened by a wall appropriate for the commercial context.

## **DISCUSSION**

The proposal would result in the initial development of a future office complex in an area comprised of similar office complexes. The proposal is consistent with several General Plan policies, importantly those that encourage compatible infill development and development with a focus on health for a broad spectrum of residents (LU-4.2, LU-4.4, CD-5, and PPFS-7). There are no specific plans for the graded site, which sits at a slightly higher elevation than its surroundings.

The project is broadly consistent with the City's adopted Design Guidelines (DGs). The building design is characterized by an aesthetically pleasing variety of elements. The design is straightforward, but accents appear meaningful and intentional, and have the effect of lightening the load of the viewer. The building design offers continuity throughout all four elevations in both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11), and avoids a monotonous roof design (DG 2.2.25).

The design is challenged by several DGs that encourage a pedestrian orientation and discourage providing excessive automobile parking (DGs 1.1.13, 1.1.14, 1.1.15 and 2.1.27). It is likely that consistency will eventually be achieved as structures are developed on other parcels in this development, but that is not certain, and the risk is meaningful. In the interim, Condition #4 is recommended to meet requirements for temporary landscaping on unused portions of the site.

The design encourages visitors to walk through the parking area to enter the building, which is not surprising due to the lack of on-street parking but nonetheless limits consistency with DGs 2.1.21 and 2.1.22. Bicycle parking is located close to the main entrance (DG 2.1.32), though it would not be covered and protected from the elements as encouraged by DG 2.1.31. The scale and character of the project would not overwhelm the neighborhood (DG 1.2.13), and its massing, scale, and form respond to the context of surrounding structures (DG 3.2.12).

To achieve better consistency with Design Guidelines, Condition #6 has been added to require a structural cover over the bicycle parking area, and Condition #5 would require landscaping of the entire parking lot, not just the portion nearest the new structure. Because of consistency with the surrounding auto-oriented neighborhood context, it is somewhat justified for the site design to be auto-oriented. With conditions to improve DG consistency, staff supports approval of the project.

As conditioned, the proposed plan meets all applicable setback, parking, and landscaping requirements, and will also facilitate orderly development and circulation in the area. No tree removal is proposed, as the site is not treed.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). This exemption applies to infill projects which are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; are substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

### Architectural Review

According to 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 compatible infill development (LU-4.2, LU-4.4, and CD-5) and health services in a broad spectrum of the community (PPFS-7.2). There is no applicable specific 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, as conditioned, is consistent with the City's adopted Design Guidelines. The design is straightforward but worthwhile with meaningful and intentional-seeming accents that give it an inherent appeal. The scale of the proposed building is consistent with the surrounding area, which features primarily single-story structures.

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 proposed structure's orientation away from the street is compatible with surrounding development, as noted in the discussion above. Significant space is left for potential future development, and this structure's design is coordinated to welcome that, while also being attractive in an interim or permanent state of those portions of the property being

vacant.

Appropriate lighting is proposed, and exterior equipment will be properly screened from view by a stucco or other type of wall that is appropriate for the commercial setting.

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 building and grounds are compatible with the surrounding development, which is primarily auto-oriented. The proposed structure does not represent a change to the principal development pattern of the area. While views of open area will be blocked or altered by this structure, the blocking is an inevitable result of developing the parcel, no design could avoid it completely. This parcel is also on higher ground than its surroundings, so even a modest design like this will have some inherently dominating characteristics.

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 parking area, and the substantial variety of new trees will be an important contributor to the proposed development. The variety of trees selected will provide an attractive environment with water use patterns that meet the city's requirements. Requiring the landscaping of the entire parking lot now will help to ensure that the property is visually appealing even if other parcels are not developed immediately.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-15 (Sloop Medical Building). The approval documents for this project are date stamped August 5, 2020.
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 in the field prior to issuance of a certificate of occupancy.
3. Proposed project signage shall be permitted through a separate sign permit in compliance with CMC 19.74 (Signs).
4. All pad sites for future buildings and unused portions of the site shall be temporarily landscaped with hydroseeding or other surface-stabilizing treatment.
5. Prior to issuance of a Certificate of Occupancy the applicant shall install landscaping for the subject parcel (APN 002-210-066), and throughout all parts of the parking area

constructed concurrently as shown on the landscape plan. These landscape improvements shall be shown on the building plans and shall comply with City of Chico Municipal Code standards, including the provision of irrigation. Such landscaping shall include all tree cover required for the parking area's shade.

6. Applicant shall provide a structural cover over the bicycle parking area or relocate the bicycle parking to a covered location within 20 feet of the front building entrance.
7. Boulevard trees along Jan Court and Forest Avenue shall be planted in a manner to be approved by the City of Chico Urban Forester.
8. All proposed fencing shall have a cap and top rail and shall be constructed of pressure-treated lumber.
9. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **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 10 days prior to the Architectural Review and Historic Preservation Board meeting.

## **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Rendering
- D. Elevations
- E. Landscape Plan

## **DISTRIBUTION**

Jim Crew. PO Box 393, Paradise, CA 95967. jcrewbuilder@yahoo.com

Jim Peterson. jim@streamlinechico.com

Russ Erickson. russ@robertsonerickson.com

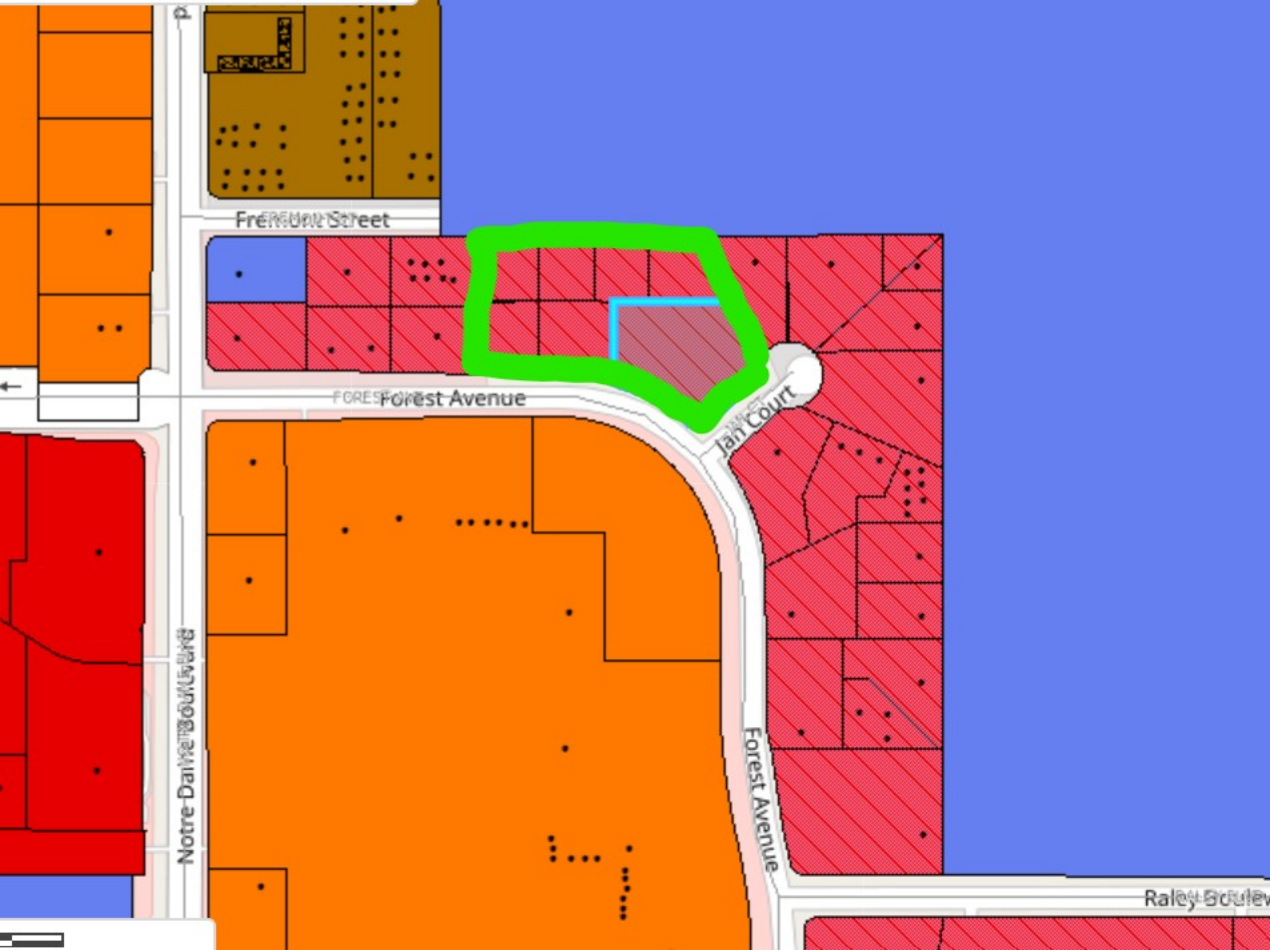
Burak Karatekeli. burak@robertsonerickson.com

Barbora Hoagland. barborahoagland@outlook.com

Randall and Christine Sloop. 2068 Talbert Dr. Suite 150, Chico, CA 95928.



sloopchristine@gmail.com  
PP Ambo  
SP Sawley  
File: AR 19-15



Fréville Street

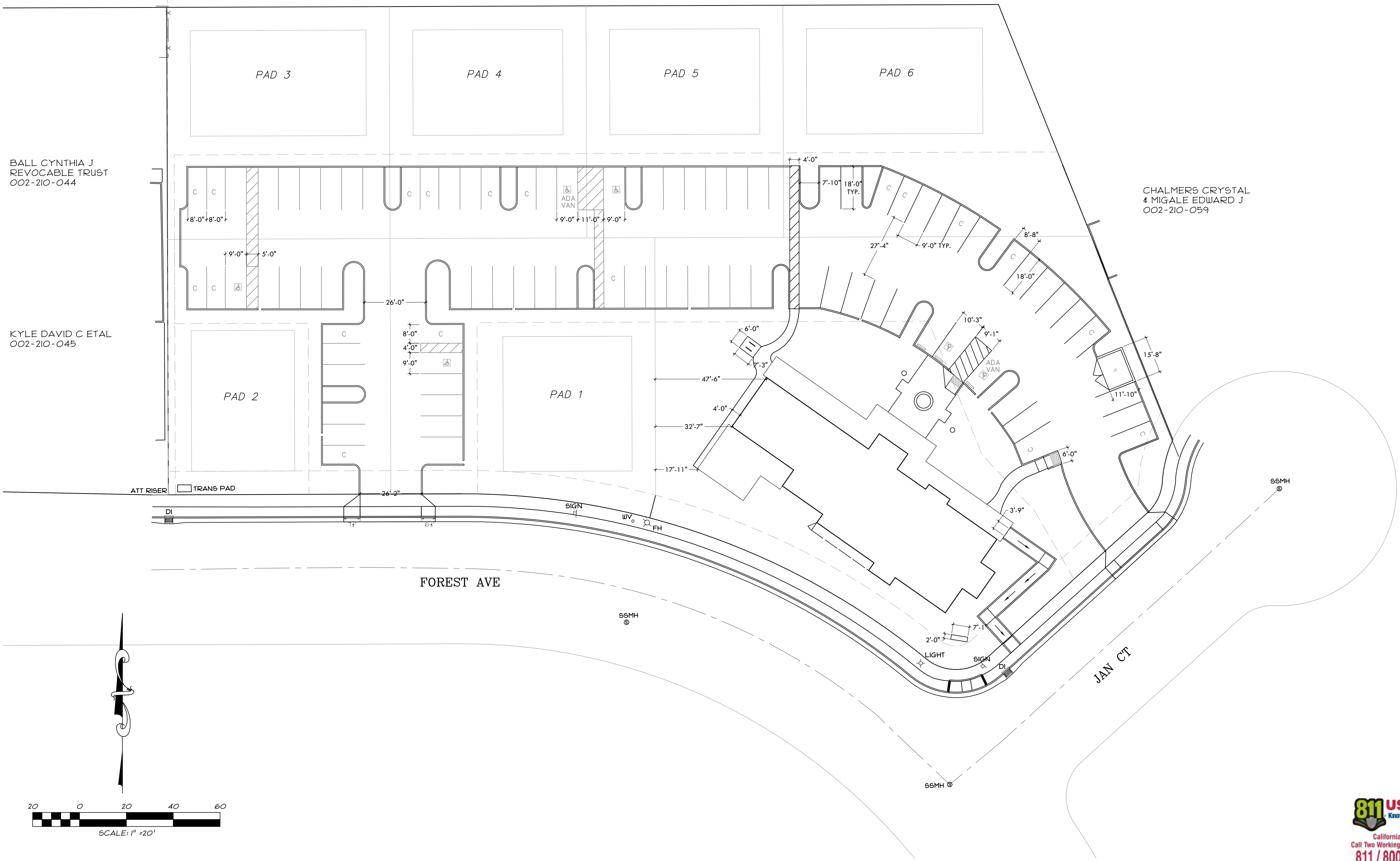
Forest Avenue

Jan Court

Notre-Dame Boulevard

Forest Avenue

Raley Boulevard

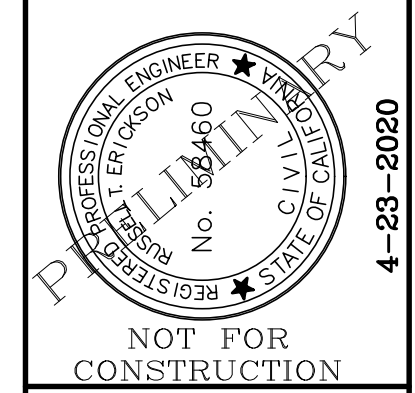


BALL CYNTHIA J  
REVOCABLE TRUST  
002-210-044

KYLE DAVID C ETAL  
002-210-045

CHALMERS CRYSTAL  
& MIGALE EDWARD J  
002-210-059

**Robertson Erickson**  
CIVIL ENGINEERS & SURVEYORS  
888 Manzanita Court  
Suite 101  
Chico, California 95926  
530-894-3500 Fax 530-894-8955  
robertsonerickson.com

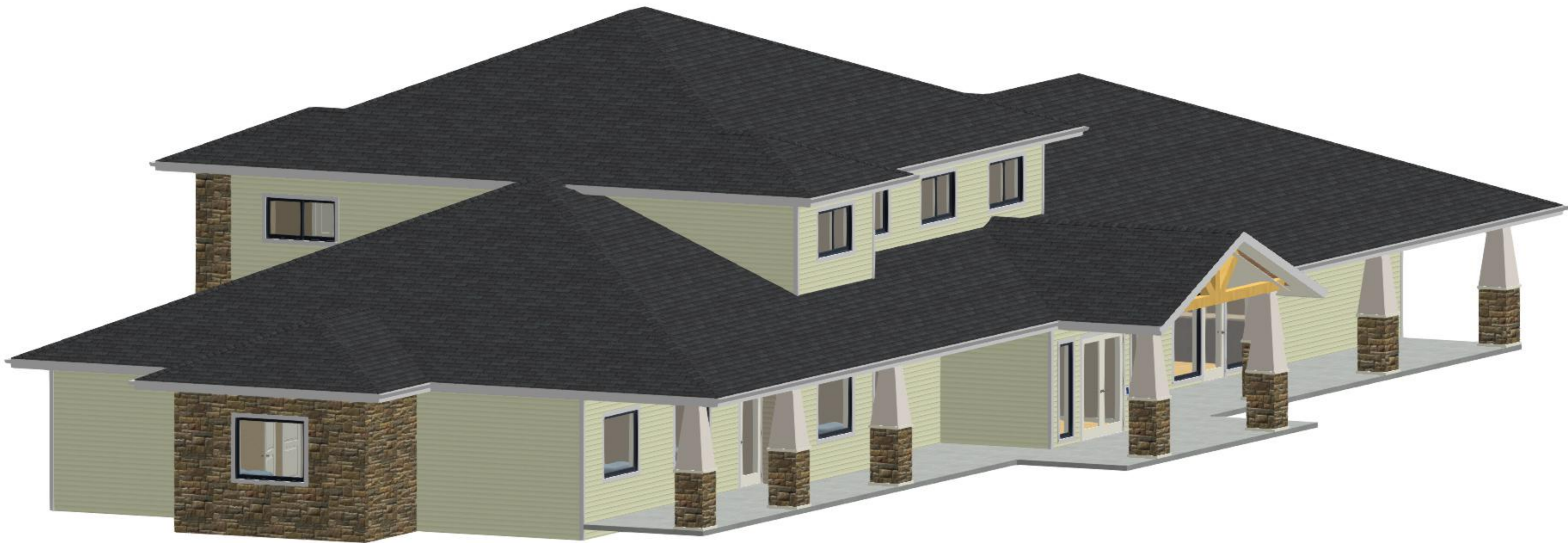


NOT FOR CONSTRUCTION

**SITE PLAN**  
**MEDICAL BUILDING DEVELOPMENT**  
**JAN COURT**  
**DR. CHRISTINE SLOOP**

C3.1

**811 USA North**  
Know what's below.  
Call before you dig.  
California and Nevada  
Call Two Working Days Before You Dig!  
811 / 800-227-2600







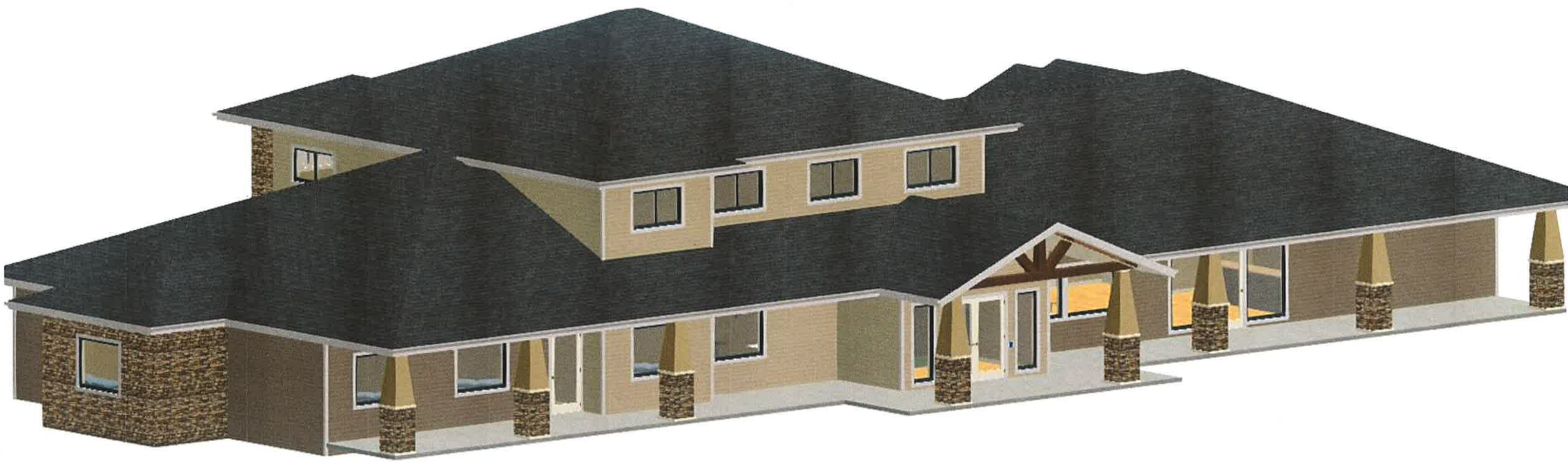




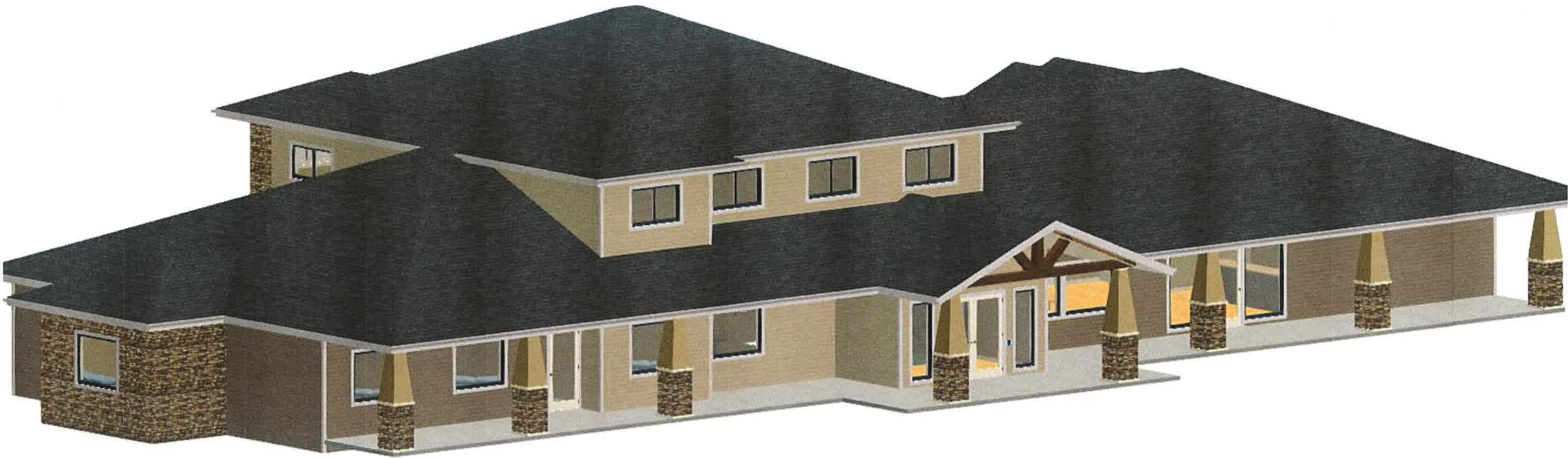


















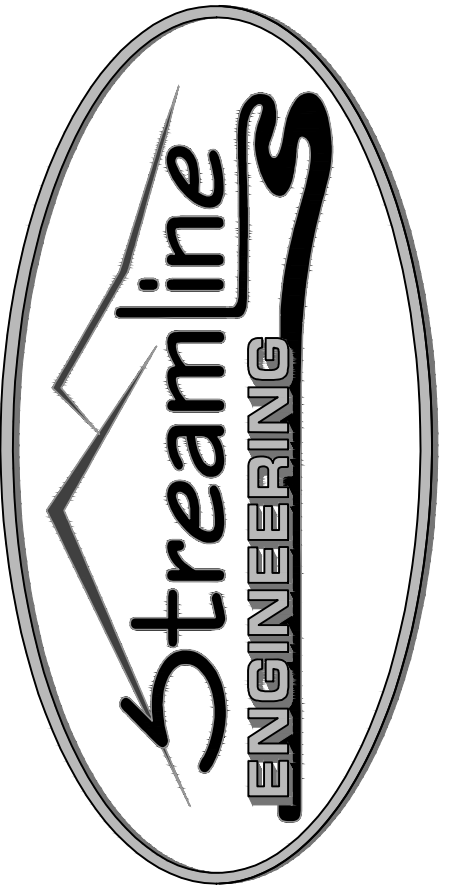


**KEYNOTES**

- 101. HARDIEPLANK SIDING (APPROVED BY OWNER) FIRE RESISTIVE.
- 102. HARDIE TRIM (APPROVED BY OWNER) FIRE RESISTIVE OVER 1/8" FELT.
- 103. COMPOSITION SHINGLES CLASS A (APPROVED BY OWNER) OVER 1/8" FELT.
- 104. GUTTERS AND DOWN SPOUTS WITH MEANS TO PREVENT LEAVES IN GUTTER.
- 105. BARGE BOARD.
- 106. MANUFACTURED STONE VENEER (APPROVED BY OWNER)



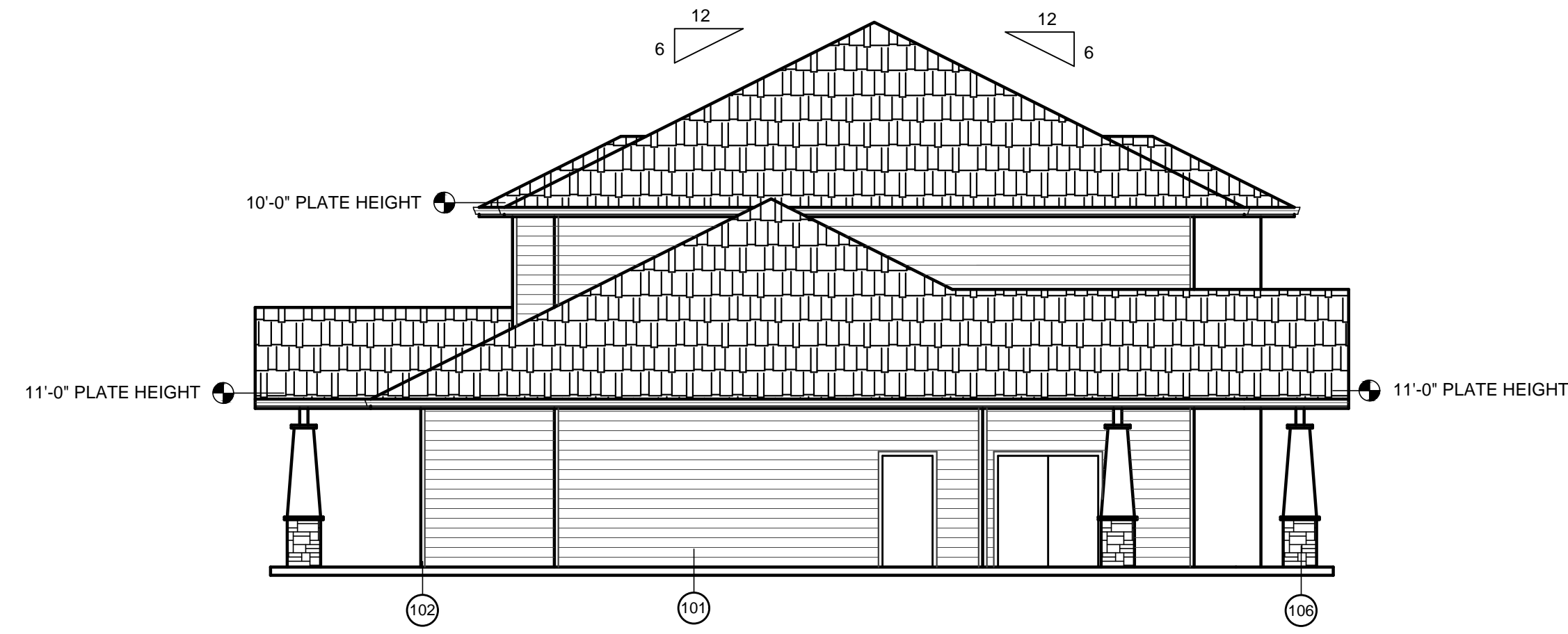
**SUBMITTAL SET**



60 INDEPENDENCE CIRCLE  
SUITE 201  
CHICO, CALIFORNIA 95973  
PHONE: (530)882-1100  
STREAMLINECHICO.COM  
COMMERCIAL  
STRUCTURAL  
ENERGY  
ADA COMPLIANCE

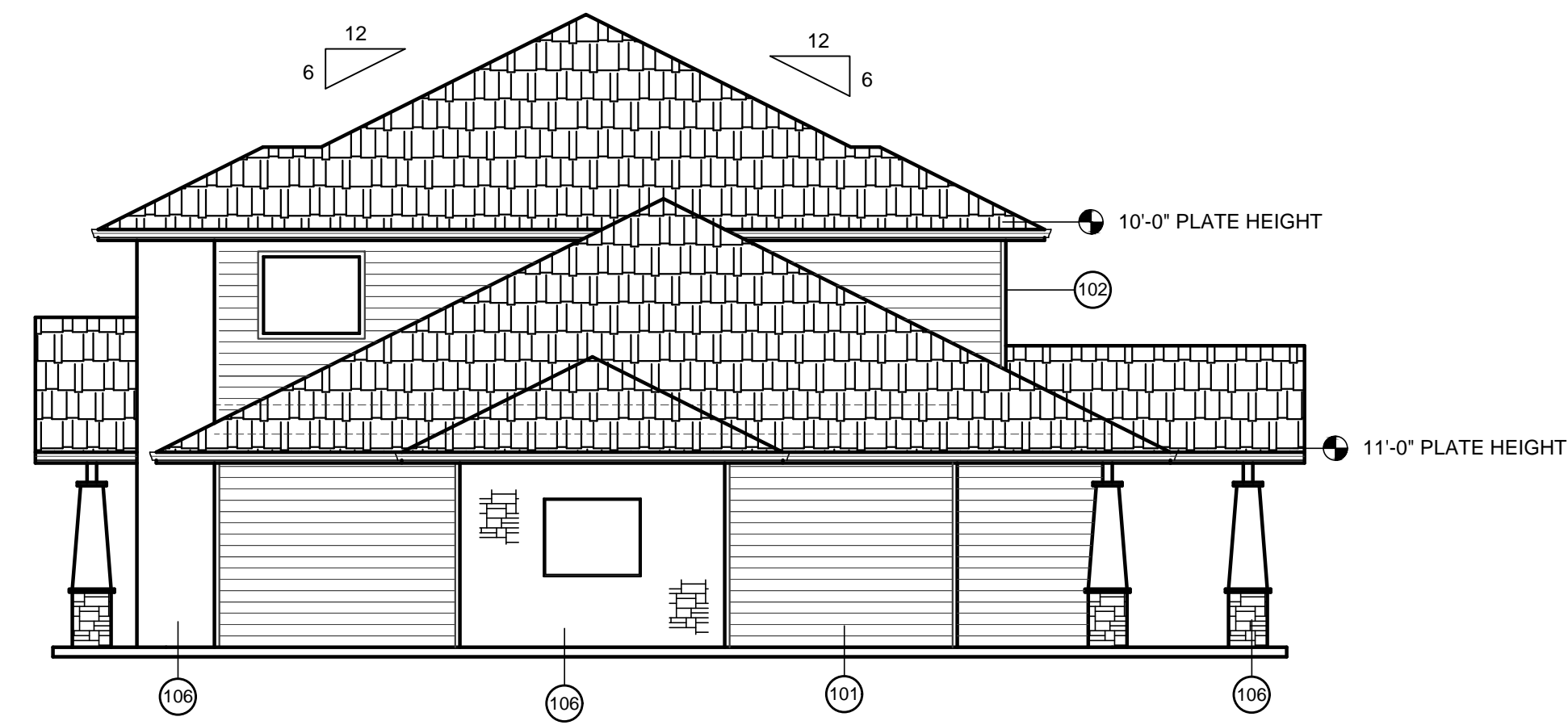
**NOTES**

1. FLASH AND COUNTERFLASH BETWEEN ROOFING AND VERTICAL SURFACES, INCLUDING PLASTER.
2. SEE SHEET T-1 GLAZING AND WINDOW NOTES 11-1 THROUGH 11-8.
3. SEE SHEET T-1 DOOR AND RELATED HARDWARE NOTES 6-1 THROUGH 6-9.
4. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER. CAULKING IS NOT FLASHING.
5. OWNER AND BUILDER SHALL VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO CONSTRUCTION.
6. FINISH GRADE SHALL SLOPE AWAY FROM BUILDING; MIN. OF 6" WITHIN THE FIRST 10'-0" (5%).
7. PROVIDE GUARDRAILS IF THE WALKING SURFACE IS 30" OR MORE OFF ADJACENT GRADE.
8. ALL ELEMENTS PROJECTING THROUGH ROOF INCLUDING GUTTERS SHALL BE DESIGNED BY THE INSTALLER TO RESIST THE FORCE OF SLIDING SNOW.
9. ICE-DAM FLASHING REQUIRED AT: EAVES, TO 30" INSIDE PLATE LINE. VALLEYS, 30" EACH SIDE OF CENTER.



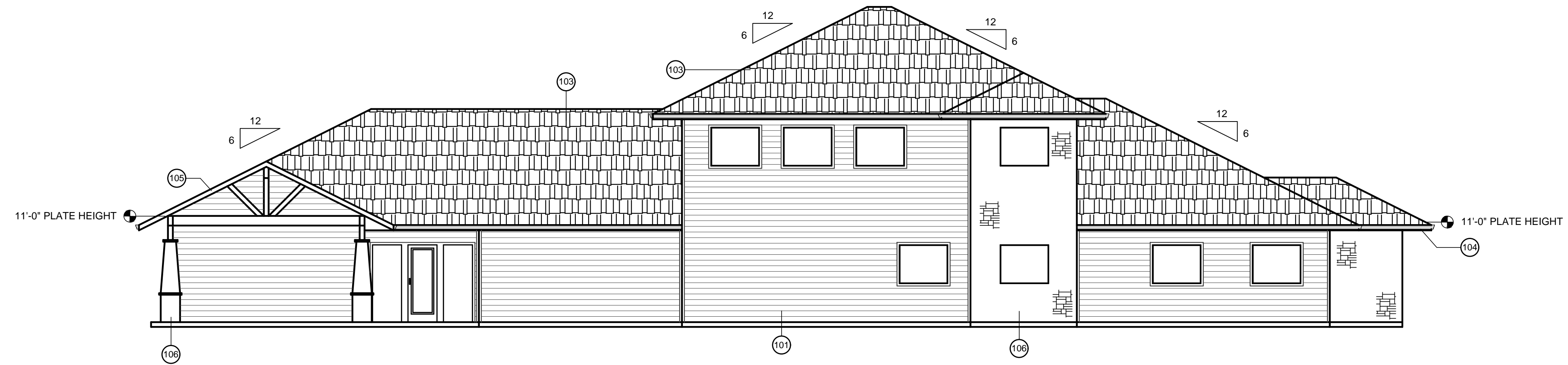
**LEFT ELEVATION**

1/8" = 1'-0"



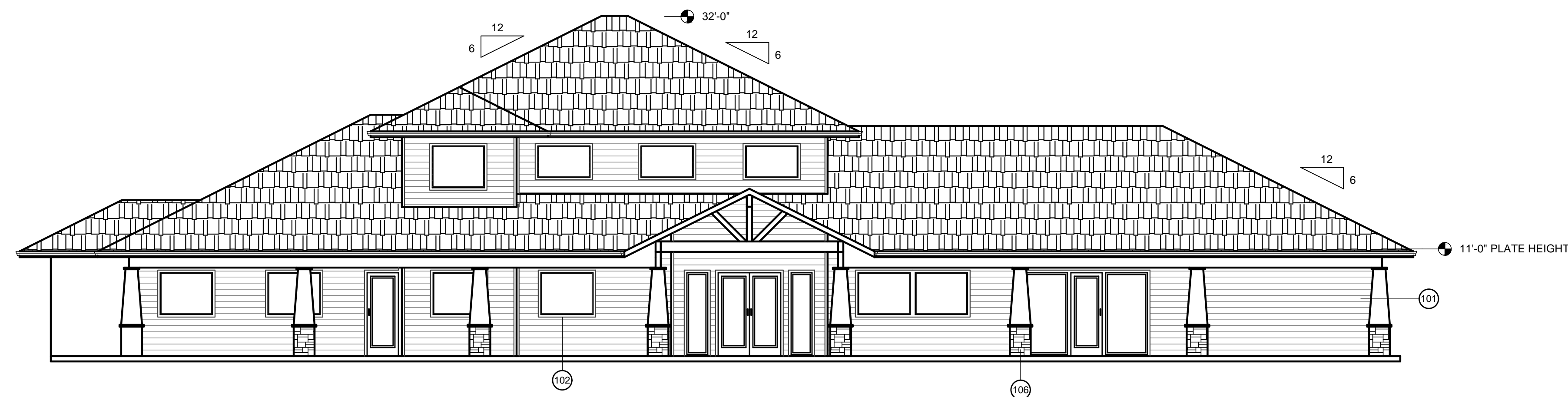
**RIGHT ELEVATION**

1/8" = 1'-0"



**REAR ELEVATION**

1/8" = 1'-0"



**FRONT ELEVATION**

1/8" = 1'-0"

**LEGEND**

- PLATE HEIGHT
- KEYNOTE NUMBER

**NEW OFFICE BUILDING FOR  
RANDAL & CHRISTINE SLOOP  
CHICO, CALIFORNIA**

EXCLUSIVE PROPERTY OF STREAMLINE ENGINEERING.  
THIS SHEET SHALL NOT BE REPRODUCED WITHOUT  
WRITTEN PERMISSION.

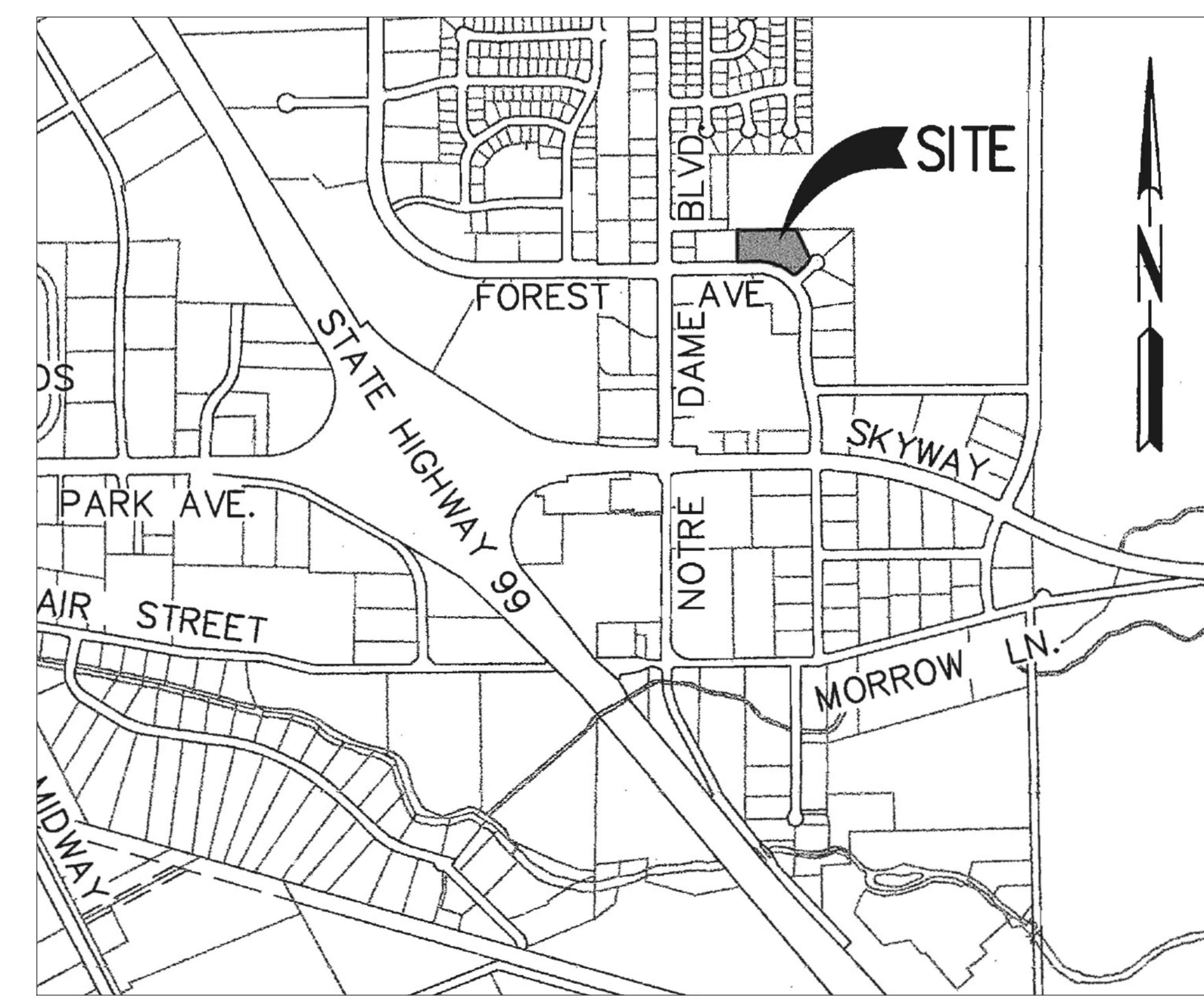
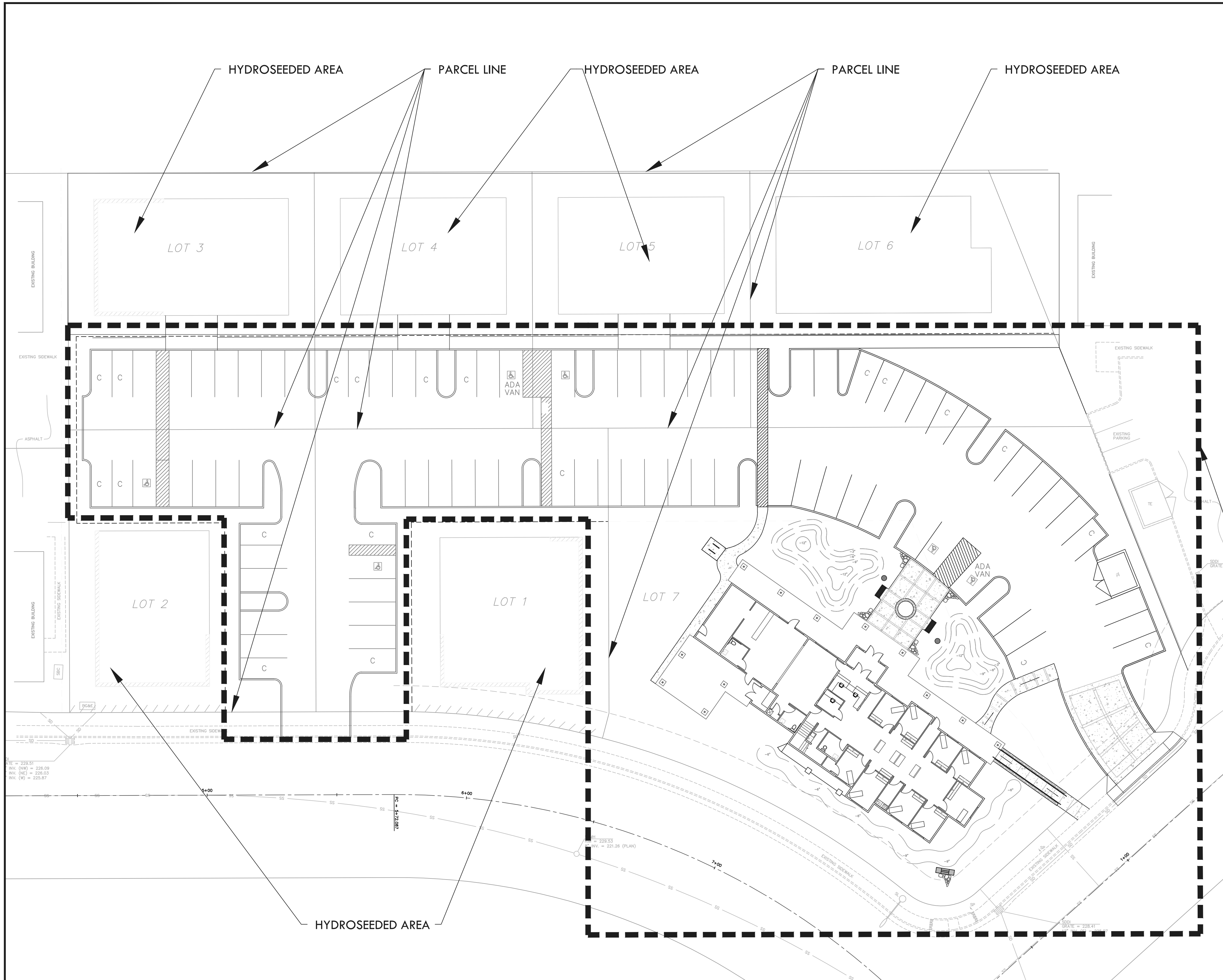
REVISIONS

NO.	DESCRIPTION

DESIGN: JP  
CHECKED: JMR  
DATE: 12/12/18  
SCALE: SHOWN  
JOB NO. 3040

SHEET NO.

**A-3**



LOCATION MAP N.T.S.

PHASE 1 SITE DEVELOPMENT WITH MEDICAL BUILDING AND LANDSCAPING - SEE LANDSCAPE PLAN SHEET 2 AND 3

PHASE 1 OF SITE DEVELOPMENT (MEDICAL BUILDING AND PARKING LOT) SCALE: 1"=20'-0"

Revision:	Date:	By:

**BARBORA HOAGLAND**  
 LANDSCAPE ARCHITECT; LA Lic#:6192  
**5 ELEMENTS Landscape Architecture**  
 2125 OAK PARK AVE, CHICO, CA 95928  
 Email: BARBORAHOAGLAND@OUTLOOK.COM

MEDICAL BLDG - Forest Ave/ Jan Ct  
 FOR: Christine Sloop  
 2068 Talbert Dr, Ste 150  
 Chico, California 95928



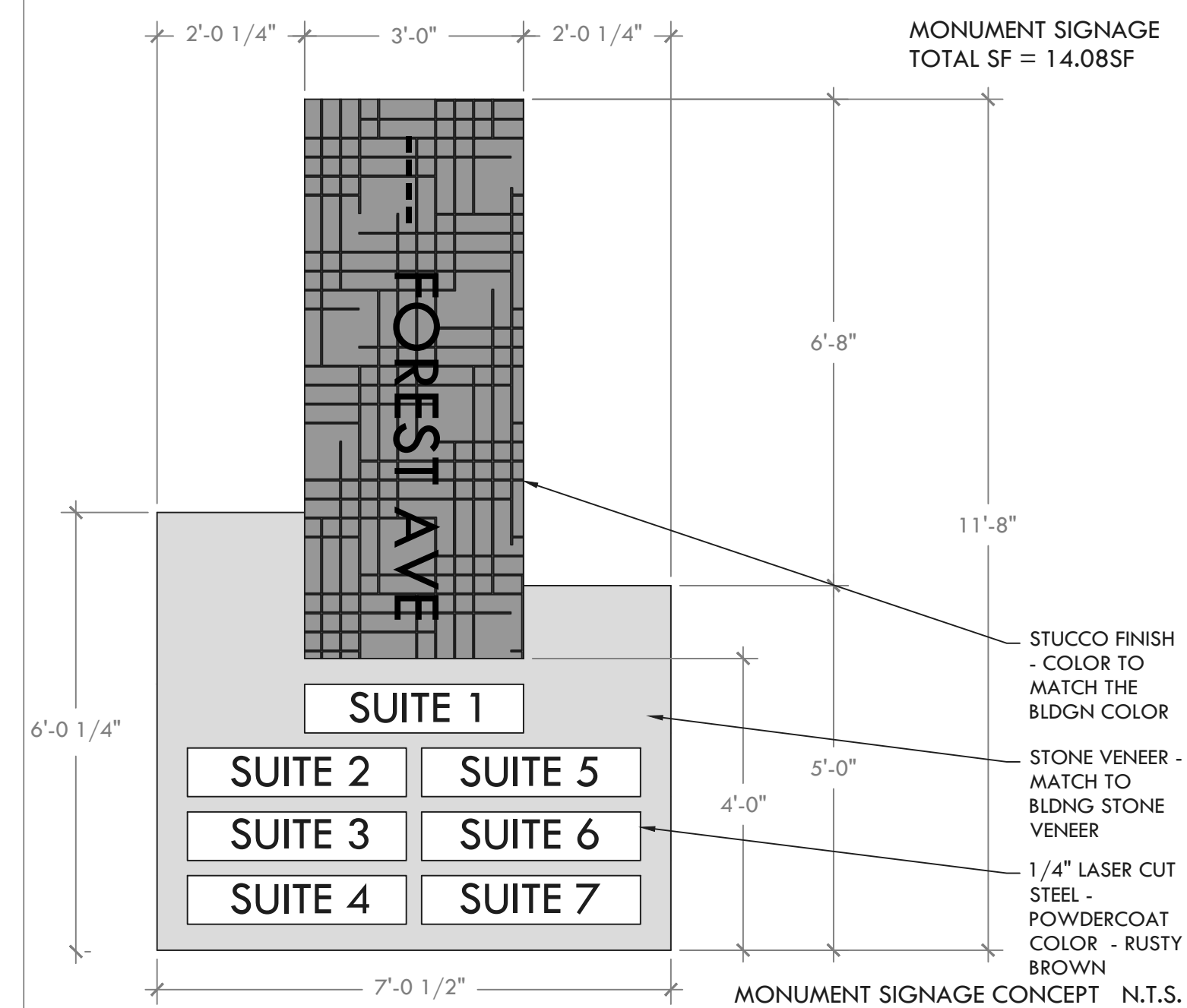
LANDSCAPE PLAN LOCATION MAP (Forest/Jan)

Date: 6/12/2020  
 Scale: 1"=20'-0"  
 Drawn: HOAGLAND  
 Job: 0044

Sheet  
**L-1**  
 Of FOUR Sheets

LEGEND

SMBL	DESCRIPTION	REMARKS
1	NEW CONCRETE ENTRYWAYS	COLORED CONCRETE - DAVIS COLORS: MESQUITE (1 LBS 677)
2	BICYCLE RACK FOR GUEST PARKING	HS 2-F-55 HORSESHOE RACK, FLANGED SURFACE MOUNT, STAINLESS STEEL. www.scenterprisesllc.org
3	CONCRETE PAD FOR BICYCLE RACK (GUEST PARKING)	COLORED CONCRETE - DAVIS COLORS: TAUPE (2 LBS 677)
4	CONCRETE SCORELINES	PATTERN AS SHOWN
5	BOULDER	MOSS ROCK BOULDERS. VARIOUS SIZE (MIN. 24"DIA, MAX. 38"DIA. BOULDERS TO BE BURIED MIN. 1/4 OF BOULDER SIZE TO ACHIEVE NATURAL LOOK
6	NEW ASPHALT PARKING AREA	-
7	SIGNAGE MONUMENT FOR INDIVIDUAL SUITES	BY ARCHITECT; 7'1" LONG x 2' WIDE x 11'8" TALL. STONE VENEER W/STUCCO FINISH W/1/4" LASER CUT STEEL - POWDERCOAT COLOR - RUSTY BROWN
8	GROUND COVER FOR PLANTER AREAS	EACH PLANTER WILL RECEIVE MIN. 2" LAYER OF 3/8" BROWN LAVA ROCK OVER A LANDSCAPE FABRIC
9	WOOD SCREEN W/MAN GATE	MIN 5'HIGH CEDAR FENCE W/ MIN 3' WIDE MAN GATE
10	TRASH ENCLOSURE	BY ARCHITECT; 6' TALL CMU BLOCK WALL W/STUCCO FINISH. STUCCO COLOR TO MATCH THE BUILDING. CUSTOM DOUBLE METAL GATE; COLOR TO MATCH STONE VENEER ON THE BUILDING
11	6" CURB	PER CITY OF CHICO REQUIREMENTS
12	VAN ACCESSIBLE PARKING SPACE	PER CITY OF CHICO REQUIREMENTS
13	ADA ACCESSIBLE ROUTE	PER CITY OF CHICO REQUIREMENTS. CURB RAMP PER CIVIL ENGINEER
14	STONE VENEER WALL W/ HANDRAIL	WALL TO BE 18" ABOVE CONCRETE FINISH FLOOR. MATCH ROCK VENEER TO VENEER ON THE BUILDING. HANDRAIL TO BE AT CONSISTENT HEIGHT OF 36" ALONG RUN
15	ADA RAMP HANDRAIL	36" ABOVE CONCRETE FINISH FLOOR. EXTENSIONS 12" LONG MIN. IN THE SAME DIRECTION OF TRAVEL AT THE TOP AND BOTTOM OF RUN
16	DECORATIVE FLAGSTONE INSTALLATION	QUARTZ - PARK VALLEY GREEN BY SUTHERLAND LANDSCAPE. INSTALL W/1 1/2" SPACING BETWEEN INDIVIDUAL FLAGSTONES. INSTALL GARY DECOMPOSED GRANITE IN BETWEEN
17	BENCH	5' LONG BLACK POWDERCOATED BENCH. MODEL TBD PER OWNER
18	STONE BIRD BATH	PER OWNER
19	BIORETENTION AREAS	AS SHOWN
20	HYDROSEED AREAS	HYDROSEED PARCEL 1 TO 6. CONTACT GORDON PETERS W/EMERALD INC. AT (916)685-7211 FOR HYDROSEED SPECIFICATION. WWW.EMERALD.COM



HARDSCAPE LIGHTING LEGEND

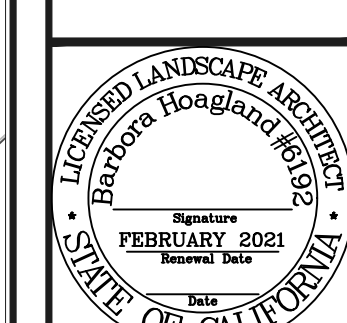
SYMBOL	DESCRIPTION	REMARKS	QTY
▲	KICHLER 16155AZT27 - 60° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 3.5W, 5.25VA	8
▼	KICHLER 16019AZT27 - 35° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 12W, 17VA	2
▲	KICHLER 16018AZT - 15° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 12W, 17VA	8
T	KICHLER 15DC300 DESIGN PRO LED CONTROLLER (TOTAL LOAD WITH ALL FIXTURES ABOVE - 223.6W)	EXISTING	1



Revision:	Date:	By:

**BARBORA HOAGLAND**  
 LANDSCAPE ARCHITECT; LA lic#:6192  
**5 ELEMENTS Landscape Architecture**  
 2125 OAK PARK AVE, CHICO, CA 95928  
 Email: BARBORAHOAGLAND@OUTLOOK.COM

MEDICAL BLDG - Forest Ave/ Jan Ct  
 FOR: Christine Sloop  
 2068 Talbert Dr, Ste 150  
 Chico, California 95928



LANDSCAPE PLAN  
 HARDSCAPE PLAN  
 (Forest/Jan)

Date: 6/12/2020  
 Scale: 1"=10'-0"  
 Drawn: HOAGLAND  
 Job: 0044  
 Sheet: **L-2**  
 Of FOUR Sheets

PLANTING LEGEND

SYMBOL/TREES	LATIN NAME/COMMON NAME	QTY	CONTAINER SIZE	REMARKS	TOTAL SHADE AREA PROVIDED
	QUERCUS SHUMARDII SHUMARD OAK	2	24" BOX	MEDIUM WATER USE	1256 SF
	CEDRUS DEODARA DEODAR CEDAR	3	24" BOX	MEDIUM WATER USE	707 SF
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	7	24" BOX	MEDIUM WATER USE	1256 SF
	MAGNOLIA X SOULANGEANA 'ALEXANDRINA' ALEXANDRINA MAGNOLIA	4	15 GAL	MEDIUM WATER USE	
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	5	15 GAL	MEDIUM WATER USE	
	ACER PALMATUM 'SANGO KAKU' CORAL BARK JAPANESE MAPLE	5	15 GAL	MEDIUM WATER USE	
	CEDRUS DEODARA 'MONKINN' FEELIN' SUNNY DEODAR CEDAR	17	5 GAL	MEDIUM WATER USE	
	HETEROMELES ARBUTIFOLIA TOYON	15	5 GAL	VERY LOW WATER USE	
	BUDLEJA DAVIDII 'ROYAL RED' ROYAL RED BUTTERFLY BUSH	21	5 GAL	LOW WATER USE	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' MANZANITA	6	5 GAL	VERY LOW WATER USE	
	MUHLENBERGIA CAPILLARIS 'LENCA' PINK MUHLY	26	1 GAL	LOW WATER USE	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERTSER'S FEATHER REED GRASS	47	1 GAL	LOW WATER USE	
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	15	1 GAL	LOW WATER USE	
	BOUTELOUA GRACILIS BLONDE AMBITION BLOND AMBITION BLUE GAMA	29	1 GAL	VERY LOW WATER USE	
	HEMEROCALLIS X 'STELLA DE ORO' DWARF DAYLILY	64	1 GAL	VERY LOW WATER USE	
	SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA SAGE	11	5 GAL	VERY LOW WATER USE	
	ARCTOSTAPHYLOS 'EMERALD CARPET' CARPET MANZANITA	20	1 GAL	VERY LOW WATER USE	
	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	24	1 GAL	VERY LOW WATER USE	
	SALVIA GUARANITICA 'BLACK AND BLUE' BLACK AND BLUE SALVIA	20	1 GAL	VERY LOW WATER USE	
	MONARDA DIDYMA BLUE STOCKING BEE BALM	12	1 GAL	VERY LOW WATER USE	

- PLANTING NOTES:**  
 1. PROJECT AREA IS WITHIN ALMENDRA LOAM SOIL TYPE ZONE.  
 2. EACH PLANTING HOLE TO BE AMENDED BY COMPOST AS FOLLOWS:  
 - 1GAL PLANT - 0.5GAL OF COMPOST  
 - 5GAL PLANT - 2.5GAL OF COMPOST  
 - 15GAL PLANT - 7.5GAL OF COMPOST

- IRRIGATION NOTES:**  
 1. ALL PLANT MATERIAL IS COMPLIANT WITH AB 1881  
 2. IRRIGATION WILL BE DIVIDED INTO 3 HYDROZONES. ONE (1) HYDROZONE FOR ALL NEW TREES AND MEDIUM WATER USE PLANTS AND ONE HYDROZONE FOR ALL NEW PLANT MATERIAL OTHER THAN TREES. 3RD ZONE WILL IRRIGATE RAISED PLANTER AT THE FRONT ENTRY  
 BOTH HYDROZONES WILL BE ON A DRIP SYSTEM. EACH ZONE WILL BE OPERATED BY AN AUTOMATED VALVE WITH A FILTER AND A PRESSURE REGULATOR.

- PAVEMENT SHADING IN PARKING AREA IN LOT 7**  
 1. NEW PARKING LOT COVERAGE: 9409.9 SF  
 2. TREE SHADING COVERAGE OVER NEW PARKING LOT: 5685.97 SF  
 3. TOTAL TREE SHADING PERCENTAGE OVER NEW PARKING LOT: 60.43%

HARDSCAPE LIGHTING LEGEND

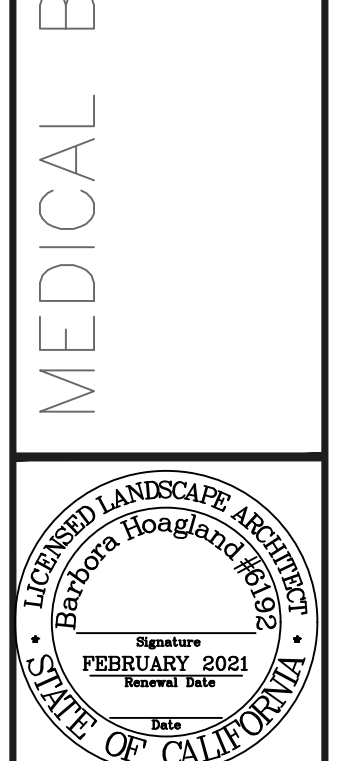
SYMBOL	DESCRIPTION	REMARKS	QTY
	KICHLER 16155AZT27 - 60° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 3.5W, 5.25VA	8
	KICHLER 16019AZT27 - 35° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 12W, 17VA	2
	KICHLER 16018AZT - 15° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 12W, 17VA	8
	KICHLER 15DC300 DESIGN PRO LED CONTROLLER (TOTAL LOAD WITH ALL FIXTURES ABOVE - 223.6W)	EXISTING	1



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 FOR: Christine Sloop  
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LANDSCAPE PLAN - LOT-7  
 PLANTING PLAN  
 (Forest/Jan)

Date: 6/12/2020  
 Scale: 1" = 10'-0"  
 Drawn: HOAGLAND  
 Job: 0044  
 Sheet: L-3  
 Of: FOUR Sheets

PLANTING LEGEND

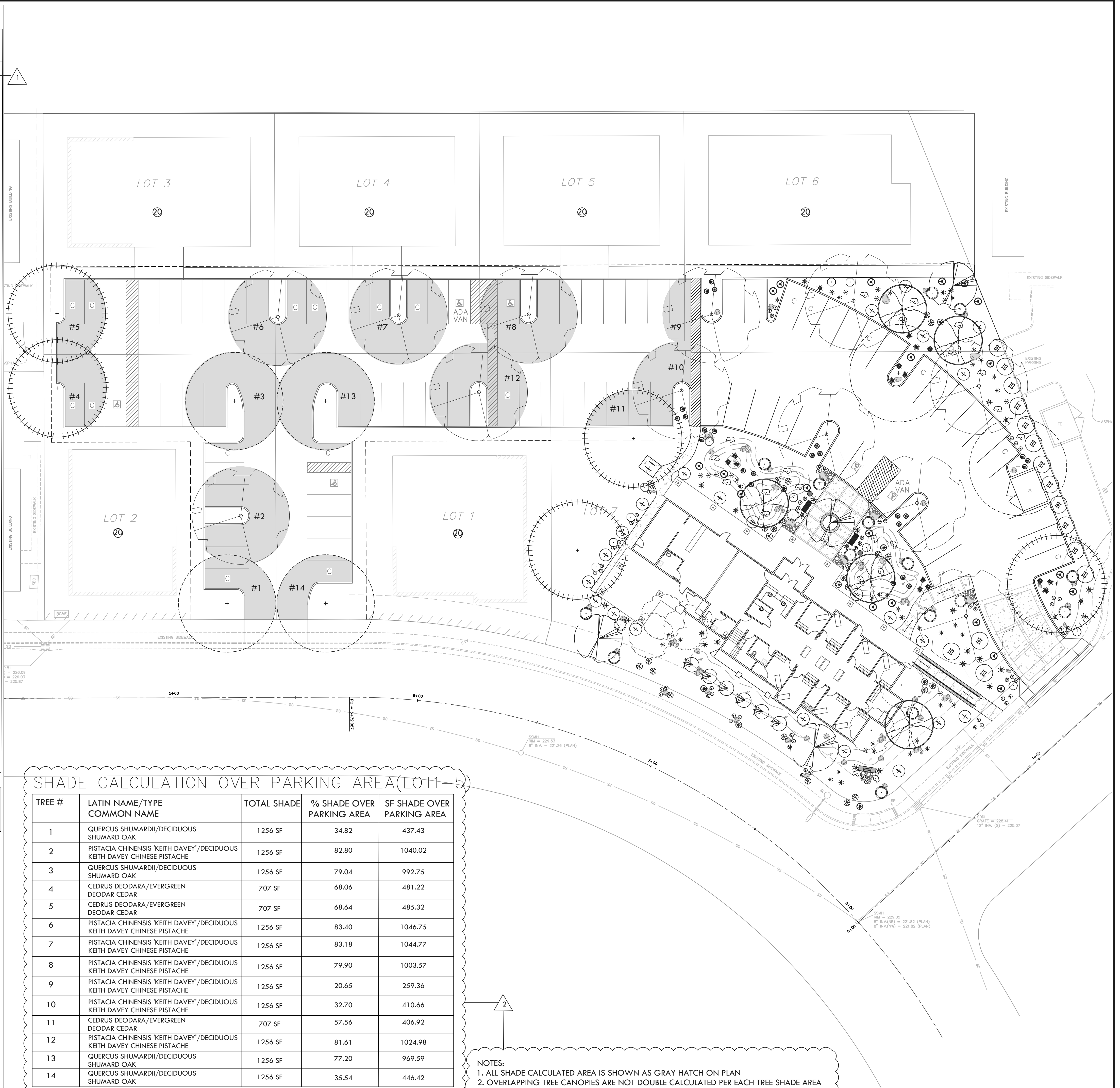
SYMBOL/TREES	LATIN NAME/COMMON NAME	QTY	CONTAINER SIZE	REMARKS	TOTAL SHADE AREA PROVIDED
+	QUERCUS SHUMARDII SHUMARD OAK	6	24" BOX	MEDIUM WATER USE	1256 SF
+	CEDRUS DEODARA DEODAR CEDAR	5	24" BOX	MEDIUM WATER USE	707 SF
+	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	11	24" BOX	MEDIUM WATER USE	1256 SF
+	MAGNOLIA X SOULANGEANA 'ALEXANDRINA' ALEXANDRINA MAGNOLIA	4	15 GAL	MEDIUM WATER USE	
+	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	5	15 GAL	MEDIUM WATER USE	
+	ACER PALMATUM 'SANGO KAKU' CORAL BARK JAPANESE MAPLE	5	15 GAL	MEDIUM WATER USE	
+	CEDRUS DEODARA 'MONKINN' FEELIN' SUNNY DEODAR CEDAR	17	5 GAL	MEDIUM WATER USE	
+	HETEROMELES ARBUTIFOLIA TOYON	15	5 GAL	VERY LOW WATER USE	
+	BUDLEJA DAVIDII 'ROYAL RED' ROYAL RED BUTTERFLY BUSH	21	5 GAL	LOW WATER USE	
+	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' MANZANITA	6	5 GAL	VERY LOW WATER USE	
+	MUHLENBERGIA CAPILLARIS 'LENCA' PINK MUHLY	26	1 GAL	LOW WATER USE	
+	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERTSER'S FEATHER REED GRASS	47	1 GAL	LOW WATER USE	
+	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	15	1 GAL	LOW WATER USE	
+	BOUTELOUA GRACILIS BLONDE AMBITION BLOND AMBITION BLUE GAMA	29	1 GAL	VERY LOW WATER USE	
+	HEMEROCALLIS X 'STELLA DE ORO' DWARF DAYLILY	64	1 GAL	VERY LOW WATER USE	
+	SALVIA LEUCANTHA 'SANTA BARBARA' SANTA BARBARA SAGE	11	5 GAL	VERY LOW WATER USE	
+	ARCTOSTAPHYLOS 'EMERALD CARPET' CARPET MANZANITA	20	1 GAL	VERY LOW WATER USE	
+	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	24	1 GAL	VERY LOW WATER USE	
+	SALVIA GUARANITICA 'BLACK AND BLUE' BLACK AND BLUE SALVIA	20	1 GAL	VERY LOW WATER USE	
+	MONARDA DIDYMA BLUE STOCKING BEE BALM	12	1 GAL	VERY LOW WATER USE	

(20)	HYDROSEED AREAS	HYDROSEED PARCEL 1 TO 6. CONTACT GORDON PETERS W/EMERALD INC. AT (916)685-7211 FOR HYDROSEED SPECIFICATION. WWW.EMERALD.COM
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**PLANTING NOTES:**  
 1. PROJECT AREA IS WITHIN ALMENDRA LOAM SOIL TYPE ZONE.  
 2. EACH PLANTING HOLE TO BE AMENDED BY COMPOST AS FOLLOWS:  
 - 1 GAL PLANT - 0.5 GAL OF COMPOST  
 - 5 GAL PLANT - 2.5 GAL OF COMPOST  
 - 15 GAL PLANT - 7.5 GAL OF COMPOST

**IRRIGATION NOTES:**  
 1. ALL PLANT MATERIAL IS COMPLIANT WITH AB 1881  
 2. IRRIGATION WILL BE DIVIDED INTO 3 HYDROZONES. ONE (1) HYDROZONE FOR ALL NEW TREES AND MEDIUM WATER USE PLANTS AND ONE HYDROZONE FOR ALL NEW PLANT MATERIAL OTHER THAN TREES. 3RD ZONE WILL IRRIGATE RAISED PLANTER AT THE FRONT ENTRY  
 BOTH HYDROZONES WILL BE ON A DRIP SYSTEM. EACH ZONE WILL BE OPERATED BY AN AUTOMATED VALVE WITH A FILTER AND A PRESSURE REGULATOR.

**PAVEMENT SHADING IN PARKING AREAS**  
 1. NEW PARKING LOT COVERAGE: 27906.37 SF  
 2. TREE SHADING COVERAGE OVER NEW PARKING LOT: 15810.89 SF  
 3. TOTAL TREE SHADING PERCENTAGE OVER NEW PARKING LOT: 56.67%



SHADE CALCULATION OVER PARKING AREA (LOT 1-5)

TREE #	LATIN NAME/TYP COMMON NAME	TOTAL SHADE	% SHADE OVER PARKING AREA	SF SHADE OVER PARKING AREA
1	QUERCUS SHUMARDII/DECIDUOUS SHUMARD OAK	1256 SF	34.82	437.43
2	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	82.80	1040.02
3	QUERCUS SHUMARDII/DECIDUOUS SHUMARD OAK	1256 SF	79.04	992.75
4	CEDRUS DEODARA/EVERGREEN DEODAR CEDAR	707 SF	68.06	481.22
5	CEDRUS DEODARA/EVERGREEN DEODAR CEDAR	707 SF	68.64	485.32
6	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	83.40	1046.75
7	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	83.18	1044.77
8	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	79.90	1003.57
9	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	20.65	259.36
10	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	32.70	410.66
11	CEDRUS DEODARA/EVERGREEN DEODAR CEDAR	707 SF	57.56	406.92
12	PISTACIA CHINENSIS 'KEITH DAVEY'/DECIDUOUS KEITH DAVEY CHINESE PISTACHE	1256 SF	81.61	1024.98
13	QUERCUS SHUMARDII/DECIDUOUS SHUMARD OAK	1256 SF	77.20	969.59
14	QUERCUS SHUMARDII/DECIDUOUS SHUMARD OAK	1256 SF	35.54	446.42

**NOTES:**  
 1. ALL SHADE CALCULATED AREA IS SHOWN AS GRAY HATCH ON PLAN  
 2. OVERLAPPING TREE CANOPIES ARE NOT DOUBLE CALCULATED PER EACH TREE SHADE AREA

Revision:	Date:	By:
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2	6/19/2020	BH

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LANDSCAPE PLAN PLANTING PLAN (Forest/Jan)

Date: 6/12/2020  
 Scale: 1" = 20'-0"  
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Sheet: **L-4**  
 Of FOUR Sheets