



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 04/19/2023

DATE: April 3, 2023

File: AR 22-21

TO: Architectural Review and Historic Preservation Board

FROM: Madison Driscoll, Assistant Planner, 530-879-6810, [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov)

RE: Architectural Review 22-21 (Murdock Moving)  
East Eaton Road, APNs 007-250-083 and -084

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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 22-21 (Murdock Moving), subject to the recommended conditions therein.

## BACKGROUND

The proposed project would create a storage yard for mobile storage units, truck storage, and an administrative office on a 1.88-acre site located on the northern side of East Eaton Road, between Cohasset Road and Highway 99 (see **Attachment A**, Location Map). The location would generally be closed to the public and clients would be required to set up an appointment with Murdock Moving to access an onsite unit (see **Attachment B**, Project Description).

The site is split zoned with the northern portion of the parcel being designated Primary Open Space (POS) on the City of Chico General Land Use Diagram and zoned OS1 (Primary Open Space) with an -AOB1 (Airport Overflight Zone B1) overlay. Surrounding parcels abutting Eaton Road are designated Manufacturing and Warehousing (MW) and zoned ML (Light Manufacturing/Industrial) with an -AOB1 overlay. Surrounding uses include a mini storage facility (south), open space (north), and a towing yard (east). The project area would only encompass the southern portion of the subject parcel with none of the proposed storage located on land zoned OS1. The project area also backs up to the Sycamore Creek levee and would comply with the required City setback of 25 feet.

Forty-eight mobile storage pods that are each 160 square feet in size would be placed throughout the site along with five parking spaces for company moving truck storage (see **Attachment C**, Site Plan). Additionally, a 720 square foot office trailer would be placed along the southern edge of the site for administrative office space. The individual storage units would be 8 feet in height, and each wrapped with Murdock Moving branding (see **Attachment D**, Elevations). Moving trucks would also have similar branding. The proposed office is one story in height. Three parking spaces would accompany the proposed mobile office, satisfying the minimum parking requirements of CMC 19.70.040 Table 5-4. The site would be encircled with a mixture of an existing chain link fence and a proposed wooden fence along the Eaton Road

frontage.

The project would take part in two phases about 6 months apart. The first phase would be paving the project area and moving in mobile storage units. The second phase would include installation of the office trailer with permanent sanitation facilities.

## 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.

Lighting would be placed throughout the site with shielding to avoid light spillage onto neighboring properties and focus downwards (see **Attachment E**, Lighting Specifications). The applicant proposes light poles that would be 14 feet in height. In addition to light poles, the proposed mobile office will have shielded wall pack lights.

The proposed project site would take access from an existing driveway on East Eaton Road. Currently there is an additional accessway to the east of the site that would be gated to prevent any off-road circulation. The entrance driveway and parking area are proposed to be paved. Mobile storage units would be placed on compacted gravel. The storage units would be moved off of the moving trucks utilizing an electric dolly and fork lift combination. This would result in minimal erosion and gravel pick up. Per **Condition #5**, all off-street parking areas, including driveways, any trash storage areas and vehicle maneuvering areas, shall be paved and provided with storm drainage facilities subject to the approval of the Public Works Director. This condition ensures compliance with CMC Section 19.70.060.L, which defines all-weather surfacing to mean Portland cement concrete, asphaltic concrete, or double chip seal paving.

In addition, it is not clear that vertical curbing is proposed in all areas necessary to separate vehicle parking/maneuvering areas from landscaped areas. Consistent with CMC 19.70.060.E.5 and 19.70.060.N, **Condition #6** would require continuous concrete curbing at least 6 inches high and 6 inches wide for all parking and maneuvering areas to separate those areas from areas containing plant materials. Consistent with code requirements, individual wheel stops may be used in lieu of continuous curbing when the parking stall is adjacent to a landscaped area and the drainage is directed to the landscaped area.

Sanitation facilities are proposed to include a porta-potty, located adjacent to the accessible parking space. This is a temporary portion of the first phase of the project, per **Condition #7** the porta potty shall be replaced 6 months after phase one is complete. Permanent bathroom facilities will then be required to be hooked up to an approved septic system or to City sewer.

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 gate to access onto the project site. The site would be encircled with a mix of existing chain link fencing and new stained wooden fencing. The portion of the project area along East Eaton Road would be screened with a capped and stained wooden fence to allow more of aesthetic fencing alternative (see **Attachment F**, Fence Details). Portions of the site along the eastern, western, and northern boundary would be fenced with an existing 6-foot-tall chain link fence.

The landscape plan calls for a variety of trees, shrubs, and ground cover plantings (see **Attachment G**, Landscape Plan). Most of the plantings will not be visible from the street view due to the proposed wood fence blocking the view. Trees would include Valley Oaks and Strawberry Trees. There are several existing trees within the site area that the applicant plans on preserving. No trees are planned for removal.

A substantial portion of the site is proposed to remain unimproved and would be reserved for potential future development. To comply with CMC 19.68.040.A.2, **Condition #9** would require any unused portions of the site disturbed during construction to be hydroseeded prior to occupancy of the office.

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

- DG 6.1.30 - Screen parking areas from street views.
- DG 6.1.41 - Incorporate existing distinctive and/or mature trees and vegetation in landscape design.
- 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 15332 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses, 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 project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5). The project would be compatible with surrounding industrial land uses and enhance the area with similar infill development. The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are*

*consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project would utilize materials that are common for this type of temporary development and is compatible with existing industrial uses in the area. The project would provide down wash lighting (DG 6.2.24). Most of the area's use of outdoor storage and parking area would be properly screened from street view (DG 6.1.30). The proposed landscape plan also incorporates existing trees that provide additional buffering between neighboring property to the east (DG 6.1.41).

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 materials, design, and color palette of the proposed buildings are all visually compatible to the surrounding industrial development. All proposed would be screened and lighting would be shielded downward onto the parking lot and building entrances. Fencing around the site, namely the proposed stained wooden fence, would screen outdoor temporary storage from surrounding 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 site is mainly screened by fencing and landscaping. The view of the temporary mobile storage units would block from the street view. The storage units themselves are eight feet in height and 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 proposed landscape plan includes a variety of trees and shrubs within the site and along the eastern boundary. Existing trees are also relied on to provide visual relief for the site. Plantings would also help 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 22-21 (Murdock Moving). 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. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. All off-street parking areas, including driveways, any trash storage areas and vehicle maneuvering areas, shall be paved (with Portland cement concrete, asphaltic concrete, or double chip seal) and provided with storm drainage facilities subject to the approval of the Public Works Director. Porous surface materials which may reduce stormwater runoff may be used subject to review and approval of the public works director.
6. Consistent with Chico Municipal Code Sections 19.70.060.E.5 and 19.70.060.N, continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided for all parking and maneuvering areas to separate those areas from areas containing plant materials. Individual wheel stops may be used in lieu of continuous curbing when the parking stall is adjacent to a landscaped area and the drainage is directed to the landscaped area.
7. Use of a porta-potty shall be allowed for a maximum of 6 months until a new more permanent bathroom facility can be installed. Permanent bathroom facilities must be hooked up to septic or City sewer. Use of a porta potty shall comply with Butte County Environmental Health.
8. Any unused portions of the site located between the toe of the levee and East Eaton Road disturbed during construction shall be hydroseeded prior to occupancy of the office.
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**

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site and by posting of the agenda at least 10

days prior to the ARHPB meeting.

**DISTRIBUTION**

Internal (3)

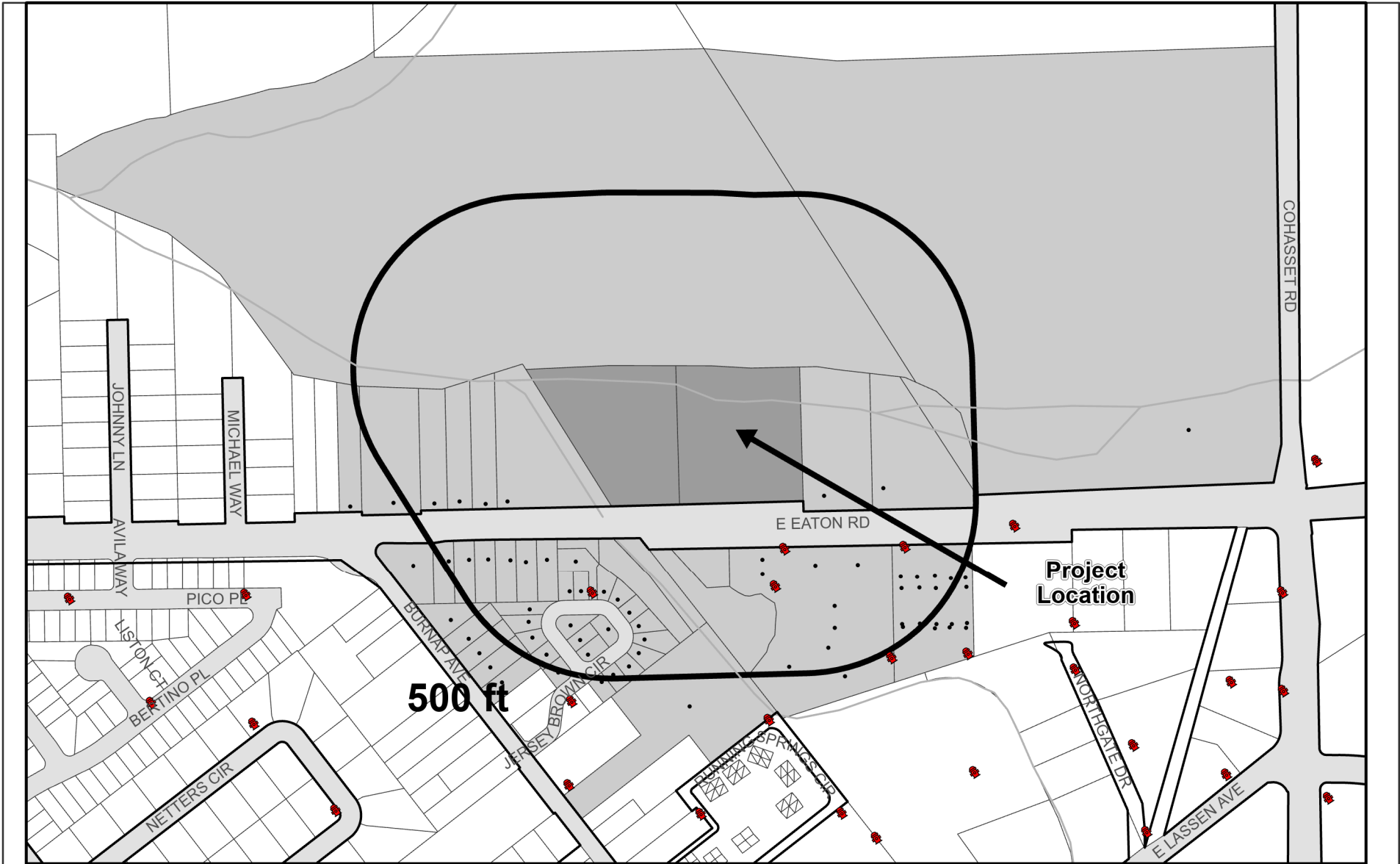
Mike Sawley, Principal Planner  
Madison Driscoll, Assistant Planner  
File: AR 22-21

External (2)


Nick Murdock, email: [nick@murdocksmoving.com](mailto:nick@murdocksmoving.com)  
Rolls Anderson and Rolls, Lauren McSwain, Email: [ljmcwain@racivil.com](mailto:ljmcwain@racivil.com)

**ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Elevations
- E. Lighting Details
- F. Fence Details
- G. Landscape Plan
- H. Colors and Materials (Provided at ARHPB Meeting)



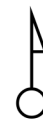
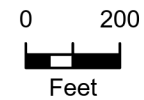
AR 22-21 (Murdock Moving)  
 East Eaton Road  
 APN 007-250-083 and 007-250-083

 Fire Hydrants

 Notified Parcels

 Notified addresses

 E\_Eaton\_Rd\_Buff



Date Saved: 4/5/2023

## **Project Description**

This document is to explain the type of operations we will be doing and how we will adhere to City of Chico guidelines.

### **General Description**

Murdock's Moving & Hauling is expanding into a portable storage solution. As of right now we offer a residential and commercial moving service. We want to also offer a mobile storage option for our customers that are either in between homes or just need somewhere to store their stuff for a short amount of time. We plan on having our customers in our mobile storage units (MSU's) for a maximum of 3 to 4 months.

We plan to load up an empty MSU on our MSU delivery system and deliver it to our customer. Once the unit is loaded, we then bring it back to our facility and store it for safe keeping. We plan on utilizing the existing chain link fencing around the perimeter with the exclusion of the front fencing. We will replace that with a 6' wood fencing for a better aesthetic as well as covering the frontage from Eaton Road.

We have now moved the site to the east side to be in accordance with zoning requirements. This site isn't for the public to access whenever they want. It's mostly for our staff who will be operating the moving trucks and mobile storage unit's/delivery system. Customers who want access for their unit's will have to give us as 24 hour notice and we will move the unit into the unloading area of our site plan. Each unit is extremely portable and easy to put together and take apart. The company we bought them from says each unit takes about 20 minutes to put together. I have a section of this package that goes into detail about the mobile storage units themselves.

Here are my proposed plans for each guideline stated by the City of Chico.

#### **6.1.1 Building Placement & Orientation**

- Our mobile sales office will be facing the lot and there are quite a bit of Oak trees and shrubbery that blocks the back side to Eaton Road.
- The parking area will be in front of the office for easy access. This will also minimize the sight of the vehicles from Eaton Road.
- Our temporary 40' storage container will be painted white. It will also have some proposed landscaping around it to help hide it from street view.
- We do not have any service bays or loading docks
- We will not have any ancillary industrial equipment

#### **6.1.2 Circulation and Vehicle Parking**



- The driveway leading into the east side of the lot will get paved. We are proposing compacted gravel on most areas of the site except for the driveway leading in and the ADA parking stall (that will get paved). We are going to do a loading zone near the driveway to offload the MSU's and have the remote-controlled forklift take it to its parking stall. Very little traffic will take place where the MSU's are parked.
- We will not have any service bays, loading docks, or roll up doors.
- The loading and unloading areas are not near any public rights-of-way.
- Our only neighbor is Chico Economy Towing, and it doesn't seem applicable to have a connection to them.
- We don't plan on having bicycle parking.
- Our parking will be in front of the office. The truck stalls will have our moving trucks parked there. We can include some landscaping to obscure those from view as well.

### **6.1.3 Public Spaces and Bicycle/Pedestrian Amenities**

- We typically arrive at the facility in the morning and start the trucks up and get them equipped before they head out. Most of our operations happens offsite. There will not be too much congregating at the actual facility. Any breaks by office staff will be done in the office or offsite. We can put a bench out front for outside sitting on a break. Typical office staff will be 3 to 4 people max.
- We will plant a shade tree over the bench in front of the office for outside breaks.
- We don't plan on having too much public access, and customers will have to set up appointments for access to the office and storage lot. Therefore, we don't anticipate having too much bicycle traffic.
- We aren't a large employee based industrial facility. At peak months we have about 15 employees but regularly about 10. And not all of them are there at once.

### **6.1.4 Landscape, Screening, and Buffering**

- I have hired a landscape architect and have sent them the site plan and the guidelines/requirements. I will include that with the new submission.
- We have a lot of oak trees in the front part of the lots.
- We plan to plant a couple native drought resistant shade trees around the parking area.
- We plan to run security cameras and flood lights off the mobile office directed towards the mobile storage units and parking stalls.
- We won't have any screen walls to plant vine on.
- We aren't located next to any residential homes.
- We will not have any utility equipment to hide.

### **6.1.5**

- Our office will have easy viewing access to the lot and won't require many design features to enhance a sense of security. It's a basic office with bare minimum public

traffic. Most customer's will be by appointment only, we typically do all our customer communication via phone or email.

#### **6.2.1 Massing, Scale, and Form**

- The rest of these guidelines seem to apply to a permanent structure. Our whole facility is based off being modular and able to be moved. I have attached a photo of what the sales office will look like regarding the color schemes. As you can see it will match the trucks and storage pods.



**NOTES**

- EXISTING SEPTIC TANK AND LEACH FIELD TO REMAIN AND BE USED FOR FUTURE CONNECTION TO THE PROPOSED SALES OFFICE.
- EXISTING WELL TO REMAIN AND BE USED FOR FUTURE CONNECTION TO THE PROPOSED SALES OFFICE.
- ZONING: LIGHT MANUFACTURING/INDUSTRIAL.
- GENERAL PLAN: MANUFACTURING AND WAREHOUSING.
- TOTAL PARCEL SIZE = 5.92 ACRES.
- THE EXISTING STORM DRAIN SWALE ALONG THE NORTH AND WEST SIDES OF THE DEVELOPABLE PORTION OF THE PARCEL WAS CREATED AS A STORM WATER STORAGE SYSTEM WHICH METERS OUT THE PRE-EXISTING FLOW RATE. THIS SYSTEM WAS DESIGNED AND APPROVED BY BUTTE COUNTY AND IS PROPOSED FOR USE FOR THE DEVELOPMENT OF THIS SITE PLAN.
- NO EXISTING STRUCTURES ARE LOCATED ONSITE.
- NO EXISTING LIGHTS ARE LOCATED ONSITE.
- BUILDING SETBACKS ARE ZERO ALONG THE SOUTH AND EAST SIDES AND 25 FEET FROM TOP OF LEVEE ALONG SYCAMORE CREEK.
- NO PEDESTRIAN ACCESS SINCE THERE ARE NO PEDESTRIAN ACCESS WAYS ALONG EATON ROAD.
- MODULAR SALES OFFICE CONTAINS HVAC WALL MOUNT UNIT AND SOLAR PANELS.
- NO PROPOSED TRASH ENCLOSURES. SITE WILL USE A DUMP TRAILER WITH A COVER TO BE HAULED BY MURDOCK STORAGE.
- NO EASEMENTS ARE PROPOSED.
- UNDEVELOPED PORTION OF THE SITE TO REMAIN COVERED IN GRASSLANDS.
- EXISTING ONSITE FENCING TO REMAIN ALONG THE NORTH, EAST AND WEST SIDES AND PROPOSED TO INSTALL A NEW STAINED WOOD FENCE ALONG THE EATON ROAD FRONTAGE.
- PROPOSE TO INSTALL FOUR DOWNWARD FACING 20W SOLAR POWER LED PARKING LIGHT, SEE SITE PLAN FOR LOCATIONS.
- PROPOSE TO INSTALL TWO WP1XF29 WALL MOUNTED LIGHTS AS SHOWN ON THE SITE PLAN.
- EXISTING ONSITE TREES ARE TO REMAIN.
- SEE LANDSCAPE ARCHITECTURAL PLAN FOR SHADING AND LANDSCAPING.
- NO BICYCLE PARKING PROPOSED.
- POD INFORMATION:
  - (A) PODS ARE PORTABLE STORAGE CONTAINERS.
  - (B) DESIGNED FOR MOBILE AND STATIC USES.
  - (C) ASSEMBLY/DISASSEMBLY TIME TAKES APPROXIMATELY 20 MINUTES AND ARE HINGED AND FOLDABLE PORTABLE STORAGE CONTAINERS BUILT WITH FORKLIFT POCKETS.
  - (D) CAN BE PLACED ON VARIOUS TYPES OF SURFACE AND DO NOT NEED TO BE AFFIXED TO THE GROUND (HARDSCAPE SURFACE IS NOT REQUIRED).
  - (E) BUILT TO WITHSTAND WIND SPEEDS UP TO 120 MPH.
  - (F) MANUFACTURED WITH NON-COMBUSTIBLE STEEL.
  - (G) MANUFACTURED WITH POWDER COATED FLAT LIGHTWEIGHT STEEL AND STAINLESS STEEL HARDWARE TO BE RUST RESISTANT.
  - (H) THE ROOFS ARE PITCHED TO ALLOW EASY DRAINAGE.
  - (I) ROOF LOADS ARE DESIGNED TO HOLD MORE THAN 25,000 LBS. DESIGNED WITH A HEAVY DUTY STEEL BASE 4.5 INCHES TALL WITH OPENINGS TO ALLOW FOR WATER TO DRAIN UNDER THE CONTAINER.
  - (K) FLOOR ARE RATED FOR 10,000 LBS AND RODENT RESISTANT.
  - (L) DOORS CONSIST OF A DOUBLE SWINGING DOOR WITH AN EMERGENCY RELEASE ON THE INSIDE.
  - (M) DESIGNED WITH VENTING AND SCREENING FOR INTERIOR AIRFLOW.
- ALL TEMPORARY PODS AND MOBILE OFFICE ARE WITHIN 150 FEET OF THE FIRE ACCESS BEING MEASURED AROUND THE EXTERIOR OF OTHER SITE FEATURES.
- FIRE APPARATUS ACCESS ROAD HAS A MINIMUM WIDTH OF 20 FEET WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
- A FIRE APPARATUS ACCESS ROAD HAS BEEN PROVIDED WHICH CONSISTS OF 12" THICK ROAD BASE COMPACTED TO 95% RELATIVE COMPACTION OVER 12" COMPACTED SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION.
- THE FIRE ACCESS INCLUDES A HAMMERHEAD TURNAROUND AT THE END OF THE ACCESSWAY.
- "NO PARKING - FIRE LANE" SIGNS ARE PROPOSED ALONG THE FIRE ACCESS.
- THE EXISTING FIRE HYDRANT ACROSS EATON ROAD FROM THE PROJECT SITE IS TO BE THE WATER SUPPLY FOR THE PROJECT. MEASUREMENTS ARE SHOWN FROM THIS HYDRANT TO THE REAR OF THE PODS.
- THE SURFACE OF THE SITE, OUTSIDE OF THE FIRE ACCESS LANE, TURNAROUND AND PAVED AREAS, SHALL BE 6" THICK COMPACTED ROAD BASE COMPACTED TO 95% RELATIVE COMPACTION OVER 12" THICK SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION.
- THE PROPOSED ALL WEATHER SURFACE SHALL BE CONCRETE, ASPHALT OR DOUBLE CHIP SEALED.
- NO DEVELOPMENT IS PROPOSED WITHIN 10 FEET OF THE SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT. THE EASEMENT OF THE DISTRICT IS SHOWN ON THE SITE PLAN.
- PROJECT DOES NOT PROPOSE ANY GRADING WHERE THE COMPACTED ROAD BASE IS TO BE PLACED. SITE IS TO BE CLEARED AND GRUBBED BEFORE PLACING COMPACTED ROAD BASE.
- THE EXISTING DRAINAGE SWALE IS LARGE ENOUGH TO MEET THE LID REQUIREMENTS FOR THE 2-YEAR STORM EVENT AND DETENTION REQUIREMENTS FOR THE 10-YEAR AND 100-YEAR STORM EVENTS.
- THE RIGHT-OF-WAY LINE SHOWN IS THE RIGHT-OF-WAY AFTER DEDICATING 14.5 FEET OF ADDITIONAL RIGHT-OF-WAY TO THE CITY OF CHICO.

**PHASED CONSTRUCTION:**

- PHASE-1**
- ENTRANCE DRIVEWAY
  - PODS
  - TRUCK PARKING
  - STANDARD PARKING
  - PORTABLE TOILET
  - FIRE TRUCK TURNAROUND
- PHASE-2**
- MOBILE OFFICE
  - WALKWAY AND RAMP TO OFFICE
  - SEWER AND WATER CONNECTION TO MOBILE OFFICE

**PARKING**

STANDARD STALLS = 2  
ADA STALLS = 1  
TOTAL = 3

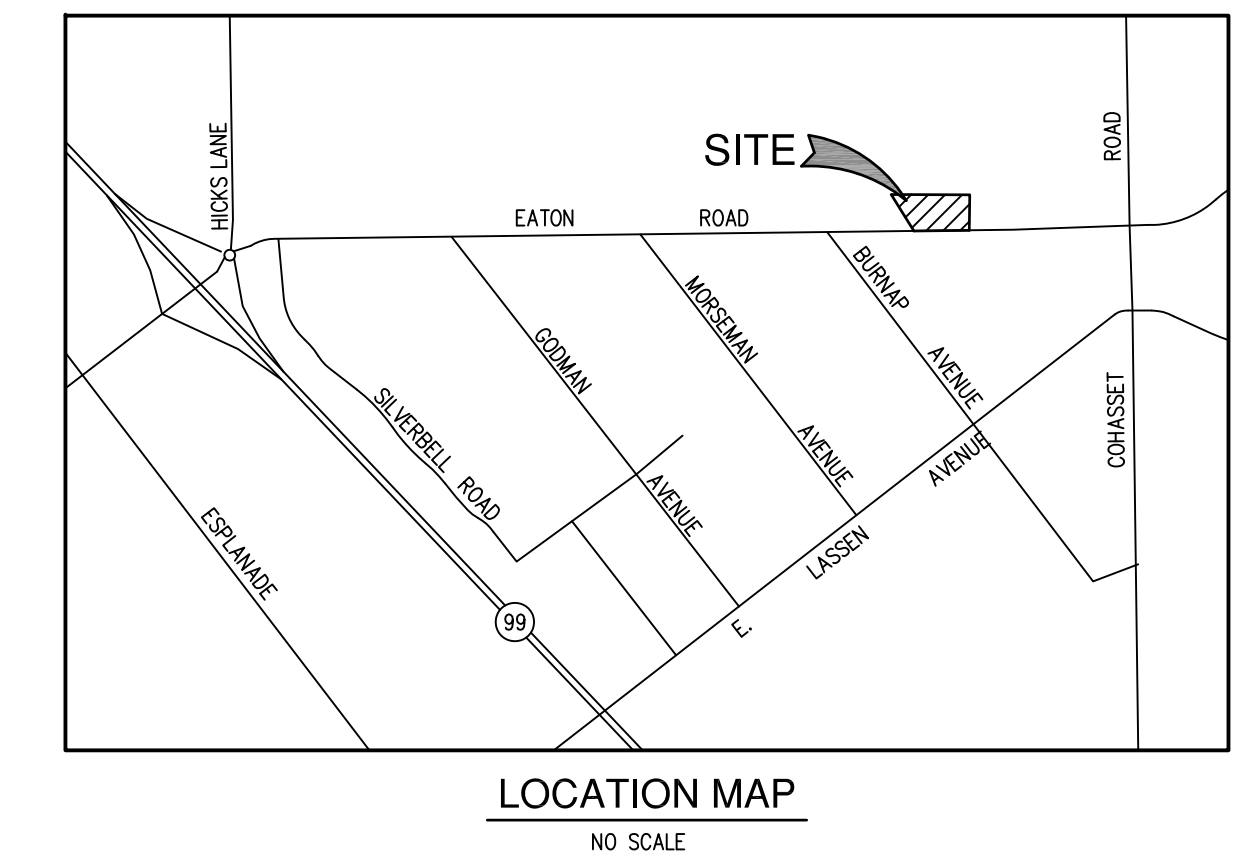
TRUCK PARKING = 5

**SITE COVERAGE**

DEVELOPABLE AREA = 1.88 ACRES  
IMPERVIOUS AREA = 15%  
GRAVEL AREA = 23%  
GRASSLAND AREA = 72%

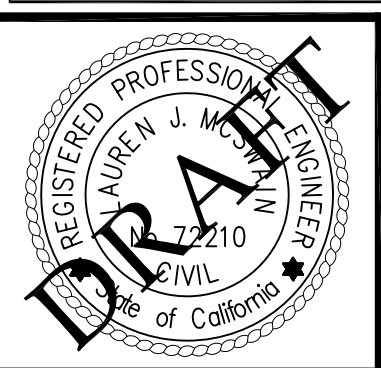
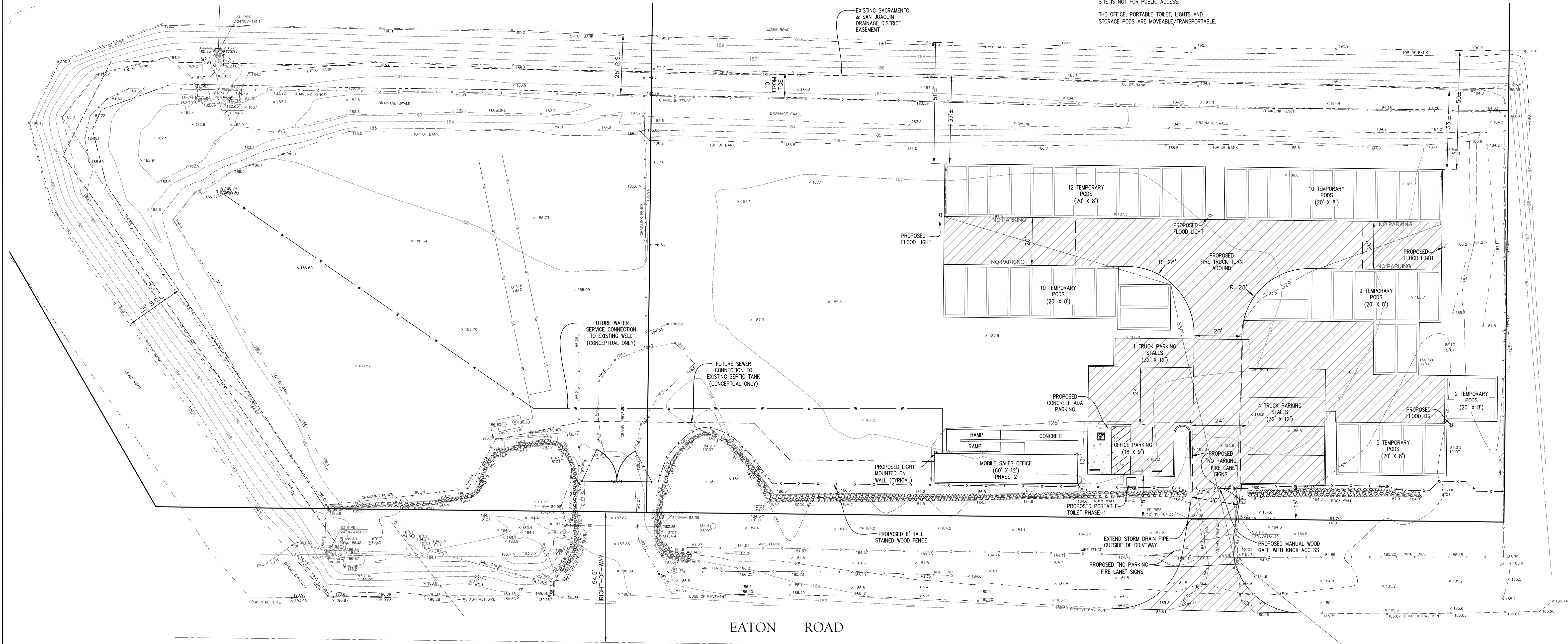
**LEGEND**

- APPROXIMATE PROPERTY LINE
- APPROXIMATE RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING STORM DRAIN PIPE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING SURFACE ELEVATION
- EXISTING SIGN POST
- EXISTING GATE POST
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE GUY WIRE
- EXISTING FIRE HYDRANT
- PROPOSED FENCE
- PROPOSED ALL WEATHER SURFACE
- PROPOSED VERTICAL CURB



**SITE NOTE:**

SITE IS NOT FOR PUBLIC ACCESS.  
THE OFFICE, PORTABLE TOILET, LIGHTS AND STORAGE PODS ARE MOVEABLE/TRANSPORTABLE.



APPROVED: [Signature]  
DATE: MARCH, 2023

PREPARED FOR:  
**MURDOCK'S MOVING & STORAGE INC.**

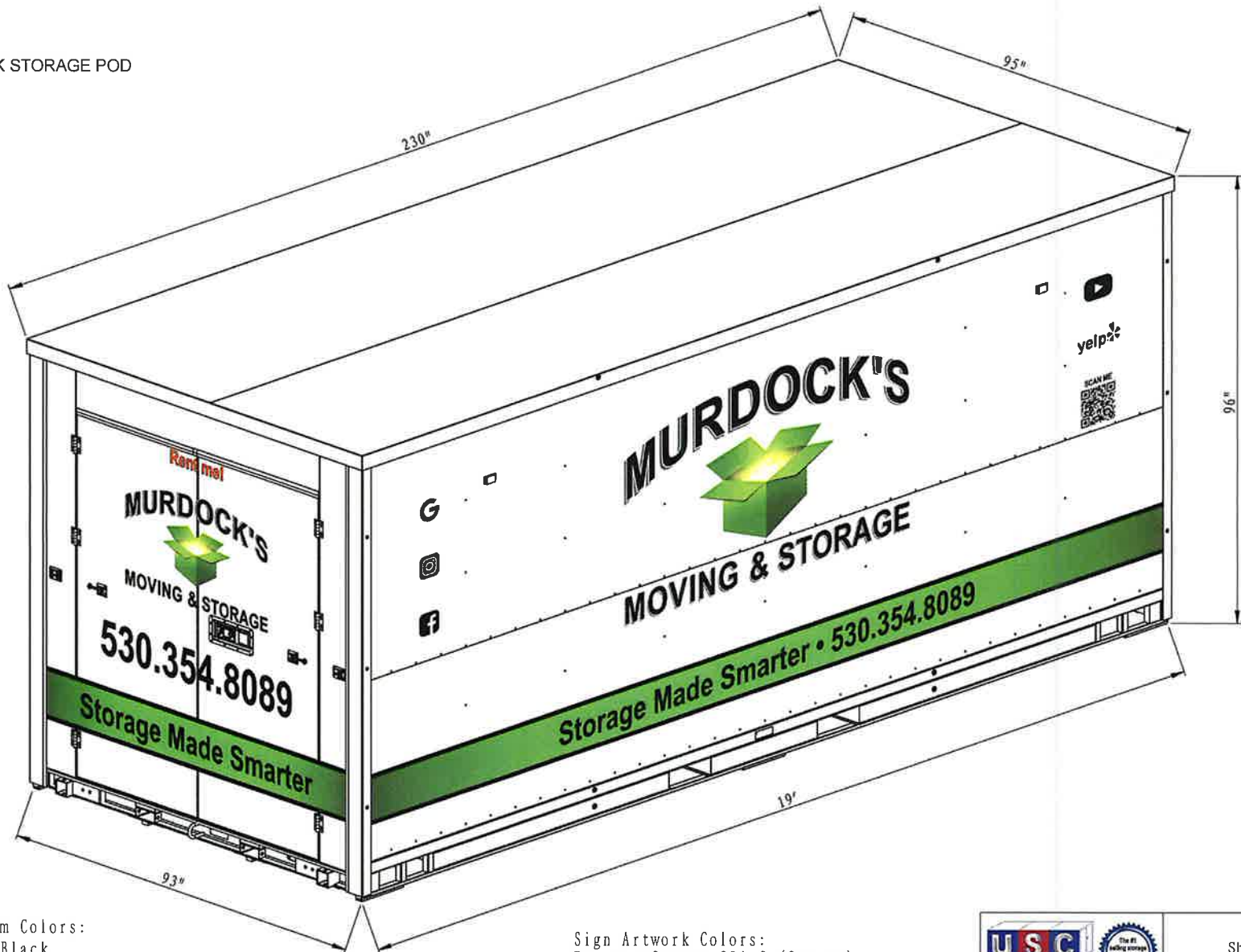
**RAR**  
**ROLLS ANDERSON & ROLLS**  
CIVIL ENGINEERS  
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422

**SITE LAYOUT**  
EATON ROAD, CHICO CA (APN: 007-250-083 & 084)

DESIGNED	LJM
DRAWN	CAD
CHECKED	KLD
DRAWING NO.	1 of 1
JOB NO.	22147




MURDOCK STORAGE POD



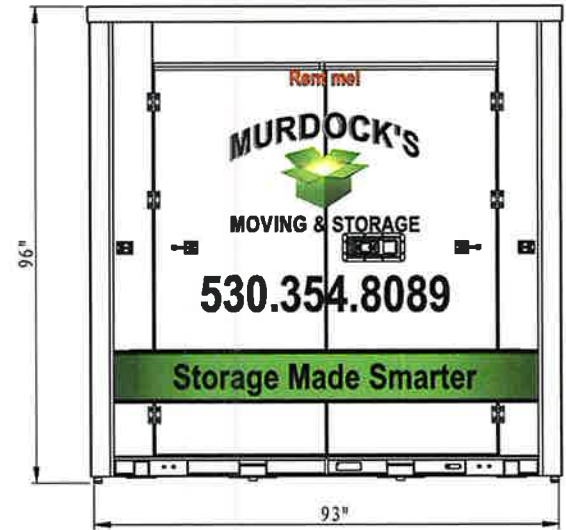
Custom Colors:  
 Base:Black  
 Corner Guards:Black  
 Doors:White  
 Door Frame:White  
 Wall Frame:White  
 Wall Panels:White  
 Roof:White

Sign Artwork Colors:  
 Pantone Orange 021 C (Orange)  
 Pantone Process Black C (Black)  
 Pantone 102 C (Yellow)  
 Cool Gray 9 C (Grey)  
 Pantone 368 C (Green)  
 Pantone 364 C (Green)  
 Pantone 375 C (Green)

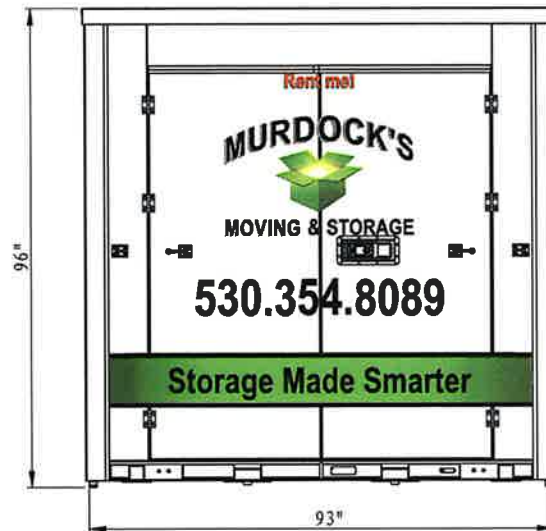
	Sheet: 1
	Date: 11/18/22
Customer: Murdock's Moving and Storage	
Model: 199396-FLS-2DED-1P	



Front Door



Back Door



	Sheet: 2
	Date: 11/18/22
Customer: Murdock's Moving and Storage	
Model: 199396-FLS-2DED-1P	

MURDOCK MODULAR OFFICE BUILDING  
(BUILDING WILL HAVE AN ADA RAMP)







SKU: SSLL30-020

## 20W Solar Power LED Parking Lot Light

\$229.99

Shipping Weight: **28.00** pounds

Quantity in Basket: *None*

Qty

-	1	+
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### DESCRIPTION

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Our 20w Solar Powered LED Parking Lot Light is a highly luminous product that will provide excellent light wherever it is installed. This product delivers bright lighting at half the energy compared to traditional incandescent light products. With its wireless and elegant design, this product is easy to use, simple to install and highly efficient. Can be used for parking lots, streets, malls and more!

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#### Product Specifications:

- **TYPE:** 20W Solar Powered LED Parking Lot Light
- **PRODUCT CODE:** SSLL30-020
- **RATED WATTS:** 20w
- **LUMENS:** 2400lm
- **COLOR RANGE:** 6500K
- **WORKING TEMPERATURE:** -22\*- +113\* F
- **WORKING MODES:**
  - (Red) 1. 30% all night: when motion activated increases to full brightness
  - (Green) 2. Works at 100% brightness for 1st 5hrs of night, then powers down to work at 25% brightness (full brightness when motion activated)
  - (Orange) 3. Works at 70% brightness all night (until battery runs out)
- **INCLUDED:** Motion Sensor
- **CHARGING TIME:** 10 hours by Bright Sunlight
- **WARRANTY:** 3 Years
- **INSTALL HEIGHT:** 6.5ft – 9.8ft
- **SOLAR PANEL:** 18w Monocrystalline Silicon
- **BATTERY:** 40Ah, 3.7V
- **DIMENSIONS:**
  - **PRODUCT:** 26.6" L x 11.9" W x 3.31" H inches
  - **SHIPPING:** 31.2" L x 16.45" W x 13.7" H inches
  - **BRACKET SIZE:** 13.77" L x 11.8" W x 9" H inches
- **APPLICATIONS:** Parking Lots, Parks, Malls and More!
- **MATERIAL:** Aluminum Alloy and PC
- **WEIGHT:** 30lb

\***RECOMMENDED POLE DIAMETER:** 2 3/8" Round (**Bracket:** 5 1/2" Deep)





Color: Bronze

Weight: 6.6 lbs

Project:

Type:

Prepared By:

Date:

**Driver Info**

Type	Constant Current
120V	0.30A
208V	0.20A
240V	0.15A
277V	0.10A
Input Watts	15-29.5W

**LED Info**

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	2102-4204 lm
Efficacy	136.7-152.7 lm/W

**Technical Specifications**

**Field Adjustability**

**Field Adjustable:**

Field Adjustable Light Output:  
29W/20W/15W (factory default 29W)  
Color temperature (selectable by 3000K, 4000K and 5000K)

**Compliance**

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**IP Rating:**

Ingress protection rating of IP65 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PLOEPPLUEKB8

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

29W: 125W Metal Halide  
20W: 100W Metal Halide  
15W: 70W Metal Halide

**LED Characteristics**

**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

**Electrical**

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**Photocell:**

120-277V selectable photocell that can be turned on and off.

**Construction**

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

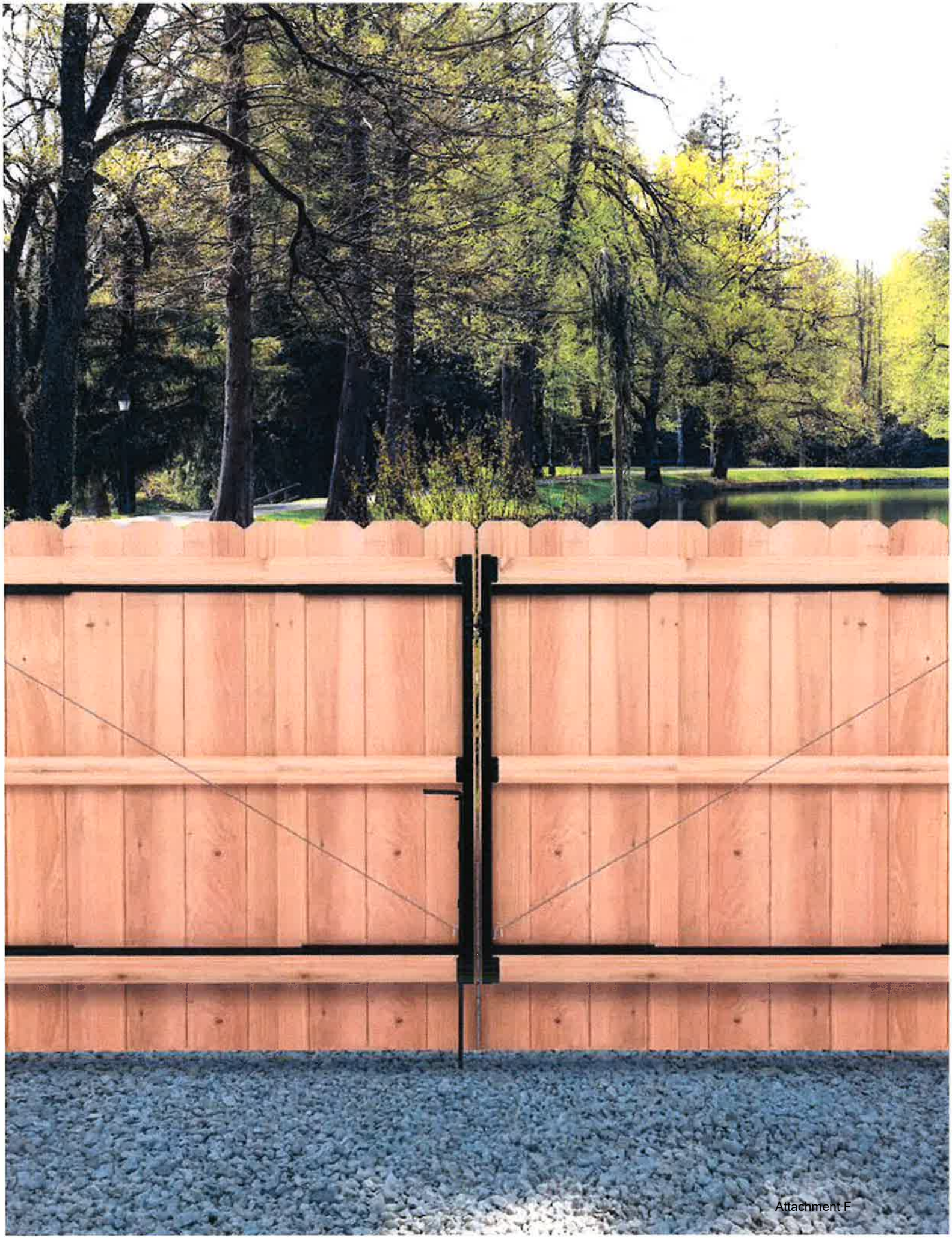
Suitable for use in up to 50°C (122°F)

**Housing:**

Die-cast aluminum

**Lens:**

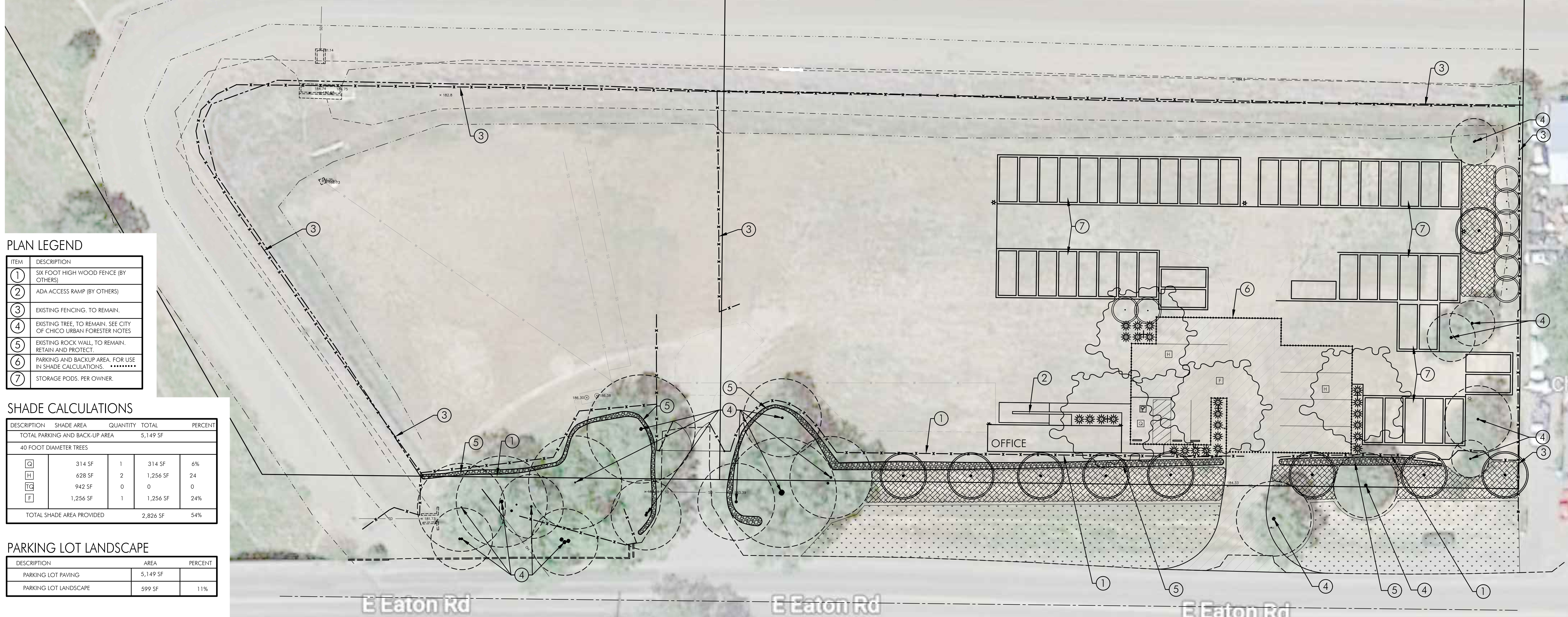
Tempered glass











**PLAN LEGEND**

ITEM	DESCRIPTION
①	SIX FOOT HIGH WOOD FENCE (BY OTHERS)
②	ADA ACCESS RAMP (BY OTHERS)
③	EXISTING FENCING, TO REMAIN.
④	EXISTING TREE, TO REMAIN. SEE CITY OF CHICO URBAN FORESTER NOTES
⑤	EXISTING ROCK WALL, TO REMAIN. RETAIN AND PROTECT.
⑥	PARKING AND BACKUP AREA, FOR USE IN SHADE CALCULATIONS. ....
⑦	STORAGE PODS, PER OWNER.

**SHADE CALCULATIONS**

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			5,149 SF	
<b>40 FOOT DIAMETER TREES</b>				
Ⓚ	314 SF	1	314 SF	6%
H	628 SF	2	1,256 SF	24
TC	942 SF	0	0	0
F	1,256 SF	1	1,256 SF	24%
<b>TOTAL SHADE AREA PROVIDED</b>			<b>2,826 SF</b>	<b>54%</b>

**PARKING LOT LANDSCAPE**

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	5,149 SF	
PARKING LOT LANDSCAPE	599 SF	11%

**TREE LIST**

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
<b>TREES</b>				
+	QUERCUS LOBATA VALLEY OAK	15 GAL	LOW	4
•	ARBUTUS 'MARINA' STRAWBERRY TREE (MULTI-TRUNKED SPECIMENS)	15 GAL	LOW	9

**SHRUB LIST**

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY
<b>SHRUBS</b>				
⊙	HETEROMELES ARBUTIFOLIA TOYON	5 GAL	LOW	8
✱	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	LOW	25
⊞	COTONEASTER DAMMERI 'LOWFAST' LOWFAST COTONEASTER (PLANT @ 12'-0" O.C.)	1 GAL.	LOW	34 (1,248 SF)
<b>HYDROSEED</b>				
•••••	NON-IRRIGATED, CALIFORNIA NATIVE GRASSES WITH CRIMSON CLOVER ADDED TO MIX CONTACT NORTHWEST HYDROSEEDING, CHICO: 530-624-7230	HYDRO-SEED	LOW	7,320 SF

**LANDSCAPE SOIL**

THE PROJECT LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOILS ANALYSIS OF SITE SOIL FROM AN ANALYTICAL LABORATORY AND AMENDING THE SOIL AS PER THE RECOMMENDATIONS FOR LANDSCAPES STATED IN RATES OF COMMONLY AVAILABLE AMENDMENTS (CUBIC YARDS OR WEIGHT PER 1,000 SF). RECOMMENDATIONS PENDING LABORATORY ANALYSIS.

**LANDSCAPE TOP DRESSING**

A 3" MINIMUM LAYER OF 1"-1-1/2" WOOD CHIP MULCH IS TO BE APPLIED TO ALL NON- HYDROSEEDED LANDSCAPE AREAS (INCLUDING AREAS BENEATH THE CANOPIES OF EXISTING OAK TREES).

**LANDSCAPE IRRIGATION**

THE LANDSCAPE HAS BEEN DESIGNED UTILIZING LOW WATER USE PLANT MATERIAL AND WILL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER IS CAPABLE OF MAKE REAL TIME IRRIGATION SCHEDULE ADJUSTMENTS USING WEB BASED OR ON-SITE WEATHER DATA TO OPTIMIZE THE USE OF WATER. THE SYSTEM WILL ALSO FEATURE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT ALLOWS THE CONTROLLER TO DETECT LINE BREAKS AND SHUT DOWN THE IRRIGATION SYSTEM IN THE EVENT OF A BREAK SO AS TO MINIMIZE WATER WASTE.

**CITY OF CHICO URBAN FORESTER NOTES**

- NONE OF THE EXISTING OAK TREES ARE PROPOSED FOR REMOVAL AND AS SUCH SHALL BE RETAINED AND PROTECTED.
- ORANGE SNOW FENCING OR EQUIVALENT FENCING TO BE PLACED AT A DISTANCE NO CLOSER THAN THE DRIP LINE OR 20' FROM THE TRUNKS OF EXISTING TREES TO REMAIN.
- FENCING SHALL BE MAINTAINED AT ALL TIMES DURING DEVELOPMENT.
- NO VEHICLE ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE WITHOUT PRIOR AUTHORIZATION FROM CITY.
- SIGNAGE SHALL BE ATTACHED TO THE SNOW FENCING TO ALERT CONSTRUCTION STAFF THAT NO VEHICLE ACCESS IS PERMITTED.
- CITY MAY AUTHORIZE TEMPORARY VEHICULAR ACCESS TO ASSIST DEVELOPMENT OPERATIONS WITH ADDITIONAL PRESERVATION MEASURES.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR MITIGATION OF ANY DAMAGE TO ABOVE OR BELOW GROUND PARTS OF TREES CAUSED DURING CONSTRUCTION ACTIVITIES.

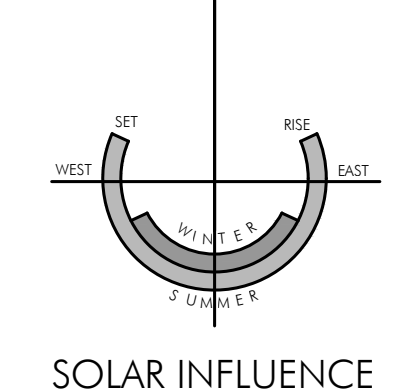
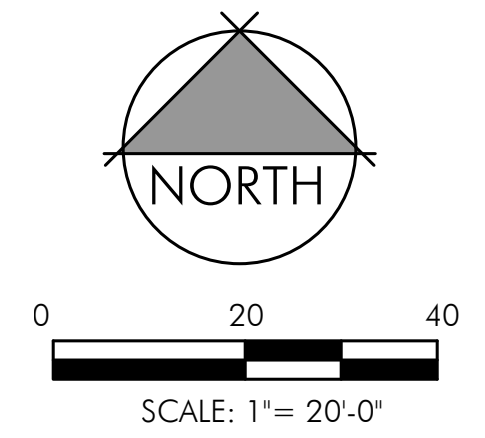
**PROJECT ADDRESS NOTE**

A STREET ADDRESS HAS NOT BEEN ASSIGNED TO THIS PROJECT YET. PER THE BUTTE COUNTY PARCEL LOOK-UP TOOL, THE PROJECT IS LOCATED AT BUTTE COUNTY APNS: 007-250-083 & 007-250-084.

# MURDOCK'S MOVING & STORAGE

## PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:  
**MURDOCK'S MOVING & STORAGE**  
 BOX 3175  
 CHICO, CA 95927



PREPARED BY:  
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