



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 10/05/2022

DATE: September 23, 2022

File: AR 22-14

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov)  
Community Development Department

RE: Architectural Review 22-14 (Guardian Yards); South of the terminus of Aztec Drive,  
APN 039-060-150

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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 proposed project, subject to the recommended conditions.

### Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 22-14 (Guardian Yards), subject to the recommended conditions.

## BACKGROUND

The proposed project would create a site for individual construction yards where local contractors can store equipment and supplies in a secure fenced location on 7.24 acres of a 21.52-acre parcel south of the terminus of Aztec Drive (see **Attachment A**, Location Map). The yards would be fenced with lockable gates and, at the tenant's option, would be provided with individual shipping containers for secure weatherproof storage for tools, supplies, and small equipment. No construction or maintenance would be allowed on site. The use would be limited to storage only (see **Attachment B**, Project Description). The site is designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and zoned ML (Light Manufacturing).

The access drives would be improved with an all-weather surface for vehicular access to the individual construction yards (see **Attachment C**, Site Plan, and **Attachment D**, Potential Interior Fencing Scheme). The project would be a phased project, with the initial phase focusing on the eastern portion of the site.

With the exception of Union Pacific Railroad located west of the site, the surrounding properties are all zoned ML. Existing chain-link fencing with slats is located along the western and southern boundaries of the project site. Metal fencing exists along the eastern boundary of the site and would be installed and continued along Aztec Drive to enclose the perimeter with metal gates for access to the site (see **Attachment E**, Fencing Specifications).

The individual container boxes for secure weatherproof storage would be placed within the

fenced tenant spaces. The metal container boxes would be a maximum of 9 feet, 6 inches, in height (see **Attachment F**, Container Renderings).

## **DISCUSSION**

Pursuant to Chico Municipal Code (CMC) Section 19.46.040, all land uses proposed in a manufacturing zoning district shall be operated and maintained to not be injurious to public health, safety, or welfare, and in compliance with standards addressing glare and heat, ground vibration, and indoor or screened operations.

Commercial outdoor lights would be dispersed throughout the site with shielding to focus light downwards (see **Attachment G**, Lighting Specifications). The applicant proposes light poles that would be 14 feet in height. Consistent with CMC Section 19.46.040, the project would not create glare, heat, or ground vibration that would be visible or felt at the property line.

The project would be wholly outdoors with no buildings. Pursuant to CMC Section 19.60.060(H)(3), outside storage shall have a wall or metal fence, six to eight feet in height with one or more operable gates for access onto the project site. As noted previously, the project site would be fully enclosed by metal fencing and gates along Aztec Drive. The combination of fencing and landscaping would screen the individual construction yards from the view of public roads and adjoining properties, in compliance with the requirements of CMC Sections 19.46.040 and 19.60.060 (Fencing and screening).

The landscape plan calls for a variety of species, with trees and bushes to screen the project site from Aztec Drive (see **Attachment H**). Trees would include Chinese Pistache and Deodar Cedar. The trees, shrubs, grasses, and groundcover would be located along the portion of the project site abutting Aztec Drive.

The project would comply with the requirements of the City of Chico's Design Guidelines for Industrial Project Types. The project is consistent with the Design Guidelines Manual, particularly the following guidelines:

- DG 1.5.14 – Incorporate the minimum [lighting] intensity necessary for safety and security to minimize glare impacts and energy consumption.
- DG 6.2.24 – Prioritize downwash techniques, rather than uplighting, to avoid light pollution into night skies.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project would only require minor site improvements to accommodate the new land use.

### 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 for the creation of individual construction yards on a site previously used for FEMA temporary housing. The property is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that retain, expand, and attract light industrial uses in the Southwest Industrial Region (ED-1.2.6). The proposal would provide a secure fenced location where local contractors can store equipment and supplies, thereby helping to increase the quality of life for local businesses and their employees (ED-1.5).

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 would use materials that are common for this type of development and is compatible with existing industrial development in the area, as called for by the purpose of Chapter 19.18 of the Chico Municipal Code.

The project would also comply with the requirements of the City of Chico's Design Guidelines for Industrial Project Types. The project's lighting would be energy-efficient (DG 1.5.14) and prioritize downwash techniques, instead of up-lighting, to avoid light pollution into nighttime skies (DG 6.2.24).

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.*

As conditioned, the site full of individual construction yards would be visually compatible with surrounding development. The existing and proposed metal fencing and proposed landscaping would screen the outdoor land use from surrounding development. The exterior lighting would help to create a safe and secure location, but would also be shielded and focus light downward to avoid affecting neighboring properties. These design elements have been incorporated into the project to ensure its compatibility with the character and uses of adjacent development.

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 layout of the individual construction yards, screened by fencing and landscaping, would be compatible with the surrounding industrial land uses and the railroad west of the site. All metal containers would be less than 10 feet in height. Consequently, the proposed project would not 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 landscape design includes a variety of trees and shrubs to help screen certain portions of the site and will provide sufficient visual relief to create an attractive environment in an industrial setting.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 22-14 (Guardian Yards). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. The office use shall be clearly delineated on the building plans and the associated improvements (parking, landscaping, etc.) shall be consistent with all code requirements.
4. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
5. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
6. Provide the required fire hydrants in accordance with California Fire Code 507 and Appendix C, Section C102.1.
7. Provide appropriate Knox or other remote-activated emergency access for the project site, subject to the approval of the Fire Department.
8. All storm water runoff shall be collected onsite and conveyed to an existing drainage channel or drainage system. No overland flow to adjacent property is allowed.
9. The project shall comply with both the Erosion and Sediment Control Plan and Post Construction Standard Plan requirements per Chico Municipal Code Chapter 15.50.
10. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
11. Commercial outdoor lights shall be installed at the maximum safe distance from each other and mounted 14 feet or lower in height with shielding to focus light downwards. A photometric plan demonstrating compliance with this and other lighting conditions shall be provided and subject to approval by City staff prior to the issuance of a building permit.

12. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
13. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
14. 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.
15. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 530-879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

## **PUBLIC CONTACT**

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

## **DISTRIBUTION**

### Internal (3)

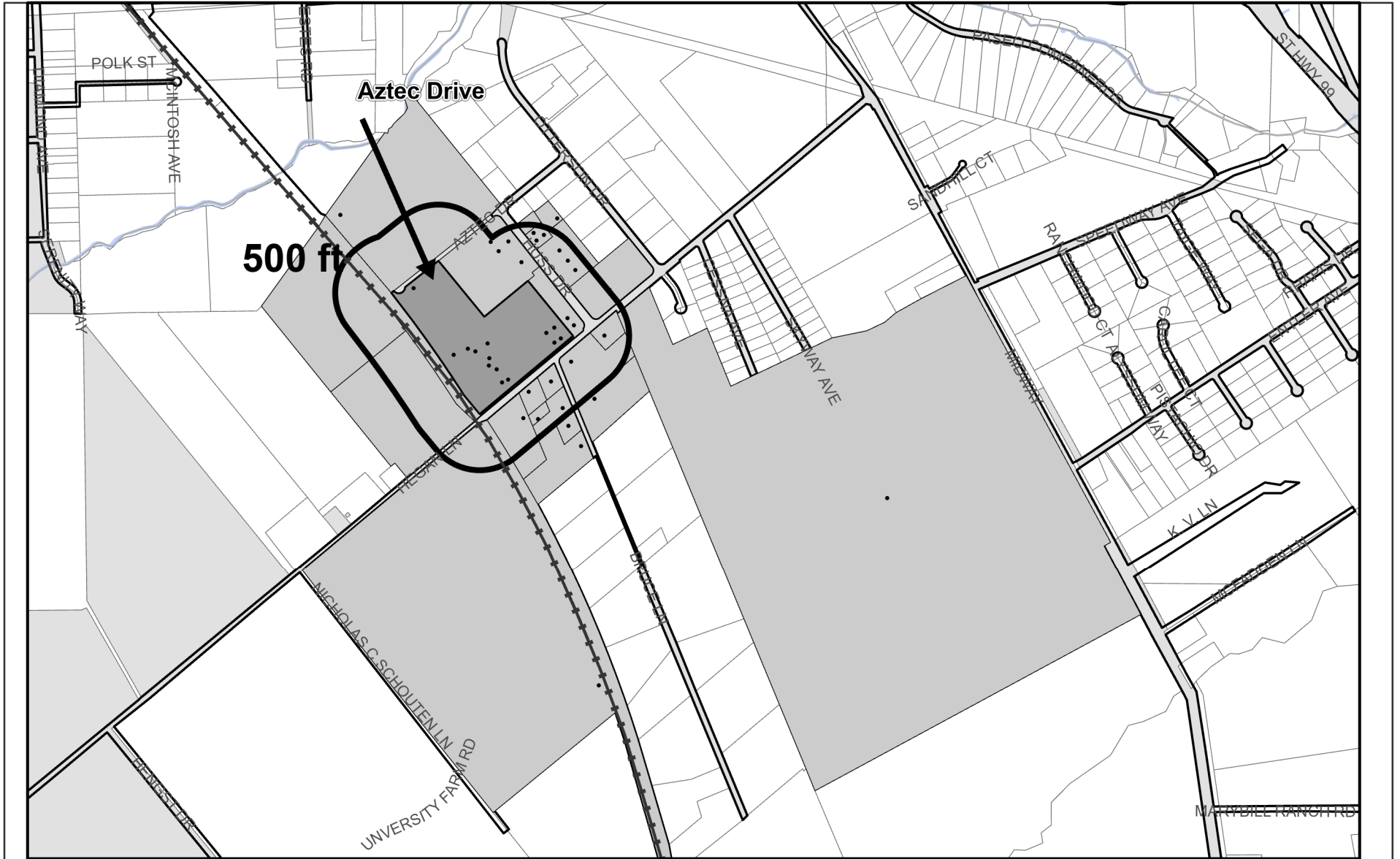
Bruce Ambo, Principal Planner  
Mike Sawley, Principal Planner  
Tina Wilson, Associate Planner  
File: AR 22-14

### External (3)

Guardian Yards 1 Chico, 18958 Louis Rd., Grass Valley, CA 95945,  
Email: [john@guardianyards.com](mailto:john@guardianyards.com)  
Hegan Lane Partnership, 4801 Feather River Blvd., Suite 29, Oroville, CA 95965,  
Email: [stevens@hwy70.net](mailto:stevens@hwy70.net)  
NorthStar, Attention: Jim Stevens, 111 Mission Ranch Blvd., Suite 100, Chico, CA 95926,  
Email: [jstevens@northstarae.com](mailto:jstevens@northstarae.com)

## **ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Potential Interior Fencing Scheme
- E. Fencing Specifications
- F. Container Renderings
- G. Lighting Specifications
- H. Landscape Plan



AR 22-14 (Guardian Yards)  
 Aztec Drive  
 APN: 039-060-150

Noticed Parcels  
 Noticed Addresses  
 Feet  
 0 250



Date Saved: 9/20/2022

## PROJECT DESCRIPTION

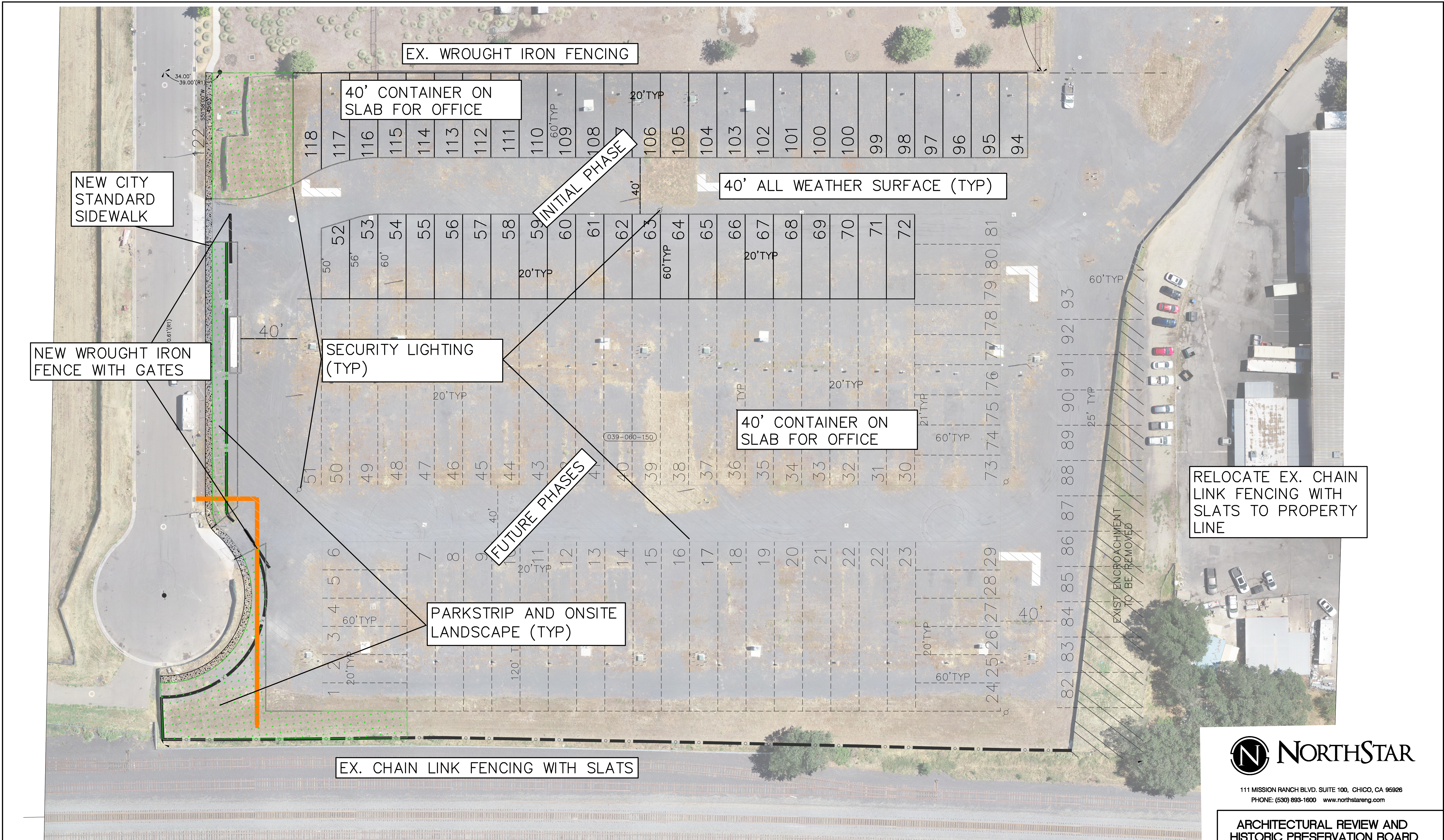
The project proposes a transitional use as a placeholder for a yet undetermined ultimate use. The transitional use shall be the creation of a site full of individual Construction Yards, where local contractors can store equipment and supplies in a secure fenced location. The property was recently a site for FEMA housing which have all been relocated and the site is left as is. With the previous use as a FEMA housing site, it has been graded to drain to the western edges of the property. The project will contain approximately 122 – 20 feet wide by 60-, and 120-foot deep construction yards which may be leased individually or ganged together for larger needs.

The site consists of an approximately 7.2 acre parcel of a recently recorded Parcel Map lying along Aztec Drive. To the west is the Union Pacific Railroad line; to the north is Aztec Drive and property used for a railroad depot for rail shipping and receiving; to the east is the administrative offices of Butte County Association of Governments along with the local transit headquarters maintenance buildings; to the south is a large warehouse use. The site is generally flat and is graded generally from east to west.

The yards will be fenced with lockable gates and, at the tenants option, will be provided with individual Container boxes for secure weatherproof storage for tools, supplies and smaller equipment. There will no construction or maintenance allowed on site. The use will be limited to storage only. The entire property will be fenced utilizing existing wrought-iron fencing on the east side adjacent to the BCAG headquarters, utilizing existing chain link fencing with slats on the west side, adjacent to the Union Pacific Railroad, and utilizing existing chain link fencing with slats (which will need to be relocated) on the south side adjacent to an existing warehouse facility. The north side will be along the frontage of Aztec Drive where an 8' high wrought-iron fence with two access gates will be installed.

Currently Aztec Drive is constructed including curb and gutter. A new sidewalk will be installed with the project along with parkway landscaping to complete the street on the project side. Site landscaping, which will meet the municipal requirement of 5% of the project site, shall include plantings along the Aztec Drive fencing to eventually providing screening from Aztec Drive. Interior security lighting shall be installed as shown on the attached General Layout plan.





REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY
1	9-7-22	RECONFIGURE LOTS	JAS

# SITE PLAN



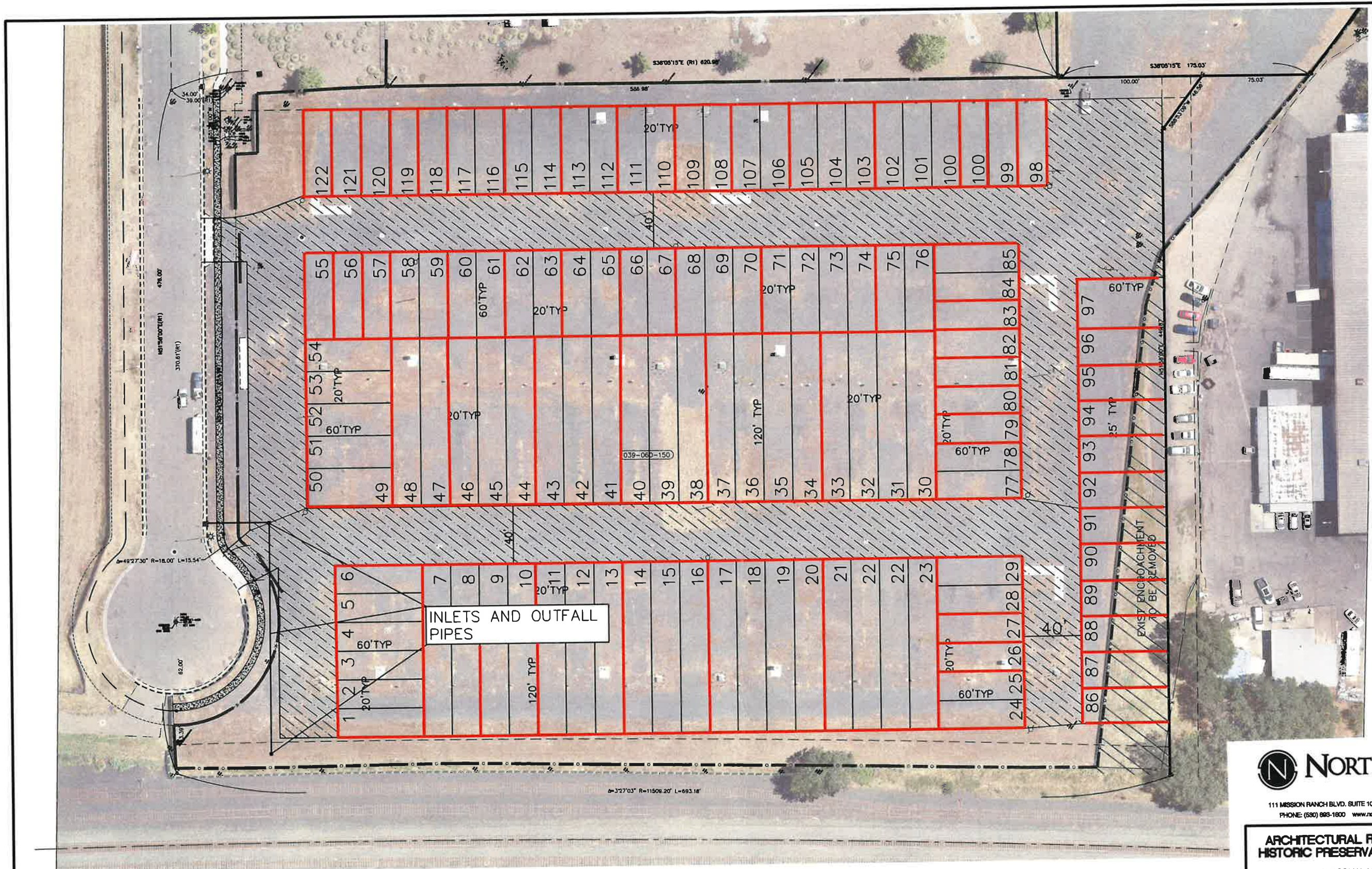
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1600 www.northstareng.com

## ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD

GUARDIAN YARDS  
 EXTERIOR SECURE STORAGE FACILITY

CITY OF CHICO  
 COUNTY OF BUTTE, STATE OF CALIFORNIA

DESIGN: \_\_\_\_\_ JOB NO. 22-028  
 DRAWN: TDA  
 CHECKED: MLM  
 DATE: MAY 2022



**REVISION BLOCK**

NO.	DATE	DESCRIPTION	BY

**LANDSCAPE AREA AND POTENTIAL INTERIOR FENCING SCHEME**



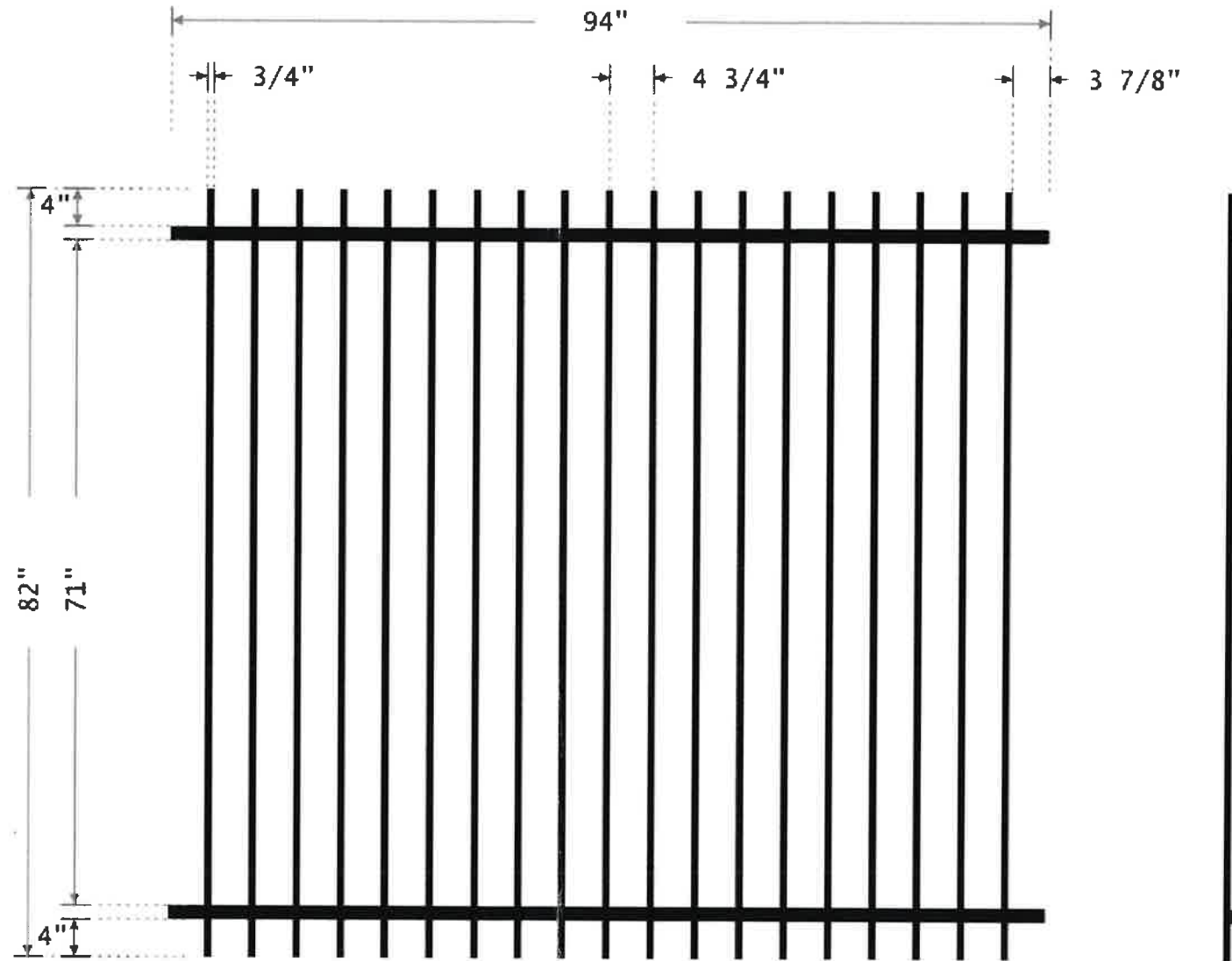
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1800 www.northstareng.com

**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD**

GUARDIAN YARDS  
 EXTERIOR SECURE STORAGE FACILITY

CITY OF CHICO  
 COUNTY OF BUTTE, STATE OF CALIFORNIA

DESIGNER:	JOB NO. 22-028
DRAWN: TDA	
CHECKED: MAM	
DATE: MAY 2022	SHEET 2 OF 2



**Kent Panel Specifications**

Secure Weld Kent Commercial  
 Top Rail: 1 1/2" SQ. X 94" PRE-GALV 14 GA RAIL  
 Bottom Rail: 1 1/2" SQ. X 94" PRE-GALV 14 GA RAIL

Pickets: 3/4" SQ. X 24' PRE-GALV 16 GA PICKET  
 O.C. Picket Space: 4-3/4"  
 End Spacing: 3-7/8"

Pickets Face Welded  
 Coating: BLACK POWDER COATING W/PRIMER



Title: TITAN FENCE	By: GREG R	Cust #: 196045
	Desc: SP PN C16 2R KN 82X94W BK	Date: 4/20/2022



20' container Option



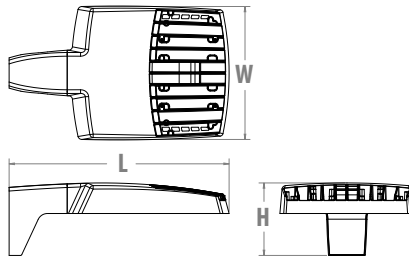


# RSX1 LED Area Luminaire



## Specifications

<b>EPA (ft²@0°):</b>	0.57 ft² (0.05 m²)
<b>Length:</b>	21.8" (55.4 cm) (SPA mount)
<b>Width:</b>	13.3" (33.8 cm)
<b>Height:</b>	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
<b>Weight: (SPA mount):</b>	22.0 lbs (10.0 kg)



## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

## Ordering Information

**EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD**

RSX1 LED	P4	40K	R4	XVOLT	SPA
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide 1 R5S Type 5 Short 1 AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) 2 HVOLT (347V-480V) 3 XVOLT (277V-480V) 4 <i>(use specific voltage for options as noted)</i> 120 3 277 5 208 3 347 5 240 3 480 5	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) 6 WBA Wall bracket 1 WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting 6 AARP Adjustable tilt arm round pole mounting 6 AAWB Adjustable tilt arm with wall bracket 6 AAWSC Adjustable tilt arm wall bracket and surface conduit box 6

HS	DDBXD
Options	Finish
<p><b>Shipped Installed</b></p> <p>HS House-side shield 7</p> <p>PE Photocontrol, button style 8,9</p> <p>PEX Photocontrol external threaded, adjustable 9,10</p> <p>PER7 Seven-wire twist-lock receptacle only (no controls) 9,11,12,13</p> <p>CE34 Conduit entry 3/4" NPT (Qty 2)</p> <p>SF Single fuse (120, 277, 347) 5</p> <p>DF Double fuse (208, 240, 480) 5</p> <p>SPD20KV 20KV Surge pack (10KV standard)</p> <p>FAO Field adjustable output 9,13</p> <p>DMG 0-10V dimming extend out back of housing for external control (control ordered separate) 9,13</p>	<p><b>Shipped Installed</b></p> <p><b>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)</b></p> <p>NLTAIR2 nLight AIR generation 2 13,14,15</p> <p>PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) 13,15,16</p> <p>BAA Buy America(n) Act Compliant</p> <p><b>*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.</b></p> <p><b>Shipped Separately (requires some field assembly)</b></p> <p>EGS External glare shield 7</p> <p>EGFV External glare full visor (360° around light aperture) 7</p> <p>BS Bird spikes 17</p>
	<p>DDBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DBBTXD Textured Dark Bronze</p> <p>DBLBXD Textured Black</p> <p>DNATXD Textured Natural Aluminum</p> <p>DWHGXD Textured White</p>

**Ordering Information**

**Accessories**

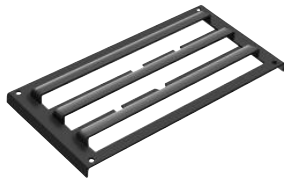
*Ordered and shipped separately.*

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares shield (specify finish)
RSX1EGV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) <sup>1</sup>
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) <sup>18</sup>
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) <sup>18</sup>
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) <sup>18</sup>
DSHORT SBK U	Shorting cap <sup>11</sup>

**NOTES**

- 1 Any Type 5 distribution, is not available with WBA.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 4 XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- 5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 6 Maximum tilt is 90° above horizontal.
- 7 It may be ordered as an accessory.
- 8 Requires MVOLT or 347V.
- 9 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN). Exception: PE or PEX and FAO can be combined).
- 10 Requires 120V, 208V, 240V or 277V.
- 11 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
- 12 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- 13 Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- 14 Must be ordered with PIRHN.
- 15 Requires MVOLT or HVOLT.
- 16 Must be ordered with NLTAR2. For additional information on PIRHN visit [here](#).
- 17 Must be ordered with fixture for factory pre-drilling.
- 18 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

**External Shields**



**House Side Shield**



**External Glare Shield**

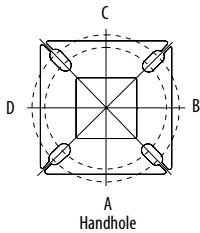


**External 360 Full Visor**

**Pole/Mounting Information**

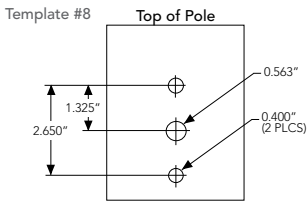
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

**HANDHOLE ORIENTATION**

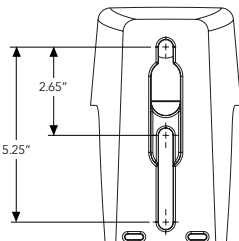


Handhole

**RSX POLE DRILLING**



**RSX STANDARD ARM & ADJUSTABLE ARM**



**Round Tenon Mount - Pole Top Slipfitters**

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

**Drill/Side Location by Configuration Type**

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

**RSX1 - Luminaire EPA**

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
<b>SPA - Square Pole Adaptor</b>	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
<b>RPA - Round Pole Adaptor</b>	0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
<b>MA - Mast Arm Adaptor</b>	0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
<b>IS - Integral Slipfitter</b>	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7
<b>AASP/AARP - Adjustable Arm Square/Round Pole</b>	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18

**GUARDIAN YARDS - CHICO**  
**LANDSCAPE DEVELOPMENT PLANS**  
AZTEC ROAD  
CHICO, CALIFORNIA

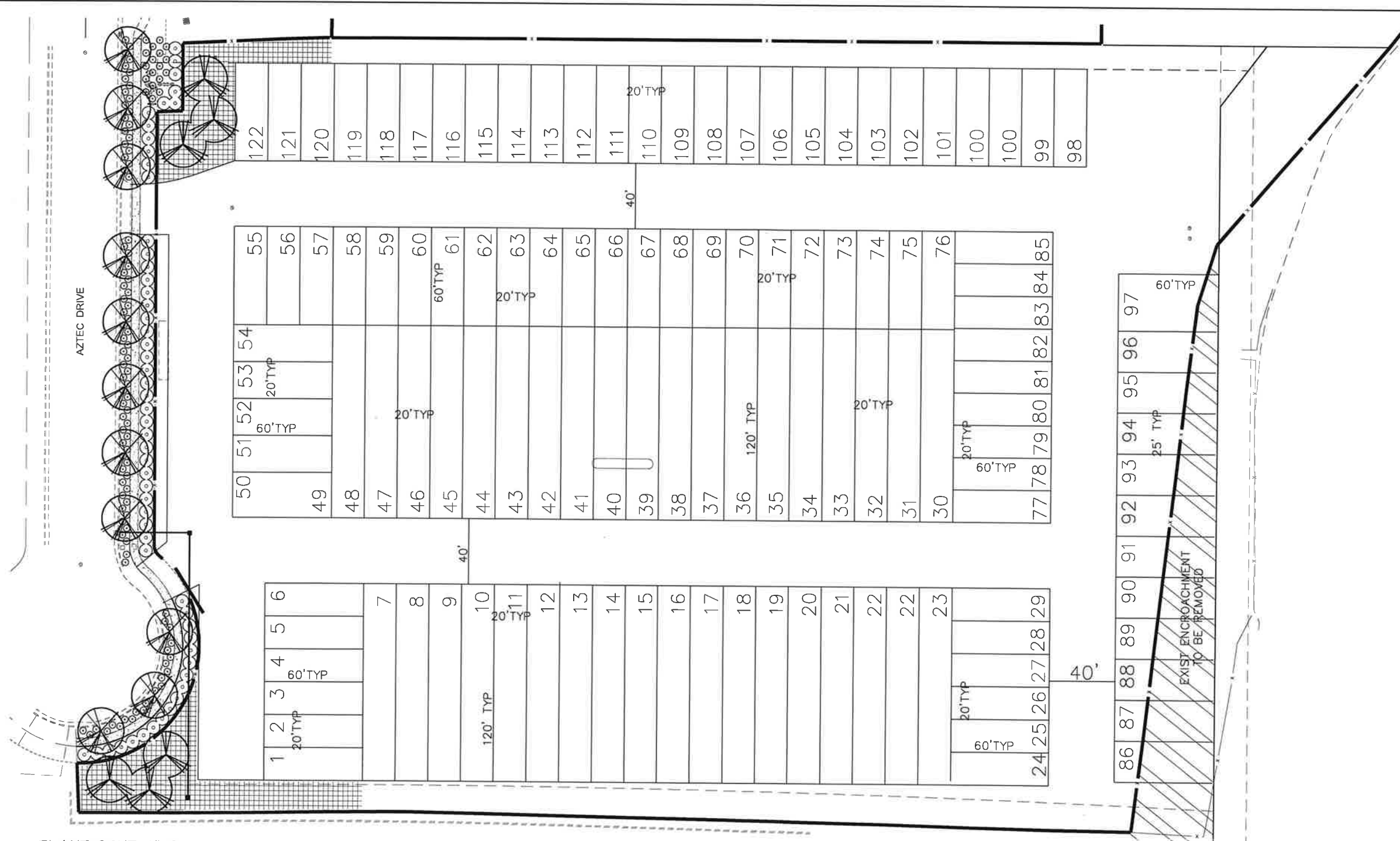
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Sheet Title  
**PLANTING PLAN**







No.	Date	Revisions

Project Mgr.: JMA	Sheet No.: <b>L1.1</b>
Drawn By: JMA	Scale: 1"=30'-0"
Date: 6/30/22	
File Name: GYC PL	of _____ sheets



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	GED DEO	6	Cedrus deodara / Deodar Cedar	15 gal	
	PIS KEI	11	Pistacia chinensis 'Keith Davey' / Chinese Pistache	24" box	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	RHA EVE	55	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	MUH RIG	113	Muhlenbergia rigens / Deer Grass	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ACA LOW	351	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	60" o.c.

**IRRIGATION STATEMENT**

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

