



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 06/07/2023

DATE: May 26, 2023

File: AR 21-24

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 21-24 (Dutch Bros Coffee Drive-Through); 2060 East 20th
Street, APN 002-370-025
WinCo Foods Parking Lot

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission 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 recommend that the Planning Commission approve Architectural Review 21-24 (Dutch Bros Coffee), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a free-standing Dutch Bros Coffee building with drive-through in the existing parking lot of WinCo Foods, located at 2060 East 20th Street. The proposed building with drive-through would be located on the southwest portion of the parcel, west of the accessway along East 20th Street (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and zoned CC (Community Commercial). The project site is within the existing parking lot area along East 20th Street, located farthest away from the WinCo Foods building. This portion of the parking lot would be reconfigured to accommodate the building and drive-through queuing lanes.

The proposal includes a new 950 square foot building with a drive-through facility (see **Attachment B**, Site Plan). Subsequent to the Board's recommendation on the Site Design and Architectural Review application, the Planning Commission will review both the project design and the proposed use permit to authorize the drive-through facility in the CC zoning district.

The drive-through window is located on the north side of the building and complies with all City standards, including enough room to queue at least six vehicles in the drive-through lane in advance of the drive-through window. As shown on the site plan (**Attachment B**), the two drive-through lanes have room for approximately 22 vehicles total. Proposed screening for

the drive-through lane includes extensive existing and proposed landscape treatment along the drive-through lanes' northerly and southerly boundaries. Landscaping treatment includes layers of trees, shrubs, and groundcover to reduce visibility of vehicles from adjacent streets.

The architecture features modulation with a tower element, building wall articulation, and building materials that are visually interesting and compatible with surrounding commercial development. It includes natural colors with a bold blue tower element, neutral stucco finishes, stone veneer, and a 300 square foot canopy over the customer walk-up service window (see **Attachment C**, Color Elevations and **Attachment D**, Color and Material Board). The primary color palette includes beige, blue, and varied earthtones.

The proposed project is within an existing parking area for the shopping center, but parking areas would be reconfigured, and shade trees and landscaping would be added to replace any existing landscaped islands within the parking lot that would be removed to accommodate the reconfigured area of the site. Although there would be a net reduction of 76 parking spaces on site, the proposed and existing spaces within the parking lot would total 394, meeting parking requirements for both the existing WinCo Foods building and the proposed Dutch Bros Coffee building with drive-through. Bike racks would be provided on the east side of the building.

New landscaping would be provided within the project site and integrated into existing landscaping for the shopping center. The landscape plan indicates a total of 29.5 percent of the site area to be landscaped, exceeding the required 5-percent for the CC zoning district. A variety of shrubs, groundcover, and decorative trees would enhance the aesthetic appearance of the project along the East 20th Street frontage (see **Attachment E**, Landscape Plan). Parking lot shade is estimated to reach 57 percent at tree maturity and includes several scarlet oak and sycamore trees.

DISCUSSION

The proposal is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3), as the materials and colors are compatible with other existing commercial uses located in and around WinCo Foods. The single-story architectural design is consistent with surrounding commercial development and would continue the existing context-sensitive transition at the shopping center with smaller, individual buildings located toward the perimeter of the site and the larger buildings toward the back, consistent with CD-5.2. The project is also consistent with goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3). Using the existing access driveways associated with shopping center is consistent with policy CIRC-1.1 and Table CIRC-1, which calls for safely and efficiently accommodating traffic from new development and minimizing new driveways on larger streets.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main pedestrian entrance on the south side of the building from East 20th Street through the use of a metal canopy feature with cultured stone columns consistent with DG 2.2.23. Design Guideline consistency is

further enhanced by the vertical and horizontal façade breaks, building massing, and modulation, as called-for by DGs 2.2.25.

Overall, staff has not identified any major issues with the proposal and, subject to the above, and standard conditions, recommends approval of the project.

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 consists of the construction of a new commercial pad building less than 10,000 square feet in size, including drive-through food and drink sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

The proposed Dutch Bros Coffee building and drive-through is a commercial development project in an existing shopping center. The project is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3).

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project promotes orderly development and would increase desirability of investment at the WinCo Foods shopping center by developing a building site at a prominent intersection, consistent with the stated purpose of CMC 19.18. The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main entrance through the use of a metal canopy feature with cultured stone columns consistent with DG 2.2.23. Design Guideline consistency is further enhanced by the vertical and horizontal façade breaks, building massing, and modulation, as called-for by DGs 2.2.25.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening*

of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.

The design, materials and colors of the proposed new building are visually compatible with the surrounding commercial development, specifically regarding the screening of rooftop equipment by the roof parapets. Exterior equipment will be properly screened from view by roof parapets, landscaping or by locating equipment inside the building.

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

The location and configuration of the proposed structure is compatible with the surrounding shopping center and commercial uses within the project vicinity. The building will not unnecessarily block views or dominate its surroundings. The drive-through lane will be adequately screened by new and existing landscaping.

- 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.*

Both existing and proposed landscaping will provide visual relief around the new building and reconfigured parking area, with specific attention paid to screening the drive-through aisle from public views along East 20th Street.

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 21-24 (Dutch Bros Coffee). 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 new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
7. 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 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)

Mike Sawley, Principal Planner
Tina Wilson, Associate Planner
File: AR 21-24

External (4)

Barghausen Consulting Engineers, Inc., Attention: Sandra Fox, Senior Planner, Email:

sfox@barghausen.com

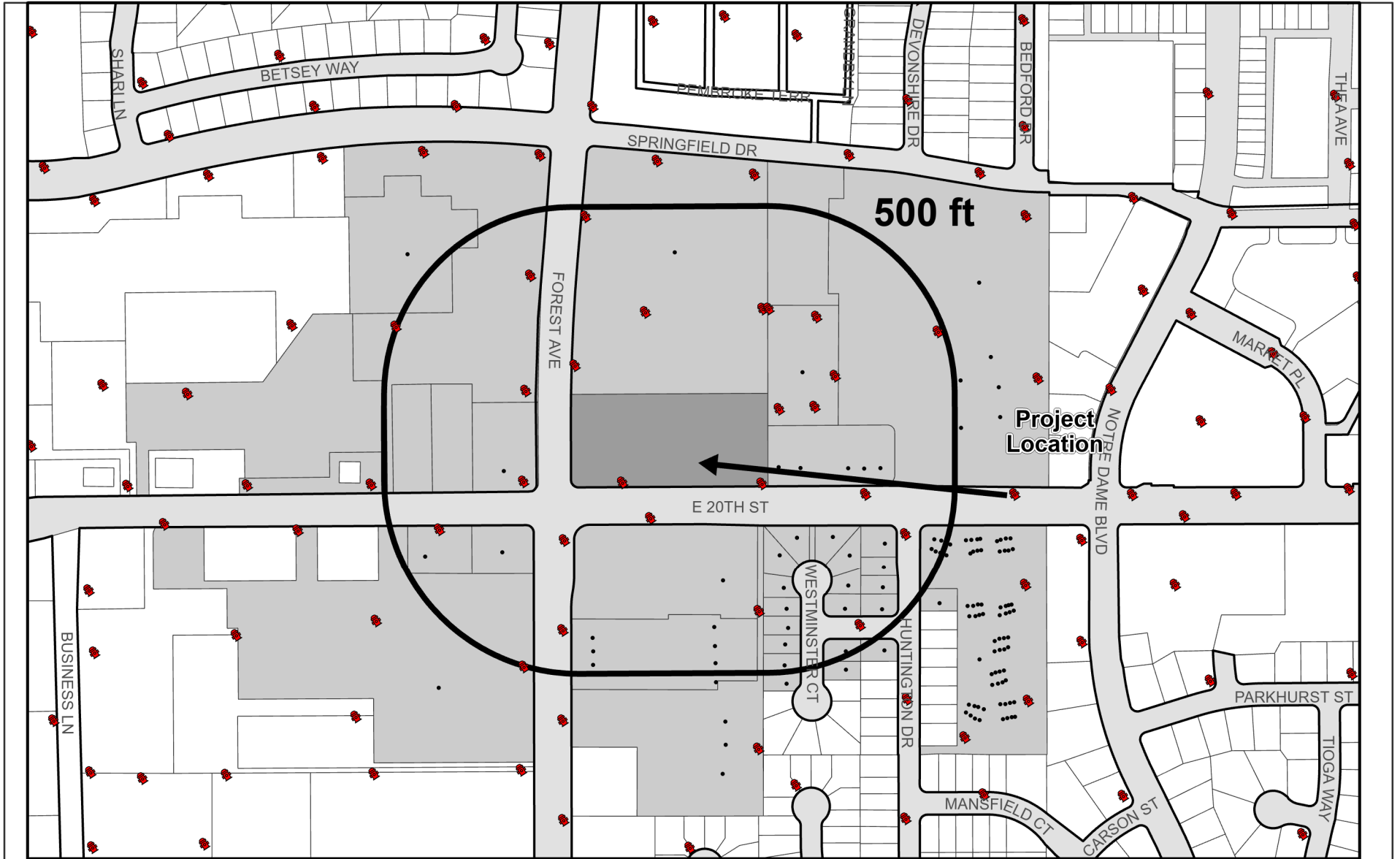
Dutch Bros Coffee, Attention: Russ Orsi, Email: russ.orsi@dutchbros.com

WinCo Foods LLC, Attention: Greg Goins, Email: Greg.goins@wincofoods.com


Gnich Architecture Studio, Attention: Omar Garzon, Email: omarg@gnicharch.com


ATTACHMENTS

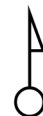
- A. Location Map
- B. Site Plan
- C. Color Elevations
- D. Color and Material Board
- E. Landscape Plans



AR 21-24 (Dutch Bros Coffee)
 2060 East 20th Street
 APN 002-370-025

 Fire Hydrants

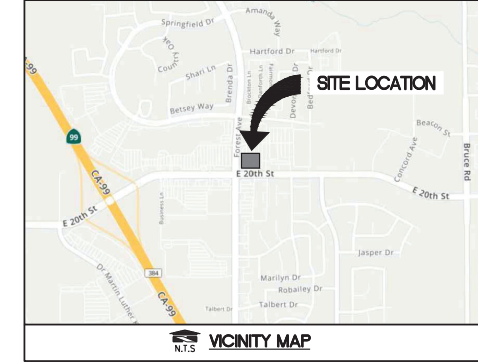
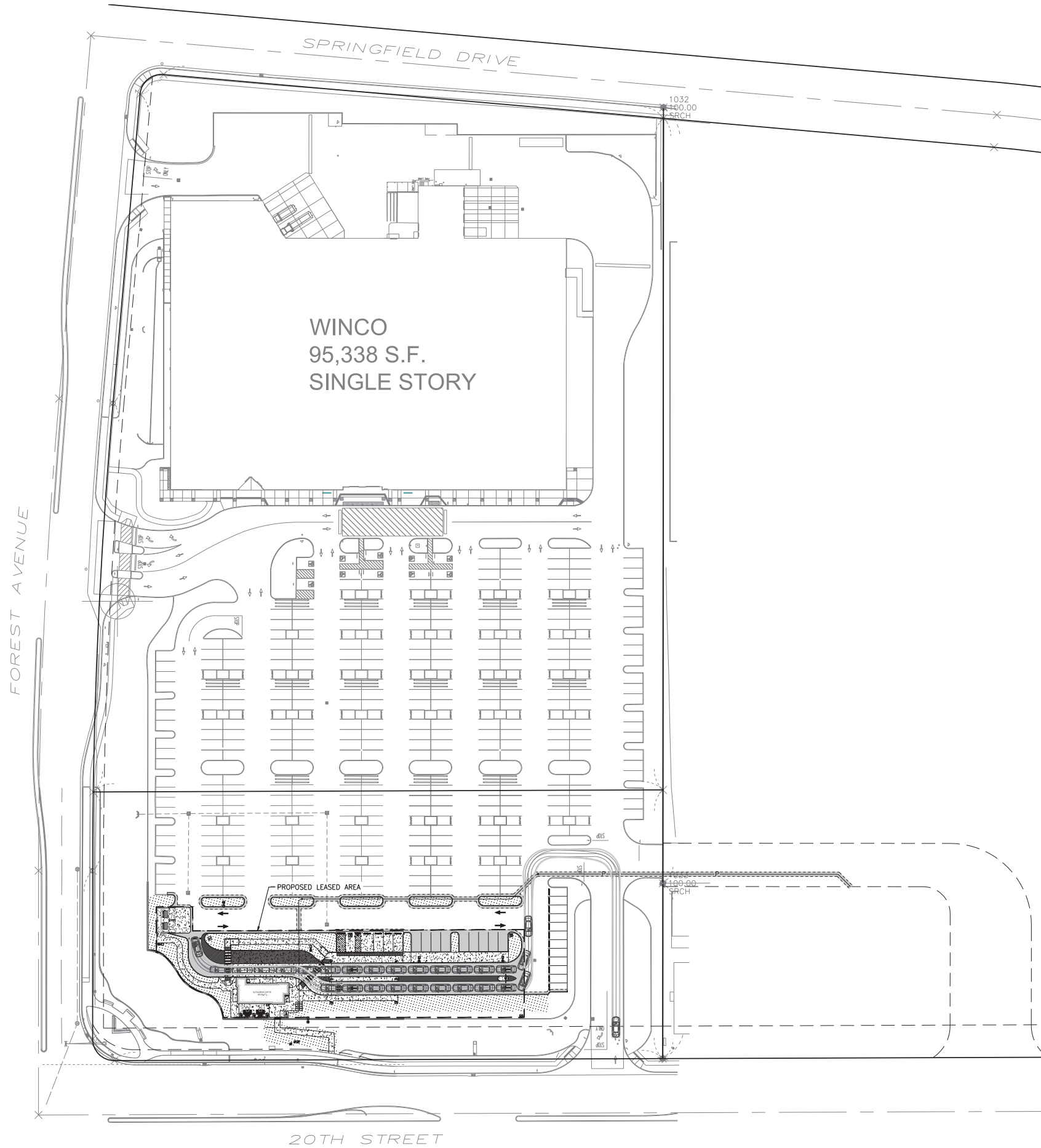
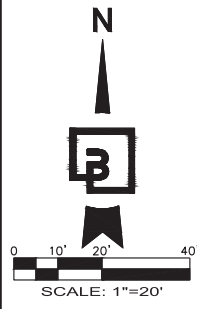
 Noticed Parcels
 • Noticed Addresses



Date Saved: 5/22/2023

The name DUTCH BROS., and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

DUTCH BROS. COFFEE - CHICO, CA - CA2807

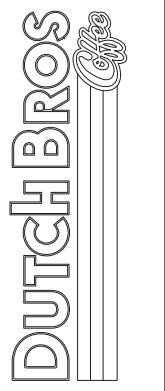


PROJECT DATA

DB2550-A1 FOOTPRINT	
TRASH ENCLOSURE	= 24'x12'
TOTAL EXISTING PARKING STALLS	= 470
PROPOSED	= (-90)+14 = -76
TOTAL REMAINING PARKING STALLS	= 394
QUEUING	= 22
PROPOSED LEASED AREA*	= 26,008 SF
ORIGINAL LEASED AREA	= 18,098 SF

PRELIMINARY NOT FOR CONSTRUCTION

Title:
TEST FIT PLAN
FOREST AVE AND 20TH STREET
CHICO, CA



Scale:

Horizontal	1" = 20'
Vertical	N/A

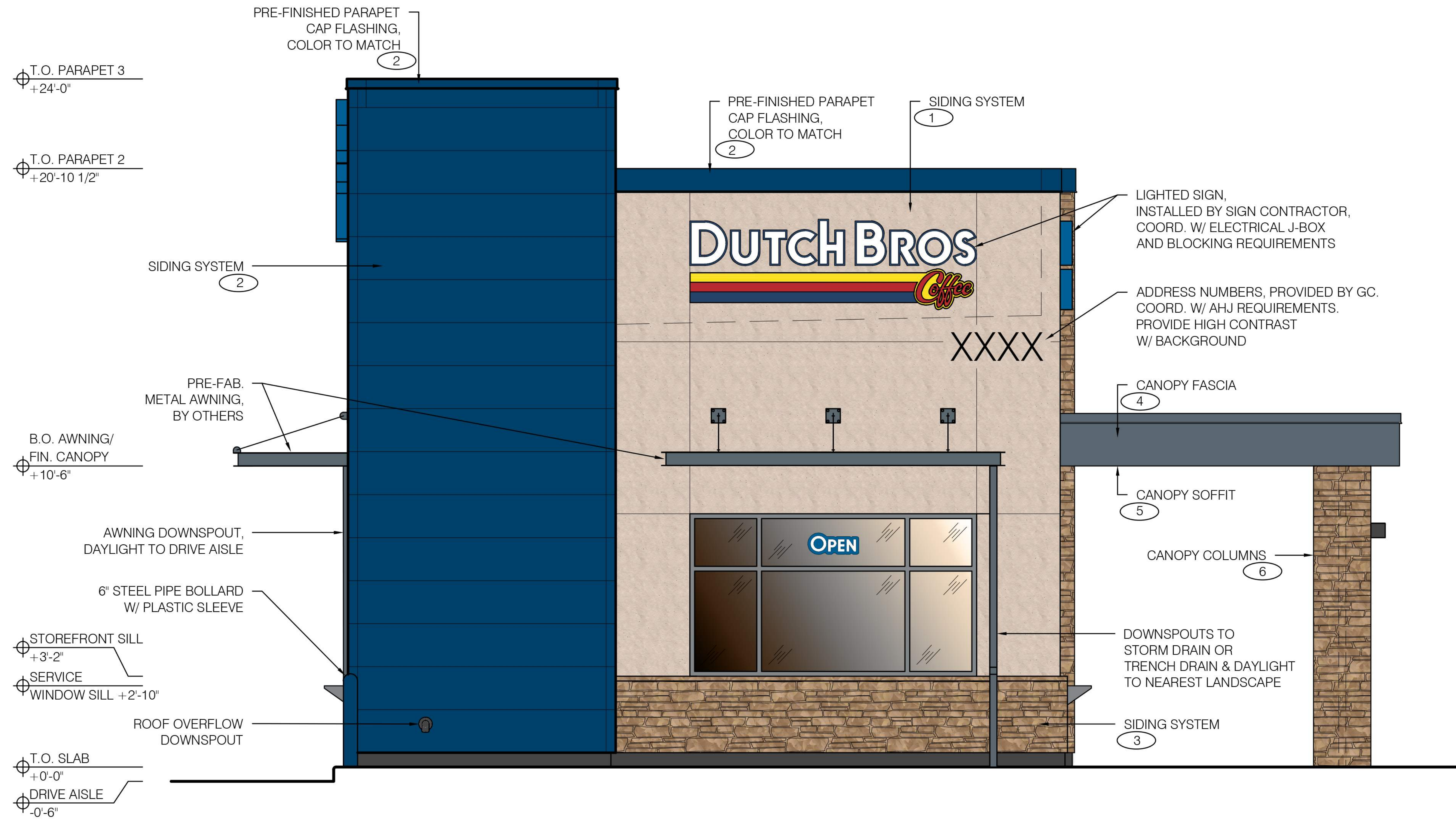
Designed: JAH
 Drawn: JAH
 Checked: MAM
 Approved: C.J.
 Date: 12/23/22

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425-251-6222
barghausen.com



Job Number: **22014**
 Sheet: **1 OF 1**
 2019 DB Franchising USA, LLC
 From: 2022.05.10

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAMED CANOPY)				
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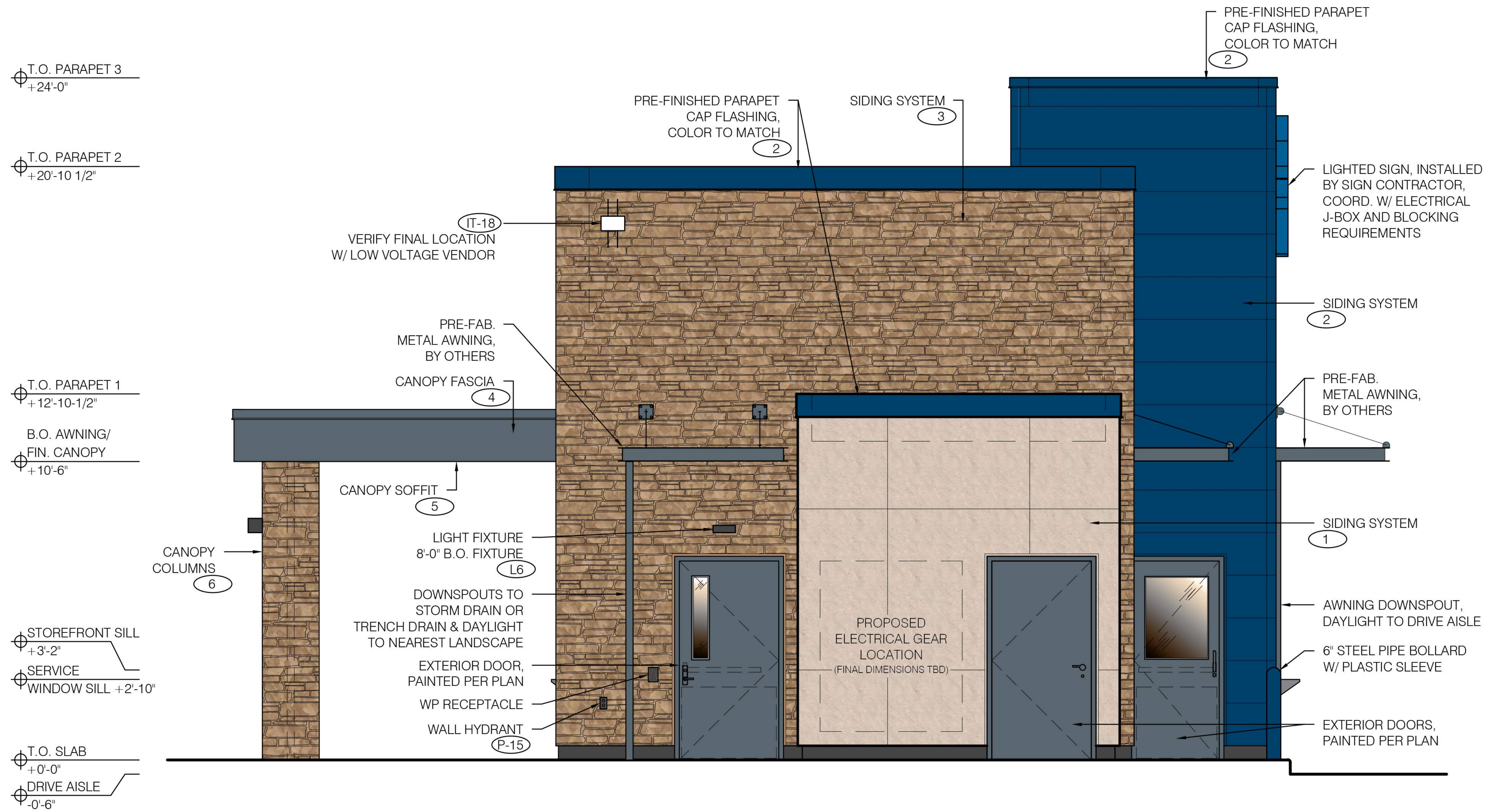


SCALE: 1/2" = 1'-0"

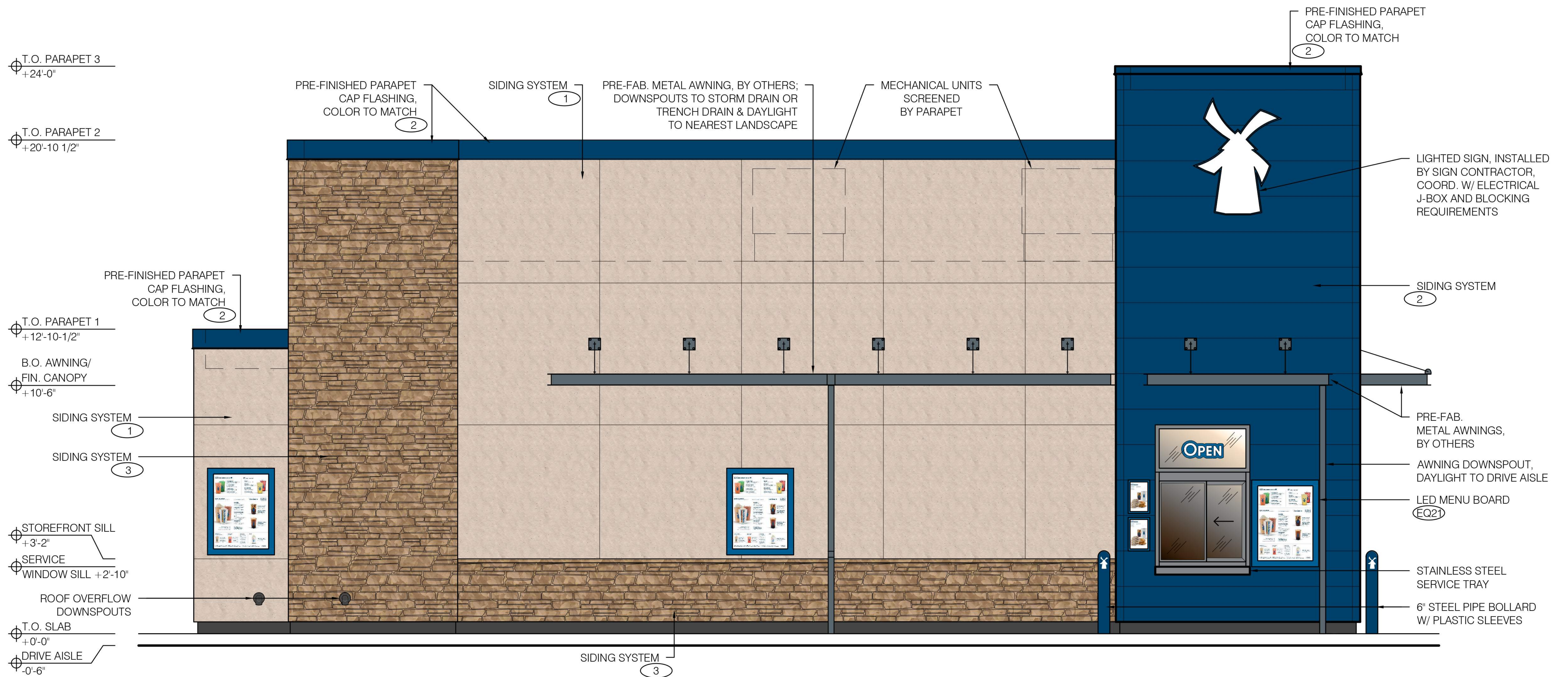


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6	COLUMNS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.

NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
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NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				

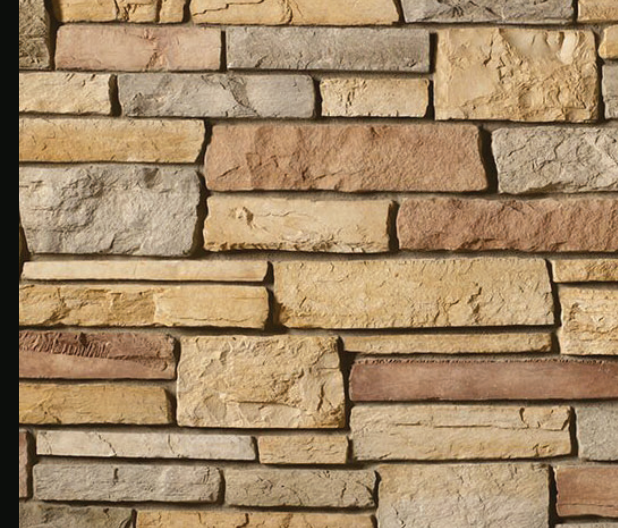




FIBER CEMENT BOARD
 MANUFACTURER: NICHHA
 PROFILE: ILLUMINATION
 COLOR: BLDG DB BLUE



3-COAT STUCCO SYSTEM
 MANUFACTURER: -
 PROFILE: ACRYLIC MEDIUM SAND FINISH
 COLOR: SHERWIN-WILLIAMS -
 BEIGE (SW 2859)



CULTURED STONE
 MANUFACTURER: CULTURED STONE
 PROFILE: CARAMEL COUNTRY
 LEDGESTONE
 COLOR: PER MFR.



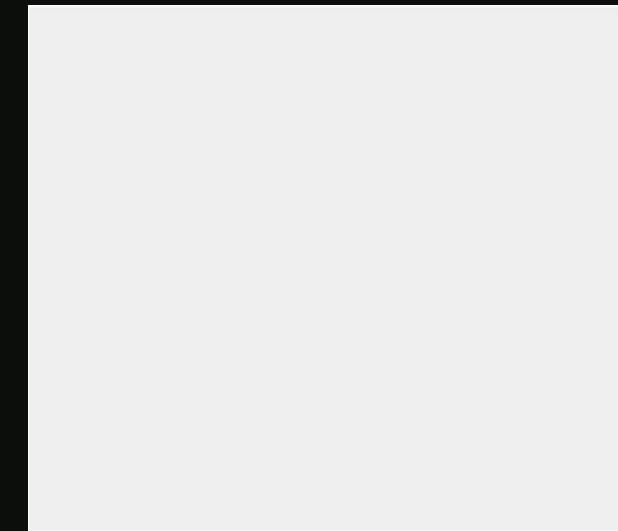
CANOPY SOFFIT
 MANUFACTURER: HEWN
 PROFILE: NW SPRUCE
 NATURAL & SEALED
 COLOR: PER MFR.



WINDOW SYSTEM
 MANUFACTURER: KAWNEER OR SIMILAR
 PROFILE: CLEAR ANODIZED ALUMINUM
 FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT
 MANUFACTURER: SCHERWIN-WILLIAMS
 COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
 MANUFACTURER: DURO-LAST
 DL-60 - 60 MIL
 COLOR: WHITE



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DUTCH BROS. COFFEE - CHICO, CA - CA2807

- L-S-RHA UMB.....50
- L-S-LIG TEX.....42
- L-T-QUE-LE.....28
- L-T-QUE-COC.....8
- L-S-SAL GRE.....28
- L-S-MAH AQU COM.....77
- L-S-COT DAM.....63
- L-S-HE3-PAR.....73
- E-Tree-001.....8
- L-T-PLA ACE.....4

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS. "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION, CONSTRUCTION AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THE WALKS SHOULD AVOID CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	WUCOLS	QUANTITY	SHADE	REMARKS
QUCO	Quercus cocinea	Scarlet Oak	24" Box	Moderate	8	8	2" Caliper, min., 10'-12" height
PLAC	Platanus acerfolia 'Yarwood'	Yarwood Sycamore	24" Box	Moderate	4	4	2" Caliper, min., 10'-12" height
QUIL	Quercus ilex	Holly Oak	24" Box	Moderate	2	2	2" Caliper, min., 10'-12" height

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS

BEAQ	Berberis aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon	Low	77	77	
CODA	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 Gallon	Low	63	63	
HEPA	Hesperaloe parviflora	Red Yucca	5 Gallon	Low	73	73	
LITX	Ligustrum japonica 'Texanum'	Texas Privet	5 Gallon	Low	42	42	Maintain at 3' high
RHUM	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gallon	Low	50	50	
SAGR	Salvia greggii	Red Autumn Sage	5 Gallon	Low	28	28	

GROUND COVERS

Symbol	Cynodon dactylon 'Tifway 419'	Warm Season Turf	Sod	High			
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PARKING LOT SHADE CALCULATIONS

SPECIES	CANOPY SIZE	SF SHADE	SITE VALUE (%)	QTY	EQUIV. SHADE
Platanus ace. 'Yarwood'	40'	1,256 SF	25%	1	314 SF
Yarwood Sycamore	40'	1,256 SF	50%	4	2,512 SF
Quercus cocinea	40'	1,256 SF	100%	3	3,768 SF
Scarlet Oak	40'	1,256 SF	50%	5	3,140 SF
Scarlet Oak	40'	125.6 SF	10% Bonus	5	628 SF
Quercus ilex	40'	1,256 SF	75%	2	1,884 SF
Holly Oak					
TOTAL SHADE					12,246 SF

LANDSCAPE CALCULATIONS

GROSS SITE AREA: ±40,978 SF
 REQUIRED LANDSCAPE AREA: ±2,049 SF (5%)
 PROVIDED LANDSCAPE AREA: ±12,101 SF (29.5%)

REQUIRED PARKING LOT SHADE: 50% OF VUA (Vehicular Use Areas)
 VUA: ±21,317 SF
 10,657 SF
 PROVIDED SHADE CANOPY: 12,246 SF (57%)

REE PRESERVATION

Tree Preservation Plan shall be provided after an arborist surveys existing trees. The plan will show trees to be removed, trees to maintain, & tree replacement calculations.

WATER-EFFICIENT LANDSCAPE WORKSHEET

Reference ETo: 54.29 [From CIMIS Eto Zone Map for Chico, CA]

Hydrozone/ Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area, sq. ft. (LA)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Shrubs	0.3	Drip	0.8	0.38	9,969	3,738.38	125,833
Trees	0.4	Bubblers	0.75	0.53	504	268.80	9,048
Turf	0.6	M/Rotators	0.75	0.80	1,574	1,259.20	42,384
Rock	0	NA	0	0.00	54	0.00	0
Average ETAF:	0.44			Totals	12,101	5,266.38	177,265
					(A)	(B)	
Special Landscape Areas							
					1	0.00	0
					1		
					1		
Totals					3	0.00	0
					(C)	(D)	

ETWU Total: 177,265
 Maximum Allowed Water Allowance (MAWA): 183,293

MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
 Where:
 0.62 conversion factor for acre-inches per year to gallons per square foot per year
 LA total landscape area in square feet
 SLA total special landscape area in square feet
 ETAF 0.55 for residential areas, 0.45 for non-residential areas

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(A)	12,101	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas
Total Area	(B)	5,266.38	
Average ETAF	(B/A)	0.44	

All Landscape Areas

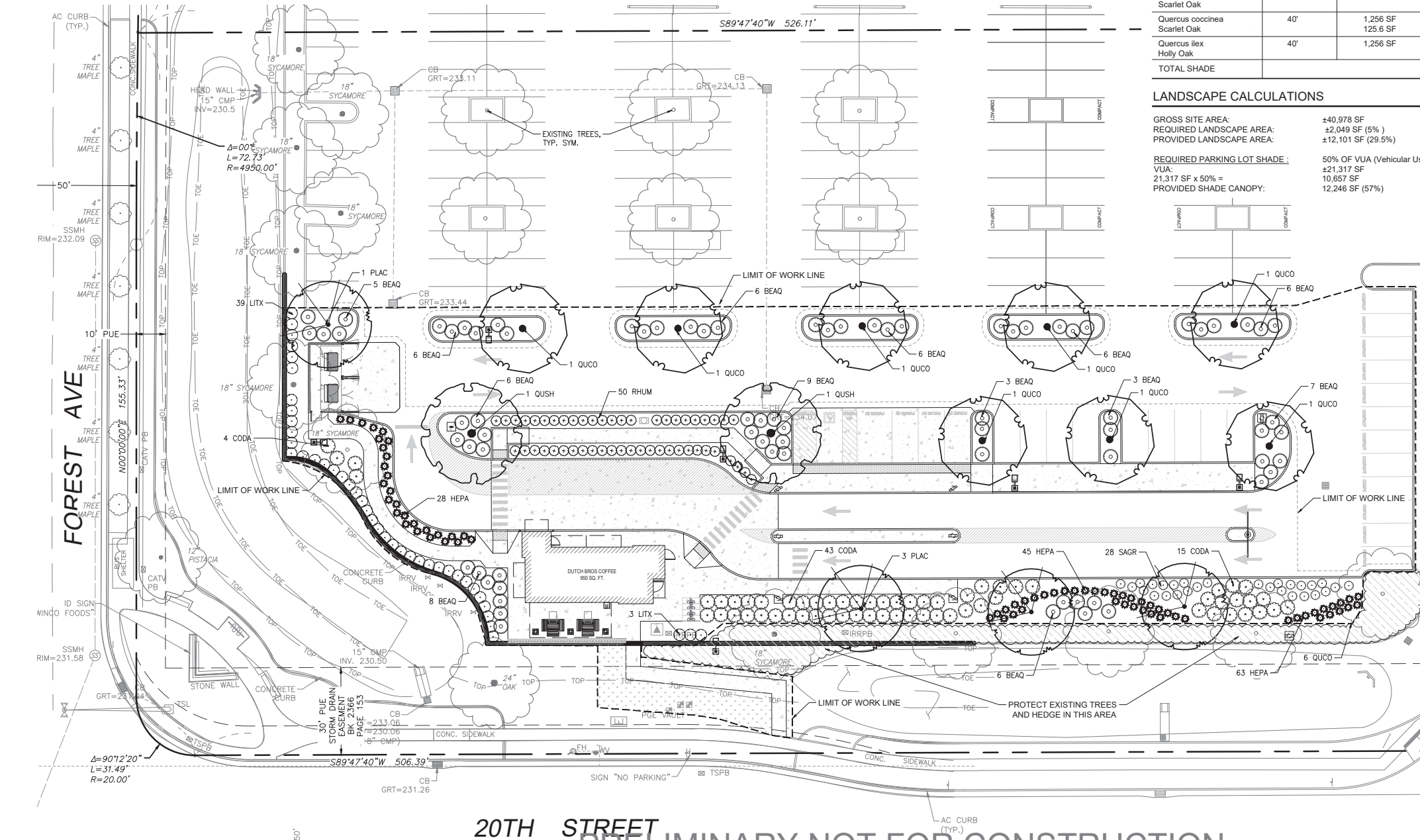
Total ETAF x Area	(B + D)	5,266
Total Area	(A + C)	12,101.00
Site-wide ETAF	(B+D) / (A+C)	0.44

MULCHES

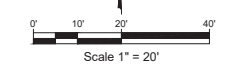
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

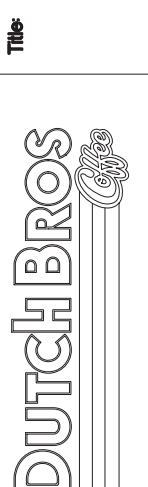
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



20TH STREET
 PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE PLANTING PLAN
 FOREST AVE AND 20TH STREET
 CHICO, CA



Scale: Horizontal Vertical
 Designed: JMH
 Drawn: JMH
 Checked: JMH
 Approved: HFC
 Date: 10/27/21

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425-251-6222 barghausen.com

Job Number: 22014
 Sheet: LP-1
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