



DATE: July 1, 2021

TO: PLANNING COMMISSION

FROM: Kelly Murphy, Planner (879-6535; kelly.murphy@chicoca.gov)

RE: Planned Development Permit 20-03 (Chico Eye Center); Northwest corner of Esplanade and DeGarmo Drive, APN 006-820-013.

SUMMARY

A proposal to construct a new 16,154 square foot commercial building and associated parking and landscaping improvements on a vacant 2.38 acre site at the northwest corner of the Esplanade and DeGarmo Drive. The site is currently designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN-AOD-PD (Neighborhood Commercial with Airport Overflight and Planned Development overlays). The proposed project would accommodate medical offices and retail space for the Chico Eye Center. Pursuant to Chico Municipal Code (CMC) Section 19.52.050, an application for a Planned Development Permit (PDP) has been submitted for the project. The Architectural Review and Historic Preservation Board has reviewed the project and recommended approval to the Planning Commission for consideration. The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15332 (Infill Development Projects).

Recommendation:

Planning staff recommends adoption of Resolution No. 21-06 (**Attachment A**, Resolution 21-06), approving Planned Development Permit 20-03 for the property identified as APN 006-820-013.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 21-06 (**Attachment A**, Resolution 21-06), approving Planned Development Permit 20-03 for the property identified as APN 006-820-013.

BACKGROUND

The proposed project is comprised of a new single-story commercial building and associated parking and landscaping improvements on a vacant 2.38 acre site located on the northwest corner of Esplanade and DeGarmo Drive (see **Attachment B**, Location Map, and **Attachment C**, Site Plan). The site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, zoned CN-AOD-PD (Neighborhood Commercial with Airport Overflight and Planned Development overlays) and located within the Northwest Chico Specific Plan (NWCSP) area. The proposed building would accommodate medical offices and retail space for the Chico Eye Center (see **Attachment D**, Project Description and **Attachment E**, Floor Plan), which are principally permitted land uses in the CN zoning district per Chico Municipal Code (CMC) Section 19.44.020.

Pursuant to CMC Section 19.52.050.D, "The first development of a vacant site in the PD overlay zone or any new construction on a developed site in the PD overlay zone shall require

planned development permit approval for any allowed use.” In accordance with the Code, a Planned Development Permit (PDP 20-03) has been submitted for the proposed project.

DISCUSSION/ANALYSIS

The proposal consists of a new commercial building having a footprint of approximately 16,000 square feet for the Chico Eye Center. Other site features would include a covered pick-up/drop-off area, commercial trash enclosure, parking and landscaping. The project site is located on a triple-frontage lot bounded by Esplanade, DeGarmo Drive and Bodero Lane. The proposed building would be situated at the center of the site oriented towards Esplanade, with parking to the sides and rear of the building.

Consistent with the development standards for CN-zoned properties and lots with a PD overlay as set forth in CMC Section 19.44.030 and CMC 19.28.040, the project would be located on a corner lot greater than 7,000 square feet with at least 25 percent of the gross site area devoted to landscaped and useable open space areas. The project would also be consistent with applicable building coverage, height, and setback requirements.

Pursuant to CMC Section 19.70.040, medical offices and retail uses require one vehicle parking space for every 250-square-foot of gross floor area. A total of 65 vehicle parking spaces are required onsite; the project proposes 116 off-street vehicle parking spaces. While the amount of proposed on-site parking exceeds the city standards, the applicant has indicated that the additional number of spaces requested is based on the needs of the established professional practice as observed in their current location. Additionally, the lack of overflow parking in the area surrounding the site further creates a demand for the tenant to provide adequate on-site parking to serve both employees and customers. The parallel parking spaces shown on the site plan along Bodero Lane is part of an agreement with the multifamily housing development across the street to provide residents with additional parking, a need that is evident based on the number of vehicles currently parking on the vacant project site.

Bicycle parking is provided near the front entrance and at the rear of the building adjacent to the outdoor employee break area. As proposed, the project would meet all parking requirements set forth in CMC Chapter 19.70 (Parking and Loading Standards).

Architectural Review

The Architectural Review and Historic Preservation Board (ARHPB) reviewed the proposed project at their meeting on July 7, 2021 and recommended approval to the Planning Commission.

The project's architecture is reflective of a familiar design aesthetic used for medical offices, with stucco siding and a neutral color scheme, well-defined entry, and a minimized number of windows (particularly along the south elevation of the building). Stone-clad columns identify the main entrance to the building, which has been oriented to face the Esplanade. The portecochere serves as a prominent architectural feature ensuring the visual prominence of the building and enhancement of the streetscape, as well as providing a functional covered drop off area for patients and customers. Stucco screed lines are used to break up larger masses of stucco, adding some texture and visual interest to walls. The trellis details along the front façade of the building are cohesive with the neighboring commercial building to the north and creates visual interest on a pedestrian level by adding depth, texture, and shadows along the

front walls of the building.

The design incorporates various roof lines and materials, using both composite shingle and standing seam metal roofing. The vertical lines in the metal standing seam roofing components echo the materials used in the adjacent DeGarmo Park community park, further enhancing the neighborhood identity. The tallest peak of the central tower element of the building would have a height of 34 feet, 9 inches (see **Attachment F**, Building Elevations and **Attachment G**, Colors and Materials). A covered trash enclosure structure would be located in the parking area at the rear of the building and utilize the same materials and complementary design. Exterior lighting would include wall-mounted fixtures on the proposed building and 25-foot-tall pole lights within the vehicle parking area. In compliance with CMC 19.60.050, exterior lighting shall be recessed and directed downward to avoid light and glare spillage onto adjacent properties.

New landscaping is proposed throughout the site. Landscaping features are proposed around the new building, including a 42-inch tall landscaping wall which would surround the designated employee break area. Wide landscape buffers are provided between the parking areas and the adjacent streets, with particular attention paid to the landscaping along the Esplanade frontage. Plant species are of low to moderate water demands. A total of 74 trees are proposed throughout the site; the 41 trees intended to shade the parking lot would consist of Chinese pistache and sawleaf Zelkova species, while a variety of oak, maple, ginkgo, crape myrtle and magnolia trees would be planted to further ornament the site (see **Attachment H**, Landscaping Plan). Per the requirements for the CN zoning district, a minimum of 10-percent of the site shall be landscaped. The project proposes to landscape approximately 36-percent of the site. Parking lot shading is estimated to reach 50-percent, satisfying requirements.

Prior Review and Entitlements

The subject property was originally approved for development as the commercial component of the mixed-use DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). Phase 1 developed multi-family residential uses along Bodero Lane; however, Phase 2 which proposed future development of five commercial buildings offering a mix of restaurant, office and service uses, never commenced. A modification to the approved site plan for PDP 07-11 to reorient the placement of the proposed commercial buildings was approved by the Planning Commission on September 17, 2015 with the support of the Architectural Review and Historic Preservation Board. Despite all efforts, there remained a continued lack of interest in the multi-tenant site from commercial businesses.

Pursuant to CMC 19.28.070, construction shall commence within three years of PDP approval or the permit shall be deemed void. If a project is built in pre-approved phases, each subsequent phase shall begin construction within one year of the previous phase's date of construction commencement, or the permit shall be deemed void. No extensions of PDP 07-11 were requested since modifying Phase 2 in 2015, resulting in expiration of the previous permit approval. As such, it was determined that a new PDP shall be processed for this site.

Consistency with the NWCSPP

The project parcel is identified for mixed-use commercial development in the Northwest Chico Specific Plan (NWCSPP). The NWCSPP area includes the area north of Eaton Road on both sides of the Esplanade and HWY 99 and bounded by the Creekside Greenway. Within the

specific plan area, mixed-use commercial development has been achieved at the intersection of Eaton Road and Esplanade including a coffee shop, Papa Murphy's and Sol Mexican Restaurant, and a shopping center proposed at Leora Court/Nord Highway and the Esplanade, though no approvals or entitlements have been secured to date.

The Chico Eye Center proposes a single commercial building to be used predominately as medical offices, with a separate retail component allowing customers to purchase associated products and eyewear onsite. In combination with the adjacent multi-family residential buildings along Bodero Lane and the smaller commercial building at the corner of Esplanade and Bodero Lane, development of the proposed project would help to achieve the overall mixed-use goal for the Degarmo Terrace Subdivision as envisioned by the NWCSP.

The NWCSP also provides design guidance for mixed use development projects, including the following items applicable to this project:

1. Definition of the Street. Buildings *should* be placed at the edge of sidewalk.
2. Building entries *should* open directly to the sidewalk and front facades should contain a high percentage of fenestration.
3. Pedestrian Scale. Buildings **shall** include features such as detailed windows with reveals, articulated rooflines, trim designs, balconies and well-defined entryways that create visual interest at the pedestrian level.
4. Location of Parking. Parking areas **shall not** be placed between the building and the street.

The project contains design elements such as the porte-cochere that require the building to be setback further from the street. Sidewalks encircle the building, connecting the front entrance and parking area along Bodero Lane directly to the adjacent public streets. The building would be single-story, with varied roof lines and architectural features that define the main entrance and create visual interest at the pedestrian level.

The project site is unique in that it has frontage on three streets, making it virtually impossible not to locate parking between the building and any street. In an effort to address Guideline #4, the compact parking spaces originally proposed between the building and the main street frontage (Esplanade) have been eliminated. To further emphasize the building, landscaping along the frontage of the building would be limited to low profile shrubbery, resulting in approximately 130 feet of frontage free of visual obstructions to the building. Overall, staff finds the proposal to be moderately consistent with the design guidance of the NWCSP.

Consistency with the General Plan and Zoning Code

The General Plan land use designation for the proposed project site is Neighborhood Commercial. This designation accommodates a mix of business, office, and residential uses that support the needs of residents living in the surrounding neighborhoods. The CN zoning district is applied to areas appropriate for retail sales, businesses, institutions, and services serving the daily needs of nearby residents.

The proposal is consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4, as well as Community Design (CD) Goals CD-2 and CD-5. The proposed project would provide customers and nearby residents increased access to medical

(ophthalmology) services and a retail space where associated eyewear products may be purchased. A majority of local ophthalmologist offices are located south of East Avenue, with several retail stores selling eyewear (Great Pair Eyewear, LensCrafters, Walmart Vision and Glasses, and Chico Vision Care) located south of town between Skyway and East 20th Street. The proposed business would provide a better distribution of these uses and contribute valuable services to residents in North Chico (Goal LU-2, Policy LU-2.3; Goal LU-3, Policy LU-3.1).

The project would be compatible with its surrounding land uses and enhance walkability of the existing neighborhood with improvements to sidewalks and circulation (Goal LU-3, Policy LU-3.1 and 3.2; Goal LU-4, Policy LU-4.2 and 4.4; Policy CD-5.1). With a gas station and convenience store proposed at the southwest corner of Eaton and Esplanade, and multi-family residential apartments proposed at the southwest corner of Greenfield Drive and Esplanade, the project would activate one of the few remaining undeveloped corner parcels along the northern section of the Esplanade corridor. New landscaping and site design would improve aesthetics along the north Esplanade corridor, consistent with CD Policy-2.3.

Actions LU-2.3.3 and 2.3.4 require mixed use on sites greater than 2 acres in size in the CN zoning district. The project proposes to construct a single commercial building containing medical offices and retail space, technically meeting this requirement. While previous entitlements approved for this location proposed multiple commercial buildings having distinct uses, a lack of market interest has precluded development of the site. In the context of the greater neighborhood, the proposed project represents the commercial component of the DeGarmo Terrace Subdivision.

Consistency with the Design Guidelines Manual

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 does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31). Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and lessening views of parking areas with large landscaping buffers, as called-for by DGs 2.1.25 and 2.1.36. The project proposes a bermed landscape buffer between the sidewalk and parking area along DeGarmo Drive to soften the visual impact of the parking from the street, but not entirely obscure the visibility of the area which will help maintain a sense of security for both employees and customers parking there (DG 3.1.12). This project strengthens the neighborhood identity by incorporating similar colors and materials that reflect the surrounding neighborhoods (DG 2.1.11). The entry of the building is clearly delineated by the attached porte cochere element as well as the taller entry element and pedestrian paths that lead to the entrance (DG 3.2.23, 3.2.22). Mechanical equipment is located out of sight utilizing both roof mounted equipment and a ground level electrical room integrated into the building envelope to house meters and other ground level equipment (DG 2.2.28, 3.2.28).

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

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 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. The project has also previously been determined to be consistent with the Northwest Chico Specific Plan EIR which was certified at the time the specific plan was adopted. No new environmental impacts have been identified that were not contained or analyzed in the EIR.

REQUIRED FINDINGS FOR APPROVAL

All necessary findings are provided in Resolution No. 21-06, **Attachment A**.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site. A legal notice was also placed in the Chico Enterprise Record. As of the date of this report, no additional inquiries regarding this project had been received by City staff.

DISTRIBUTION

Internal
PC Distribution
CDD Vieg

External

Greg Peitz, 383 Rio Lindo Avenue, Chico, CA 95926, Email: gregpeitz@sbcglobal.net
Jim Stevens, 111 Mission Ranch Blvd, Ste. 100, Chico, CA 95926
Email: jstevens@northstareng.com
AGHL LLC, 605 West East Avenue, Chico, CA 95926

ATTACHMENTS

- A. Planning Commission Resolution No. 21-06
Exhibit I – Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Project Description
- E. Floor Plan
- F. Building Elevations
- G. Colors and Materials
- H. Landscaping Plan

1 **RESOLUTION NO. 21-06**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING PLANNED DEVELOPMENT PERMIT 20-03 FOR A NEW**
4 **COMMERCIAL BUILDING AT THE NORTHWEST CORNER OF ESPLANADE**
5 **AND DEGARMO DRIVE (APN 006-820-013)**
6 **(Chico Eye Center)**

7 WHEREAS, an application has been submitted for a Planned Development Permit to
8 construct a new commercial building for the Chico Eye Center on the northwest corner of
9 Esplanade and DeGarmo Drive (APN 006-820-013); and

10 WHEREAS, the Architectural Review & Historic Preservation Board reviewed the
11 proposal at its July 7, 2021 meeting and voted to recommend the Planning Commission approve
12 the application with conditions; and

13 WHEREAS, the Planning Commission considered the staff report and comments
14 submitted at a duly noticed public hearing held on July 15, 2021; and

15 WHEREAS, the Project has been determined to be categorically exempt under Section
16 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental
17 Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects), and was
18 previously determined by the Planning Commission to be compliant with the Northwest Chico
19 Specific Plan EIR which was certified at the time the specific plan was adopted.

20 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
21 THE CITY OF CHICO AS FOLLOWS:

22 1. With regard to the Planned Development Permit, the Planning Commission finds that:

23 A. The proposed development is allowed within the subject zoning district and generally
24 complies with all of the applicable provisions of these Regulations and applicable project
25 design guidelines contained in the Northwest Chico Specific Plan. Medical offices and retail
26 sales are principally permitted land uses in the CN zoning district per Chico Municipal Code
27 (CMC) Section 19.44.020. Consistent with the development standards for CN-zoned
properties and lots with a PD overlay as set forth in CMC Section 19.44.030 and CMC

1 19.28.040, the project would be located on a corner lot greater than 7,000 square feet with at
2 least 25 percent of the gross site area devoted to landscaped and useable open space areas.
3 The project would also be consistent with applicable building coverage, height, and setback
4 requirements. The proposal is consistent with the City of Chico Design Guidelines Manual as
5 the project would utilize appropriate massing, fenestration, and materials to provide a
6 pedestrian-level scale (DG 2.2.11); does well to identify the main entrance of the building
7 (DGs 2.2.23 and DG 2.1.13); avoids a flat or monotonous roof line (DG 2.2.25); and, includes
8 variations in the depth of surfaces or changes in surface materials to add visual interest to
9 walls (DG 2.2.31). The character, scale and quality of design would be consistent with the
10 City's Design Guidelines for commercial projects and would be compatible with surrounding
11 land uses and architecture.

12 B. The proposed development would be harmonious and compatible with existing and future
13 developments within the zoning district and general area, as well as with the land uses
14 presently on the subject property. Development of the project would activate one of the few
15 remaining undeveloped corner parcels along the northern section of the Esplanade corridor.
16 The proposed project would provide customers and nearby residents increased access to
17 medical (ophthalmology) services and a retail space where associated eyewear products may
18 be purchased, resulting in a better distribution of these uses and contributing valuable services
19 to residents in North Chico. The project would be compatible with its surrounding land uses
20 and enhance walkability of the existing neighborhood with improvements to sidewalks and
21 circulation.

22 C. The proposed entitlement is consistent with the General Plan and the Northwest Chico
23 Specific Plan in that the proposed new building would accommodate medical offices and
24 retail space for the Chico Eye Center, which are principally permitted land uses in the CN
25 zoning district per Chico Municipal Code (CMC) Section 19.44.020. The proposal is
26 consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-
27 4, as well as Community Design (CD) Goals CD-2 and CD-5. The project parcel is identified

1 for mixed-use commercial development in the Northwest Chico Specific Plan (NWCSP). The
2 Chico Eye Center proposes a single commercial building to be used predominately as medical
3 offices, with a separate retail component allowing customers to purchase associated products
4 and eyewear onsite. In combination with the adjacent multi-family residential buildings along
5 Bodero Lane and the smaller commercial building at the corner of Esplanade and Bodero
6 Lane, development of the proposed project would help to achieve the overall mixed-use goal
7 for the Degarmo Terrace Subdivision as envisioned by the NWCSP.

8 D. The site is physically suitable for the type and density and/or intensity of the proposed
9 commercial development, with an area of 2.38 acres and frontage on three streets – Esplanade,
10 DeGarmo Drive and Bodero Lane. Access to the site would be provided by two driveways
11 off Bodero Lane. The project proposes a number of parking spaces in excess of the
12 requirements, ensuring that there will be no traffic or parking impacts to the existing
13 neighborhood. The zoning code does not establish a size limitation for medical office uses,
14 however lot coverage is limited to 90-percent on CN-zoned parcels. The project’s lot coverage
15 is calculated to reach approximately 16-percent, well below the maximum.

16 E. There are adequate provisions for public and emergency vehicle access, sanitation, water,
17 and public utilities and services to ensure that the proposed development would not be
18 detrimental to public health and safety as the site provides multiple access points and has
19 frontage on three street, providing easy access for public and emergency vehicles. Four fire
20 hydrants are located around the site and city sewer is accessible at DeGarmo Drive.

21 F. The design, location, size, and operating characteristics of the proposed development
22 would be consistent with the City’s Design Guidelines for commercial projects and
23 compatible with surrounding land uses and architecture, and would not be detrimental to the
24 public interest, health, safety, convenience, or welfare of the City. The proposed building
25 would have a peak height of 34 feet, 9 inches, below the height limit of the CN zoning district
26 (35 feet) and would be compatible with the scale and design of surrounding development. The
27 project would be enhance walkability of the existing neighborhood with improvements to

1 sidewalks and circulation, and new landscaping and site design would improve aesthetics
2 along the north Esplanade corridor.

3 G. The proposed development is consistent with the purpose of Chapter 19.28 (Planned
4 Development) of the Chico Municipal Code in that the proposal would develop a vacant site
5 intended for mixed use commercial development while ensuring the protection of public
6 health, safety and general welfare of the community. Consistent with the development
7 standards for CN-zoned properties and lots with a PD overlay as set forth in CMC Section
8 19.44.030 and CMC 19.28.040, the project would be located on a corner lot greater than 7,000
9 square feet with at least 25 percent of the gross site area devoted to landscaped and useable
10 open space areas. Landscaped and open space areas account for 36-percent of the total site
11 area, exceeding minimum requirements.

12 2. With regard to Architectural Review, the Planning Commission finds that:

13 A. The proposed development is consistent with the General Plan and the Northwest Chico
14 Specific Plan in that the proposed new building would accommodate medical offices and
15 retail space for the Chico Eye Center, which are principally permitted land uses in the CN
16 zoning district per Chico Municipal Code (CMC) Section 19.44.020. The proposal is
17 consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-
18 4, as well as Community Design (CD) Goals CD-2 and CD-5. The project parcel is identified
19 for mixed-use commercial development in the Northwest Chico Specific Plan (NWCSP). The
20 Chico Eye Center proposes a single commercial building to be used predominately as medical
21 offices, with a separate retail component allowing customers to purchase associated products
22 and eyewear onsite. In combination with the adjacent multi-family residential buildings along
23 Bodero Lane and the smaller commercial building at the corner of Esplanade and Bodero
24 Lane, development of the proposed project would help to achieve the overall mixed-use goal
25 for the Degarmo Terrace Subdivision as envisioned by the NWCSP.

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

1 project proposes appropriate massing, fenestration, and materials to provide a pedestrian-level
2 scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs
3 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes
4 variations in the depth of surfaces or changes in surface materials to add visual interest to
5 walls (DG 2.2.31).

6 C. The architectural design of structures, including all elevations, materials and colors are
7 visually compatible with surrounding development. Design elements, including screening of
8 equipment, exterior lighting, signs, and awnings, have been incorporated into the project to
9 further ensure its compatibility with the character and uses of adjacent development. The
10 architectural design of the proposed building would adequately screen roof-mounted HVAC
11 units and reduce vehicle parking views from the street with large landscaping buffers, as
12 called-for by DGs 2.1.25 and 2.1.36. Exterior lighting, landscaping and signage would
13 comply with all development standards to ensure compatibility with adjacent land uses.
14 Stone-clad columns identify the main entrance to the building, which has been oriented to
15 face the Esplanade. The porte-cochere serves as a prominent architectural feature ensuring
16 the visual prominence of the building and enhancement of the streetscape, as well as providing
17 a functional covered drop off area for patients and customers. Stucco screed lines are used to
18 break up larger masses of stucco, adding texture and visual interest to walls. The trellis details
19 along the front façade of the building are cohesive with the neighboring commercial building
20 to the north, and also creates visual interest on a pedestrian level by creating depth, texture,
21 and shadows along the front walls of the building. The design incorporates various roof lines
22 and materials, using both composite shingle and standing seam metal roofing. The vertical
23 lines in the metal standing seam roofing components echo the materials used in the adjacent
24 DeGarmo Park community park, further enhancing the neighborhood identity.

25 D. The location and configuration of structures are compatible with their sites and with
26 surrounding sites and structures, and do not unnecessarily block views from other structures
27 or dominate their surroundings. The proposed building would have a peak height of 34 feet,

1 9 inches, below the height limit of the CN zoning district (35 feet) and would be compatible
2 with the scale and design of surrounding development.

3 E. The general landscape design, including the color, location, size, texture, type, and
4 coverage of plant materials, and provisions for irrigation and maintenance, and protection of
5 landscape elements, have been considered to ensure visual relief, to complement structures,
6 and to provide an attractive environment. New landscaping is proposed throughout the site.
7 Landscaping features are proposed around the new building, including a 42-inch tall
8 landscaping wall which would surround the designated employee break area. Wide landscape
9 and berm buffers are provided between the parking areas and the adjacent streets, with
10 particular attention paid to the landscaping along the Esplanade frontage. Plant species are of
11 low to moderate water demands. Parking lot shading is estimated to reach 50-percent,
12 satisfying requirements.

13 3. Based on all of the above, the Planning Commission approves the project subject to the
14 conditions set forth in Exhibit I attached hereto.

15 4. The Planning Commission hereby specifies that the materials and documents which constitute
16 the record of proceedings upon which its decision is based are located at and under the custody of
17 the City of Chico Community Development Department.

18
19 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
20 Commission of the City of Chico held on July 17, 2021, by the following vote:

21 //

22 AYES:

23 NOES:

24 ABSENT:

25 ABSTAIN:

26 DISQUALIFIED:

27 ATTEST:

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APPROVED AS TO FORM

Bruce Ambo
Planning Commission Secretary

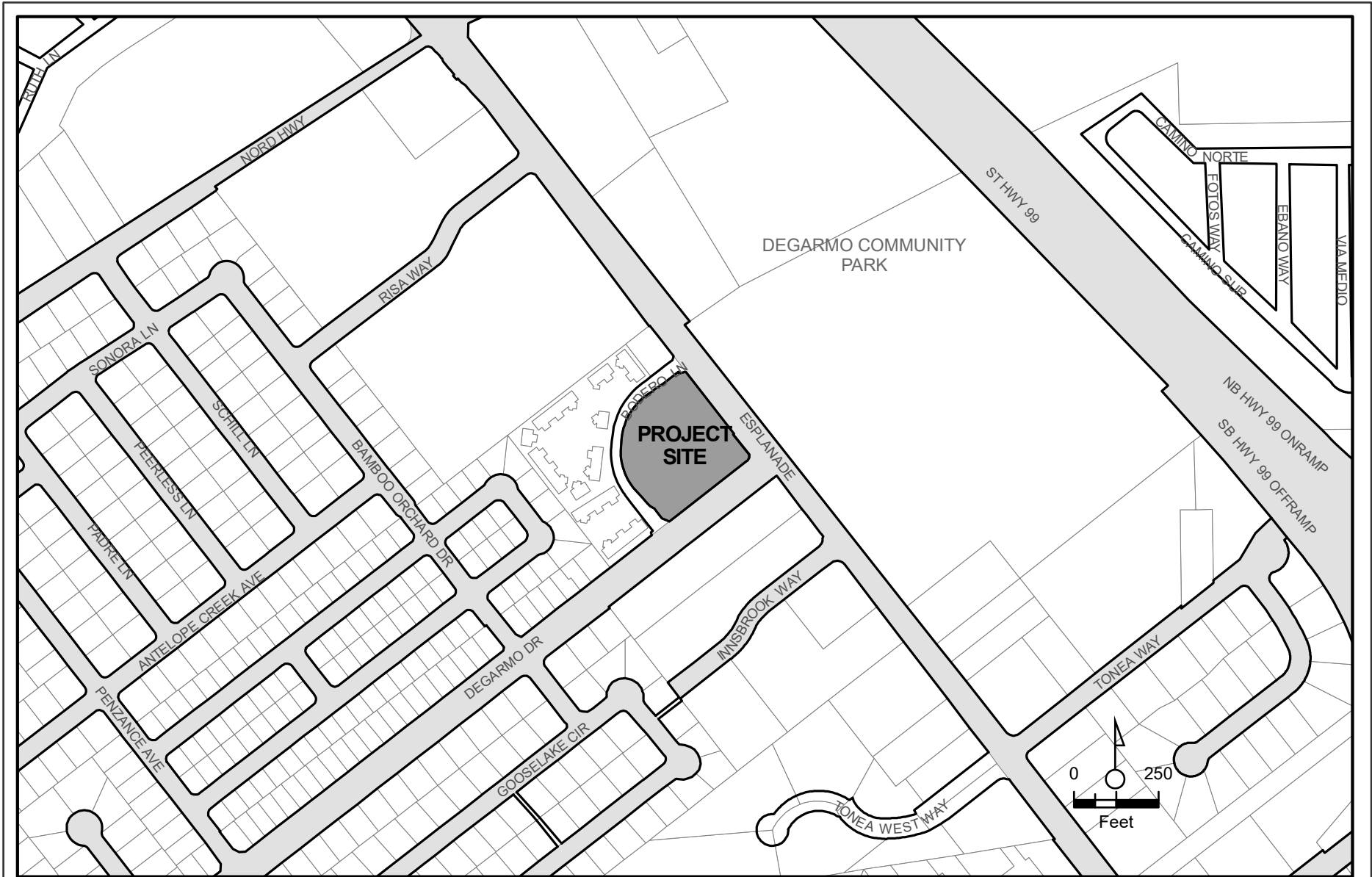
Vincent C. Ewing, City Attorney*

*Pursuant to The Charter of
the City of Chico, Section 906(E)

EXHIBIT I
CONDITIONS OF APPROVAL
Planned Development Permit 20-03 (Chico Eye Center)

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Planned Development Permit 20-03 (Chico Eye Center). 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. Applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements to be reviewed and approved by planning staff prior to building permit issuance.
6. Applicant shall construct a landscaping berm as depicted on the landscaping plan along the DeGarmo Drive frontage to further shield views of the parking area.
7. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
8. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
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.

10. 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.



PDP 20-03 (Chico Eye Center)
Esplanade
APN 006-820-013-000



PROJECT SPECIFICATIONS:

BODERO LANE
 APN: 006-820-013
 GENERAL PLAN: NC
 ZONE: CN
 ZONING OVERLAY: -AOD, -PD

SETBACKS:

FRONT: 0'-0" SETBACK
 SIDES: 0'-0" SETBACK & 0'-0" SETBACK ON STREET SIDE
 REAR: 0'-0" SETBACK

PARKING:

PARKING REQ'D: 1/250 SQ. FT. OF GROSS FLR. = 64 SPACES REQUIRED
 PARKING PROVIDED: 116 SPACES PROVIDED

BICYCLE SPACES REQUIRED: +10% OF PARKING SPACES FOR BIKES = 6 SPACES REQUIRED
 BICYCLE SPACES PROVIDED: 8 SPACES PROVIDED

LOT COVERAGE:

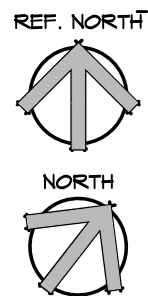
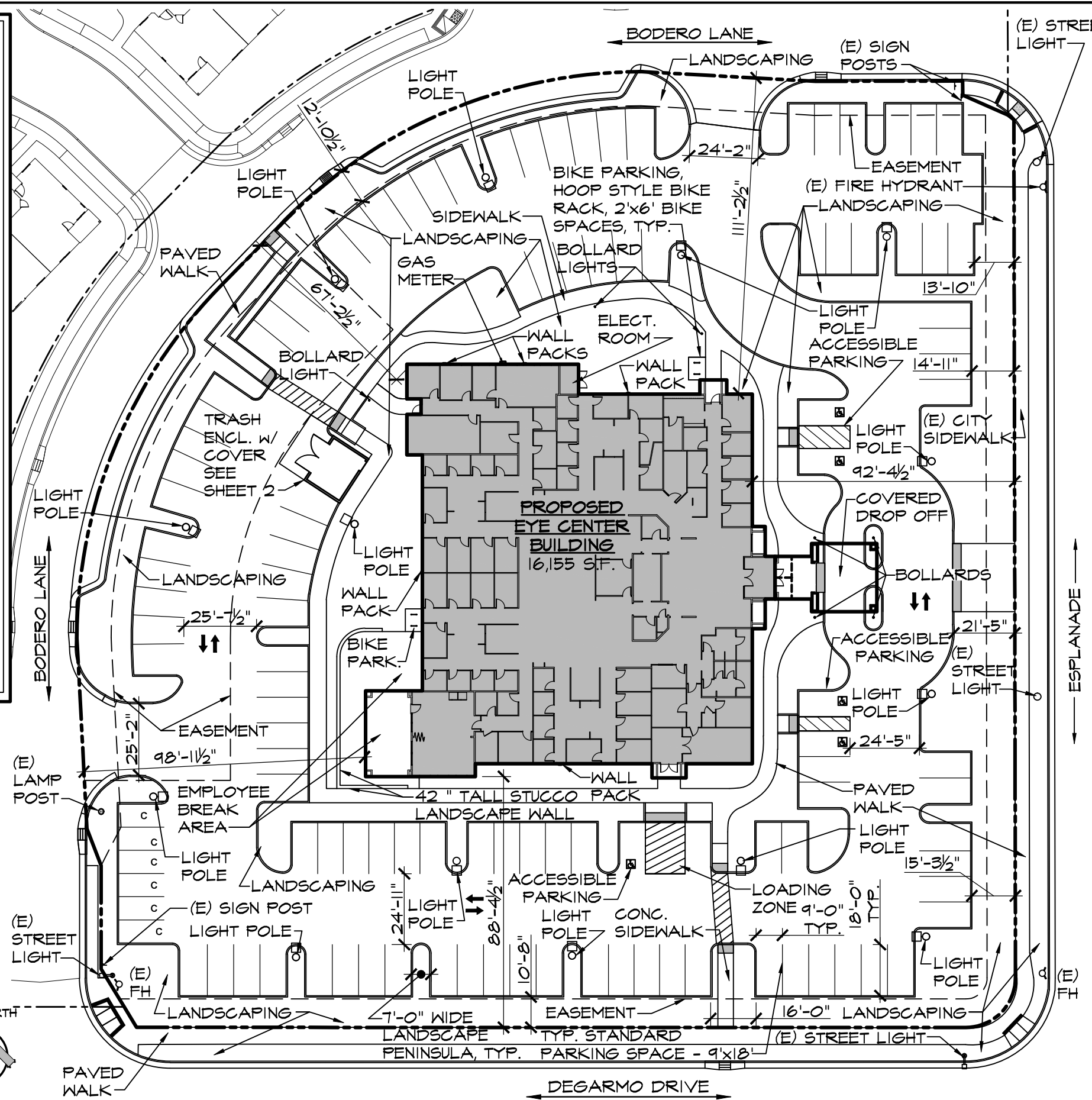
LOT AREA: 100,486 SQ. FT.
 BUILDING AREA: 16,643 SQ. FT.
 LOT COVERAGE: 16.6 %
 MAX. LOT COVERAGE: 90 %

LANDSCAPE OPEN SPACE:

LOT AREA: 100,486 SQ. FT.
 LANDSCAPE OPEN SPACE AREA: 36,133 SQ. FT.
 PROPOSED LANDSCAPE AREA: 35.9 %
 MIN. LANDSCAPE AREA: 10 %

NOTES:

1. SEE ARB2 FOR TRASH ENCLOSURE
2. ELECTRICAL METERS TO BE LOCATED IN ELECTRICAL ROOM @ NORTH SIDE OF BUILDING
3. MECH. EQUIP ROOM TO BE LOCATED ON FLAT PORTION OF ROOF



SITE PLAN 1" = 40'-0"

Revision: _____ Date: _____ By: _____

GREGORY A. PEITZ ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

PROPOSED OFFICE BUILDING FOR: CHICO EYE CENTER AT: BODERO LANE CHICO, CA - APN: 006-820-013

CHICO EYE CENTER
 LICENSED ARCHITECT
 No. C21283
 REN. 7/21
 STATE OF CALIFORNIA

Date: **OCT. 2020**
 Reviewed: _____
 Drawn: **LH & ATS**
 Job: **20-2134**
 Sheet: **ARB1**
 Of _____ Sheets

GREGORY A. PEITZ

ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

Chico Eye Center – Project Description

This project consists of a 16,154-sf single-story building to be constructed on a vacant 2.38 acre site on the northwest corner of the Esplanade and DeGarmo Drive. The property is the commercial component of the mixed-use DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 11-07). In response to a lack of interest from potential tenants in the original site design which featured four buildings fronting the two public streets, the property owners submitted a revised design with buildings clustered in the center of the parcel with parking adjacent to the public streets. This modification was approved by the City of Chico Planning Commission on September 17, 2015 with the support of the Architectural Review and Historic Preservation Board. After several more years of continued lack of interest by small business tenants, Chico Eye Center proposed to move their existing practice to this location. Chico Eye Center is a local ophthalmologist/optician office which includes a separate retail element within the building providing customers an opportunity to purchase associated products on site. The overall mixed-use goal for the larger DeGarmo Terrace development is achieved with the adjacent multifamily residential buildings along Boder Lane, and the smaller commercial building to the immediate north of the proposed project.

The project “addresses the street”, in this case the Esplanade, by orienting its front entrance to the Esplanade, and by incorporating design elements and materials along the street frontage into the site design and architecture of the building. To ensure visual prominence of the building and to strengthen the streetscape, parking along the front face of the building has been minimized and the front entrance is distinguished by prominent architectural details. With these approaches, the building will be highly visible to drivers proceeding along the Esplanade.

Both vehicular entrances to the project site are located on Boder Lane, which currently is almost exclusively used to access the existing multifamily residences located on the opposite side of Boder Lane. Along DeGarmo Drive, a bermed landscape buffer between the sidewalk and parking area will serve to soften the visual impact of the parking from the street, but not entirely obscure the visibility of the area which will help maintain a sense of security for both employees and customers parking there. (DG 3.1.12) While the amount of proposed on-site parking exceeds the city standards, the number of spaces proposed is based on the actual needs of the established professional practice in their current location. The lack of overflow parking in

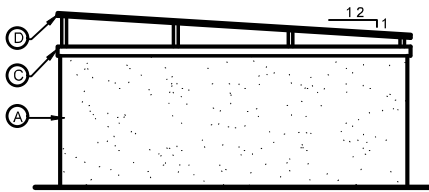
the area surrounding the site further creates a demand for the tenant to provide adequate on-site parking to serve both employees and customers. The additional parallel parking included on Bodero Lane is part of an agreement with the multifamily housing development across the street to provide them with additional parking, a need that is evident based on the number of vehicles currently parking on the vacant project site.

This project strengthens the neighborhood identity by incorporating similar colors and materials that reflect the surrounding neighborhoods. (DG 2.1.11) The trellis details along the front façade of the building echo the neighboring commercial building to the north, and also creates visual interest on a pedestrian level by creating depth, texture, and shadows along the front walls of the building. (DG 2.2.22) The prominent and varied roof massing and materials also create depth and shadow. The entry of the building is clearly delineated by the attached porte cochere element as well as the taller entry element and abundant pedestrian paths that lead to the entrance. (DG 3.2.23, 3.2.22)

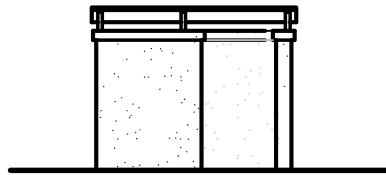
There is continuity of the design concept on all sides of the building, including variations in the roof height, massing, and material, as well as the use of stone and stucco on the walls and columns. (DG 3.2.33, 3.2.31) Stucco screed lines are used to break up larger masses of stucco, adding texture and visual interest as well. The roof is fully integrated into the design of the building and does not appear “stuck on”. (DG 2.2.26) The vertical lines in the metal standing seam roofing components echo the materials used in the adjacent DeGarmo Park community park further enhancing the neighborhood identity and connecting the project to the larger environment. (DG 2.1.11)

The site design includes a covered outdoor employee lounge area that can be used for work breaks, lunches, events, or meetings. (DG 2.1.35, 3.1.31) Ample trees and landscaped area provide shade and soften the visual impact of the surrounding parking areas. (DG 2.1.28)

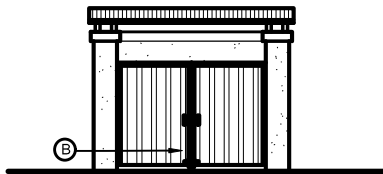
Mechanical equipment is located out of sight utilizing both roof mounted equipment and also a ground level electrical room integrated into the building envelope to house meters and other ground level equipment. (DG 2.2.28, 3.2.28) The trash area is fully covered and enclosed using the same materials and complementary design to the main building. (DG 2.1.36) It is located on the least visible side of the building, out of sight from those traveling along the Esplanade.



ELEVATION VIEW (FROM SIDES)
NOT TO SCALE



ELEVATION VIEW (FROM REAR)
NOT TO SCALE

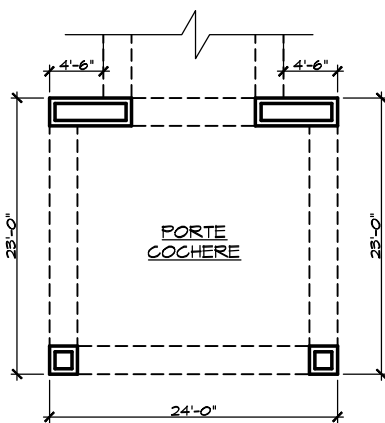


ELEVATION VIEW (FROM FRONT)
NOT TO SCALE

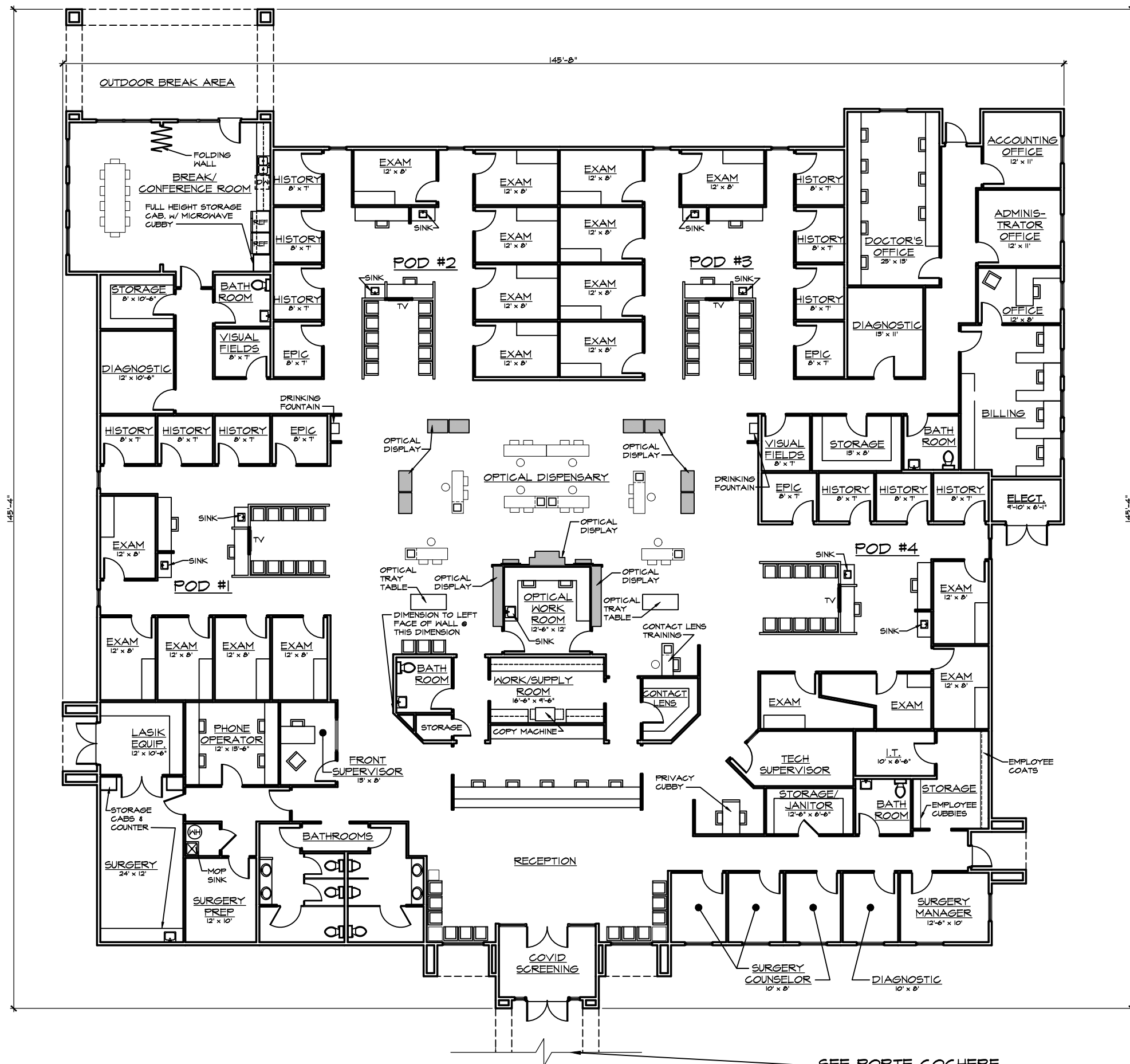
TRASH ENCLOSURE LEGEND:

- Ⓐ CONCRETE MASONRY UNIT WALLS WITH STUCCO FINISH. COLOR AND TEXTURE TO MATCH BUILDING FIELD COLOR.
- Ⓑ RIBBED, EXPANDED METAL DOOR INSET WITHIN 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME, AND DROP BOLT ASSEMBLY. COLOR TO MATCH BUILDINGS TRIM.
- Ⓒ SLUMP CAP (COLOR AND FINISH TO MATCH CMU TRASH ENCLOSURE WALLS).
- Ⓓ RIBBED, EXPANDED METAL ROOF COVER WITH 2" X 2" HOLLOW STRUCTURAL STEEL (HSS) FRAME. COLOR TO MATCH BUILDING BODY COLOR.

COVID TRASH ENCLOSURE N.T.S.



PORTE-COCHERE PLAN 1/16" = 1'-0"

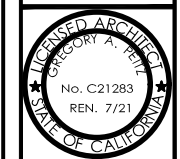


FLOOR PLAN 1/16" = 1'-0"

SEE PORTE COCHERE PLAN-ARB2

Revision: _____ Date: _____ By: _____
GREGORY A. PEITZ
ARCHITECT
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

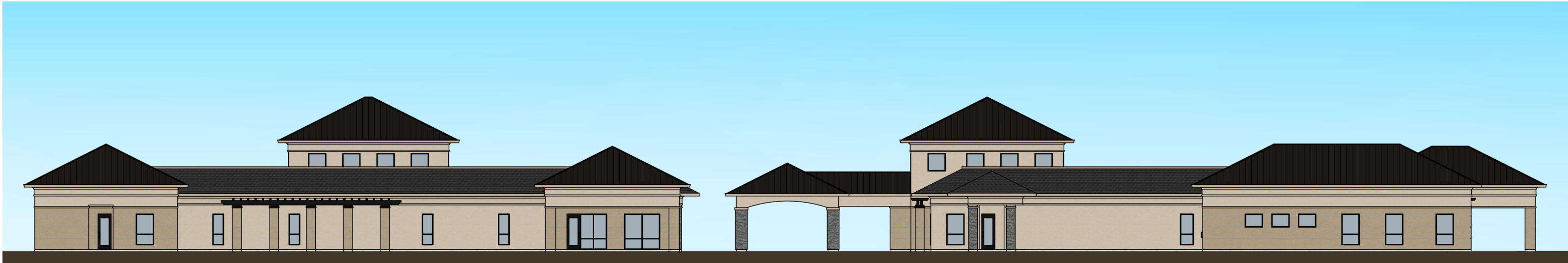
PROPOSED OFFICE BUILDING
FOR: CHICO EYE CENTER
AT: BODERO LANE
CHICO, CA - APN: 006-820-013



CHICO EYE CENTER

Date: **OCT. 2020**
Reviewed:
Drawn: **LH & ATS**
Job: **20-2134**

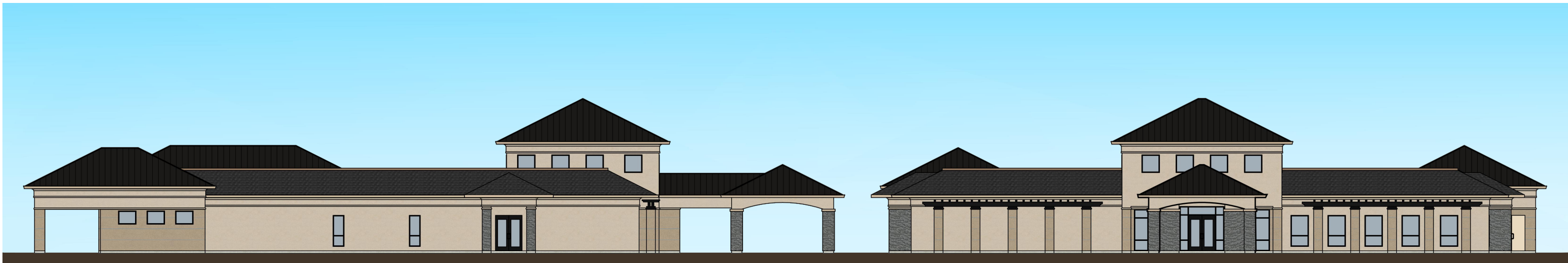
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Of _____ Sheets



WEST ELEVATION

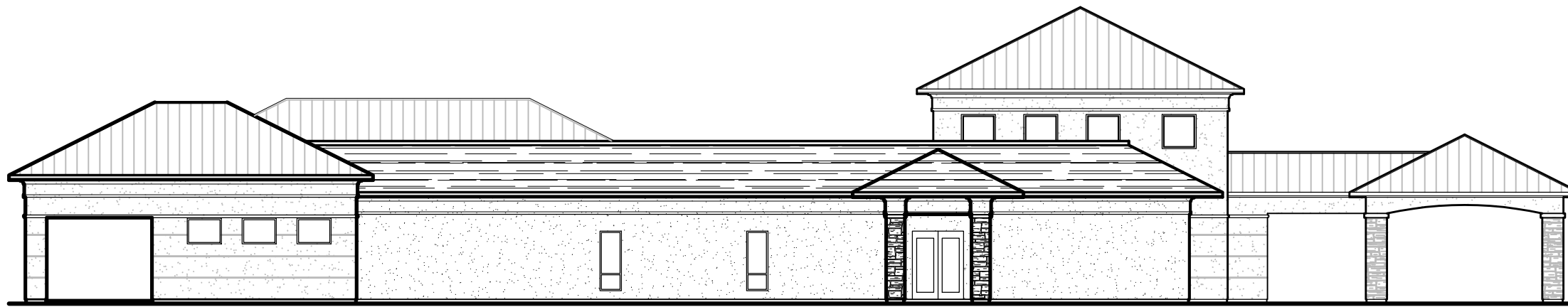
NORTH ELEVATION

CHICO EYE CENTER

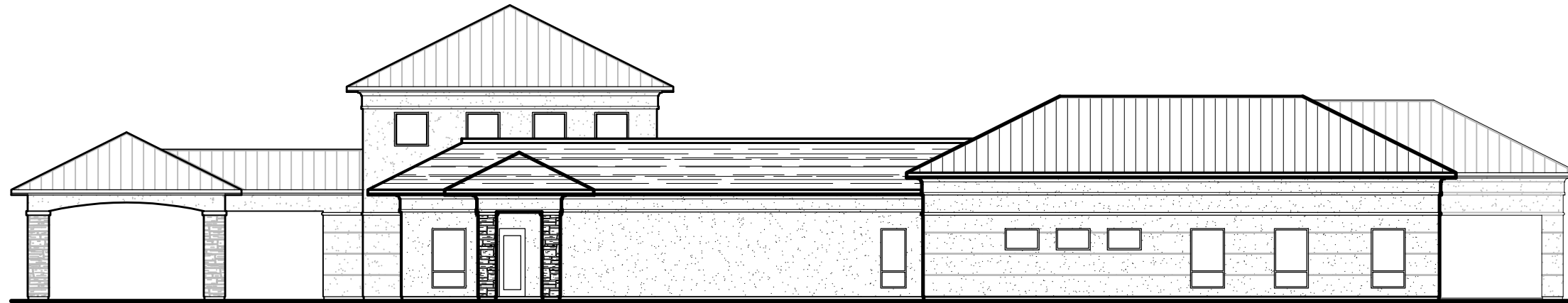


SOUTH ELEVATION

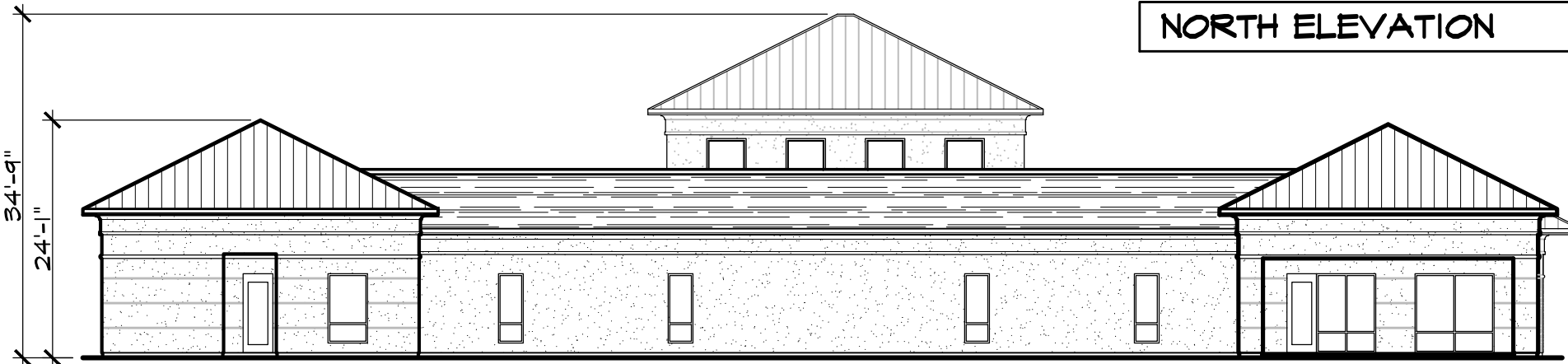
EAST ELEVATION



SOUTH ELEVATION 1/16" = 1'-0"



NORTH ELEVATION 1/16" = 1'-0"



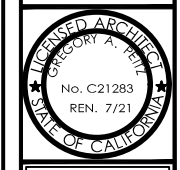
WEST ELEVATION 1/16" = 1'-0"



EAST ELEVATION 1/16" = 1'-0"

Revision: _____ Date: _____ By: _____
GREGORY A. PEITZ
ARCHITECT
 383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-5719

PROPOSED OFFICE BUILDING
 FOR: **CHICO EYE CENTER**
 AT: **BODERO LANE**
 CHICO, CA - APN: 006-820-013

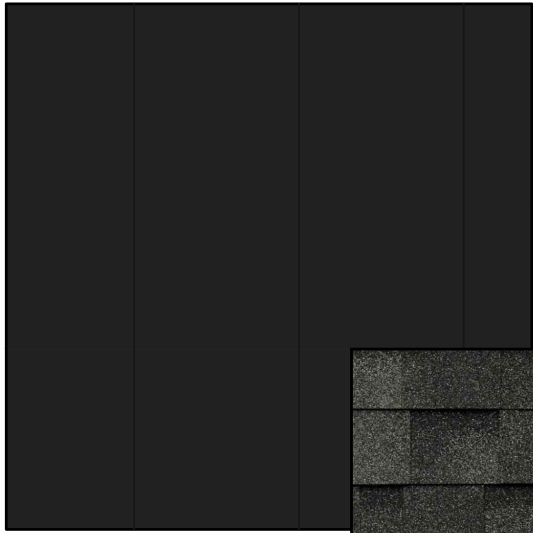


CHICO EYE CENTER

Date: **OCT. 2020**
 Reviewed:
 Drawn: **LH & ATS**
 Job: **20-2134**

Sheet
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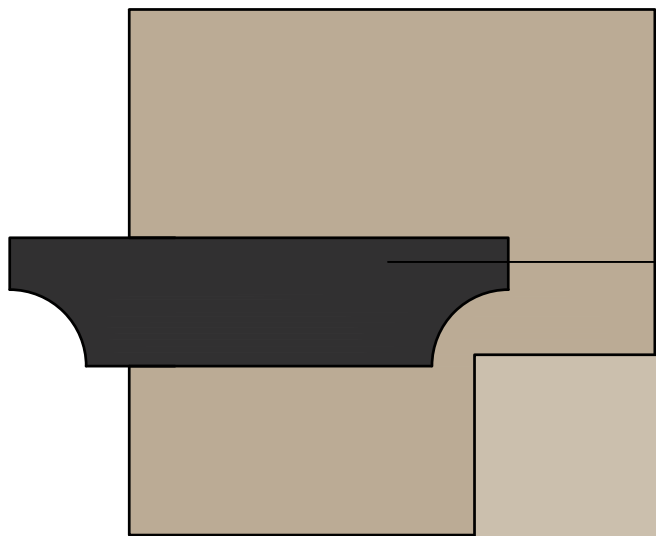
CHICO EYE CENTER



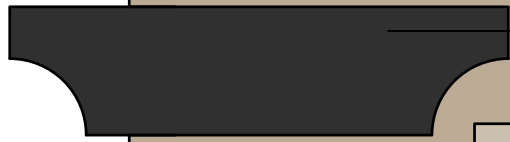
METAL ROOFING
"AEP SPAN"
COOL MATTE BLACK



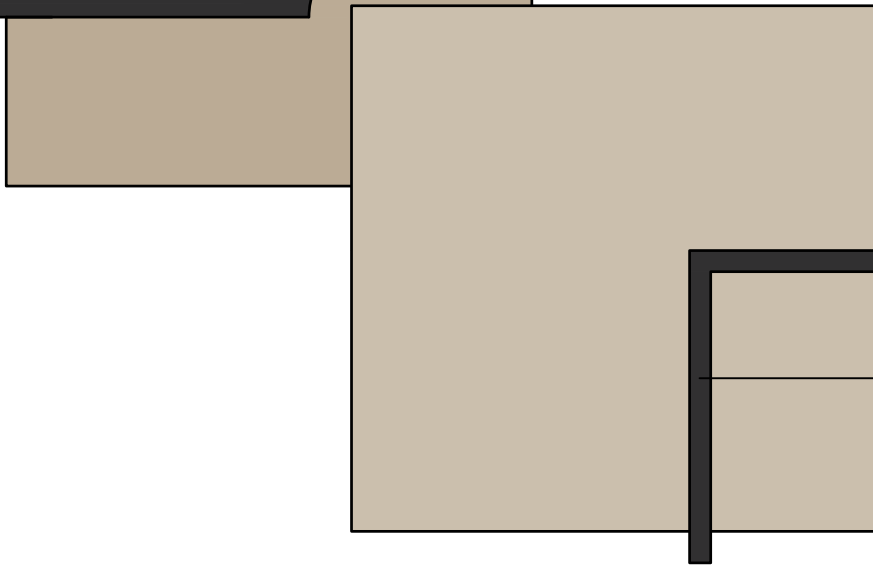
COMP. SHINGLE ROOFING
DARK CHARCOAL GREY



STUCCO
"SHERWIN WILLIAMS"
SANDBAR - SW 7547



TRELLIS
BLACK



STUCCO
"SHERWIN WILLIAMS"
SANDBAR - SW 7547

DOORS & WINDOW FRAMES
BLACK FRAME



STONE
"PANGAEA NATURAL STONE, INC."
WEST COAST MICRO LEDGE

SHADE CALCULATION

Shade Calculations: Chico eye Center

Botanical Name	Common Name	Quantity	Shade allowed				Total	
			at 25%	at 50%	at 75%	at 100%		
Pistacia chinensis 'Keith Davey'	Chinese Pistache	19	1,256	0	12	5	2	10,048.00
Zelkova serrata 'Village Green'	Japanese Zelkova	19	1,256	0	0	1	18	23,550.00
Total Shade Allowed		41	0	12	6	20		33,598.00
Paved area to be shaded							66,406.00	
Less carport area							0.00	
Paved area requiring 50%							66,406.00	
% Shade Provided*							50.59%	

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL		8		
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"		8		
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	STANDARD	9		
	MAGNOLIA X SOULANGEANA 'BURGUNDY'	BURGUNDY MAGNOLIA	24"	MULTI-STEM	1		
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		22		
	QUERCUS LOBATA	VALLEY OAK	15 GAL		6		
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	15 GAL		20		
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	---			21,816 SF

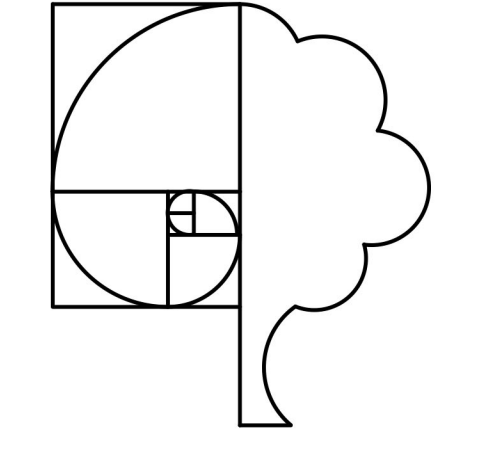


NOTES:

- A. PLACE 2" DEPTH 3/4" 'SONOMA GOLD' CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL 'PERMALOC CLEAN LINE' 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
- B. INSTALL 'PERMALOC CLEAN LINE' 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN ROCK, LAWN AND ADJACENT SHRUB BEDS. STAKE AT EVERY PREFORMED LOOP WITH 12" STAKES SUPPLIED FROM MANUFACTURER WITH PRODUCT.
- C. SOIL PREPARATION AND AMENDING:
 - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - 2) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETIZED FERTILIZER (21-0-0) 10 LBS, OR AS PER SOIL ANALYSIS RECOMMENDATIONS
 - SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
 - GYPSUM 100 LBS
 - 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
 - 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- J. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS. MANUFACTURED OF POLYPROPYLENE, 28 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL U/ SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- K. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G. NEW, REHABILITATED), PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (2) APPLICANT SIGNATURE AND DATE WITH STATEMENT, I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
 - (3) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDROZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (4) SOIL MANAGEMENT REPORT:
 - (5) LANDSCAPE DESIGN PLAN
 - (6) IRRIGATION DESIGN PLAN AND
 - (7) GRADING DESIGN PLAN



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thpelps@sbcglobal.net
THPLARCH.com

CHICO EYE CENTER
LANDSCAPE IMPROVEMENT PLANS
 DEGARMO DRIVE AT ESPLANADE
 CHICO, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
▲		
▲		
▲		
▲		

Project Mgr.: THP Sheet No.:
Drawn By: THP

Scale: 1"=20'
Date: MAR 2021

File Name: of _____ sheets

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELCO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

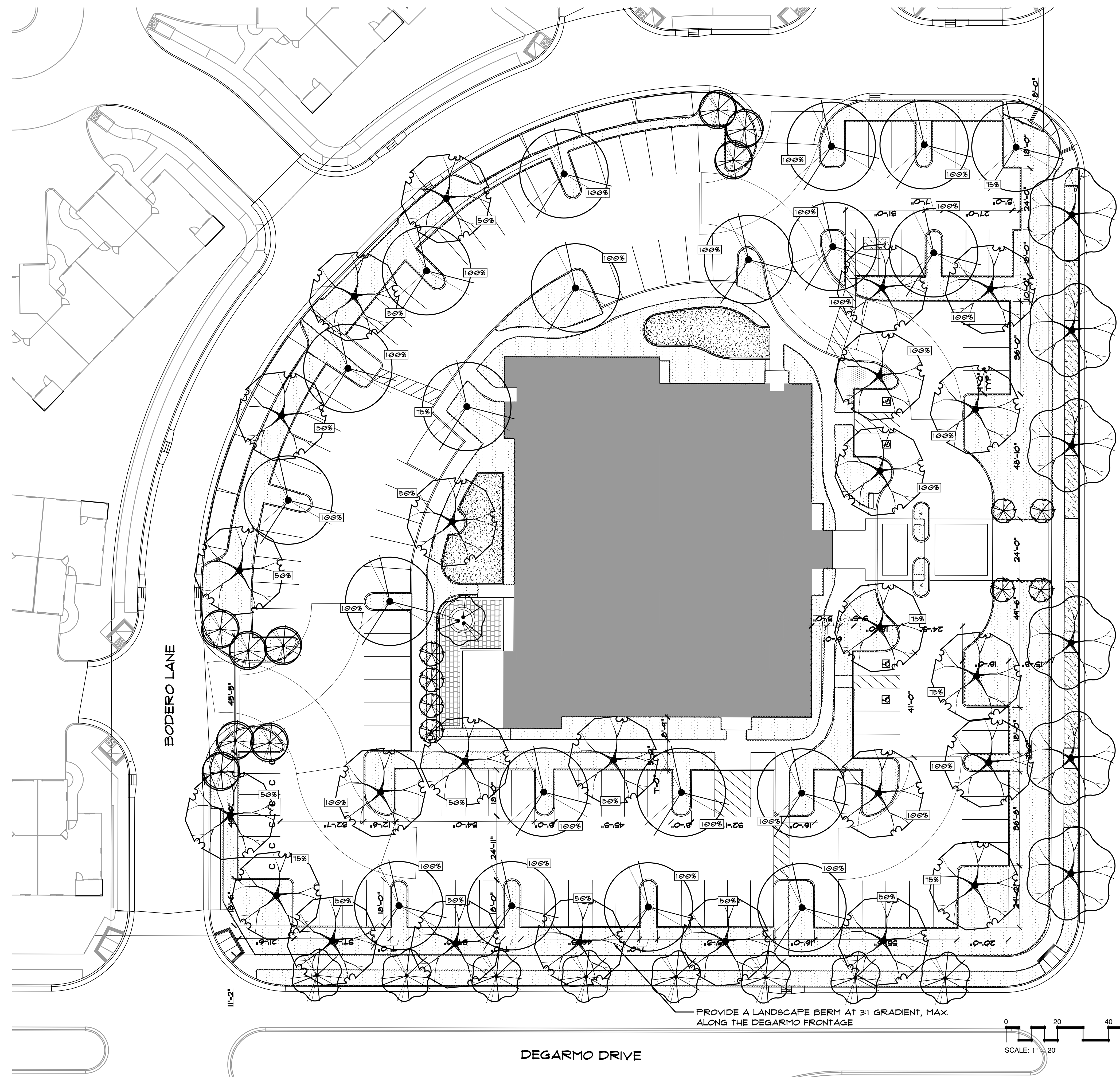
SHADE CALCULATION

Shade Calculations: Chico eye Center

Botanical Name	Common Name	Quantity	Shade allowed	Shade				Total
				at 25%	at 50%	at 75%	at 100%	
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Zelkova serrata 'Village Green'	Japanese Zelkova	19	1,256	0	0	1	18	23,550.00
Total Shade Allowed			41	0	12	6	20	33,598.00
Paved area to be shaded								66,406.00
Less carport area								0.00
Paved area requiring 50%								66,406.00
% Shade Provided*								50.59%

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SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	---			21,816 SF



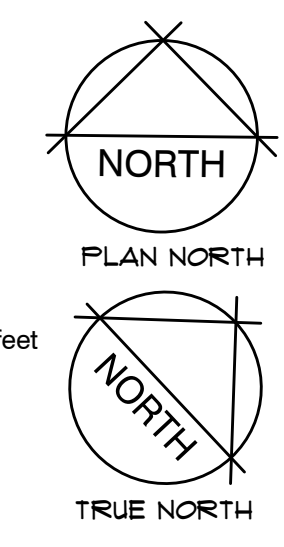
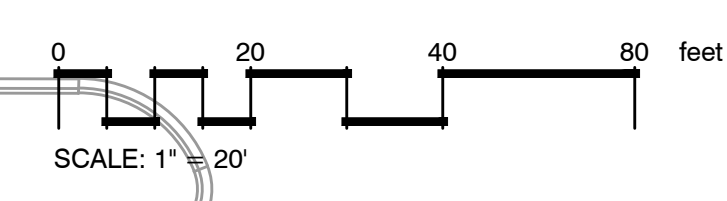
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- A. PLACE 2" DEPTH 3/4" SONOMA GOLD CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL PERMALOC CLEAN LINE 3/4" x 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
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 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETIZED FERTILIZER (21-0-0) 10 LBS. OR AS PER SOIL ANALYSIS RECOMMENDATIONS
 - SOIL SULFUR PER SOIL ANALYSIS RECOMMENDATIONS
 - GYPSUM 100 LBS
 - 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
 - 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- J. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS. MANUFACTURED OF POLYPROPYLENE, 20 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL U/S SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- K. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM FINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

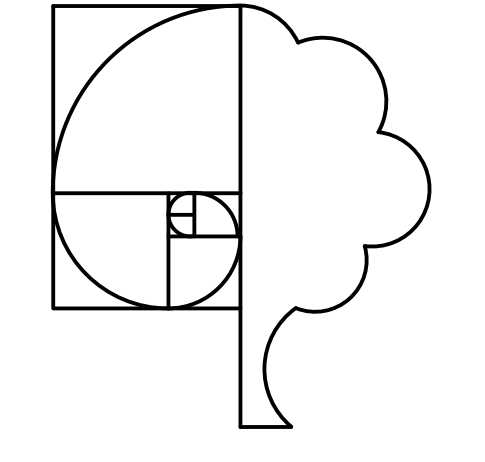
GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE. (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G. NEW, REHABILITATED), PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED
 - (F) WATER SUPPLY TYPE (E.G. POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDROZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 - 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (3) SOIL MANAGEMENT REPORT:
 - (A) LANDSCAPE DESIGN PLAN
 - (B) IRRIGATION DESIGN PLAN AND
 - (C) GRADING DESIGN PLAN

PROVIDE A LANDSCAPE BERM AT 3:1 GRADIENT, MAX. ALONG THE DEGARMO FRONTAGE



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELCO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

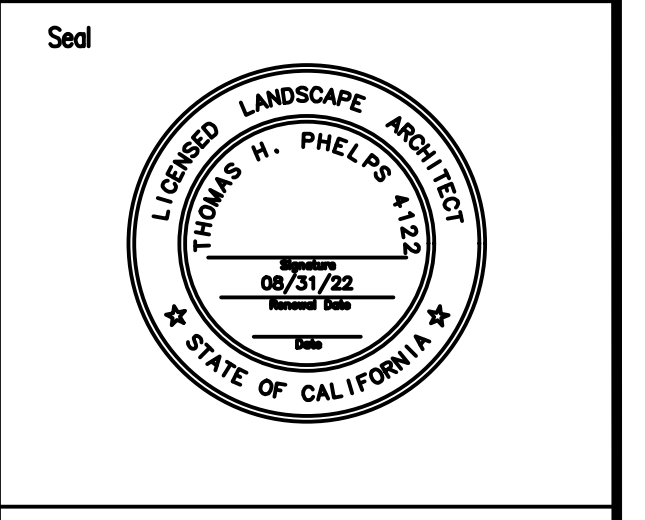


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CHICO EYE CENTER
LANDSCAPE IMPROVEMENT PLANS
 DEGARMO DRIVE AT ESPLANADE
 CHICO, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
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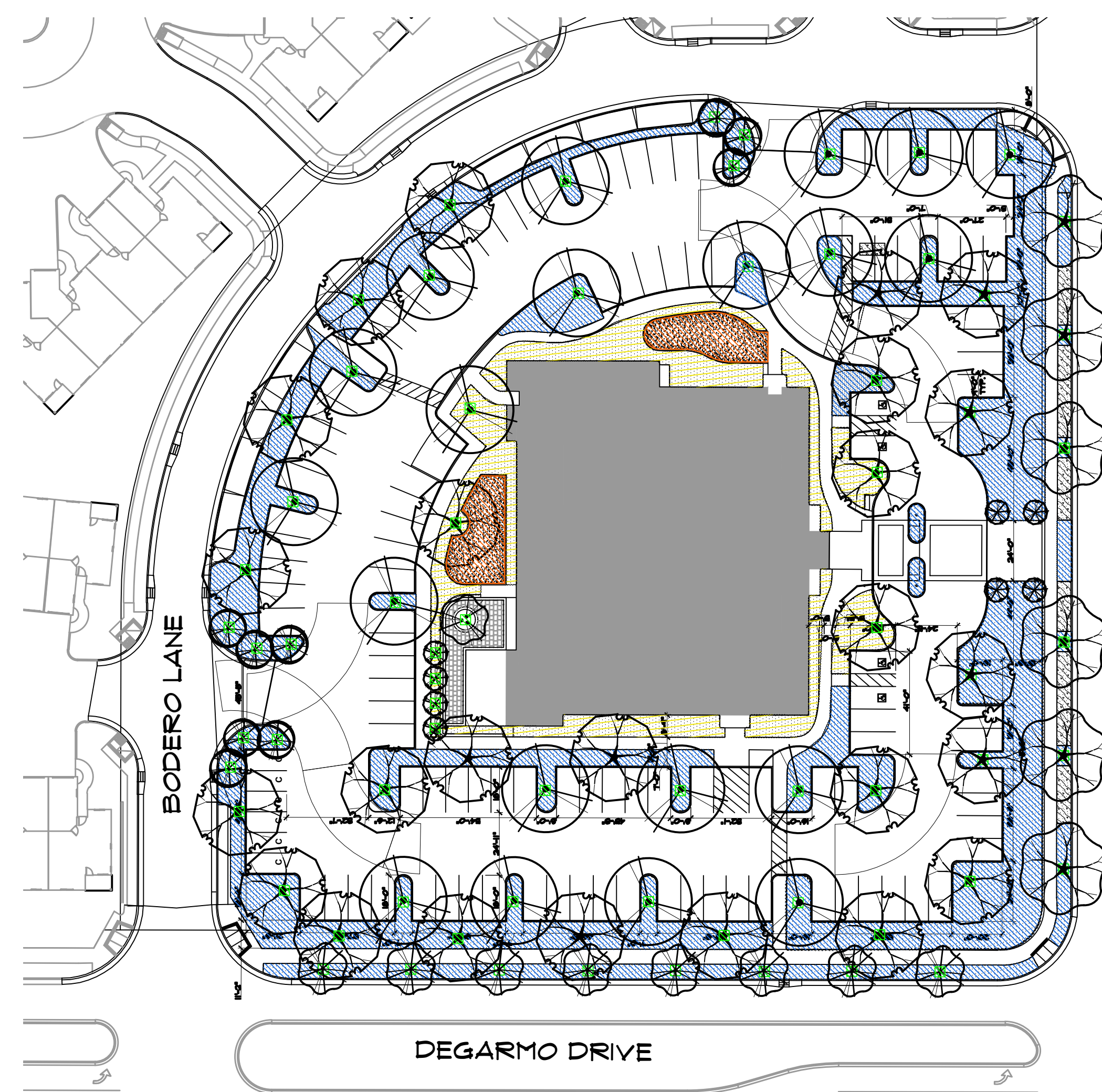
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PLANT SCHEDULE

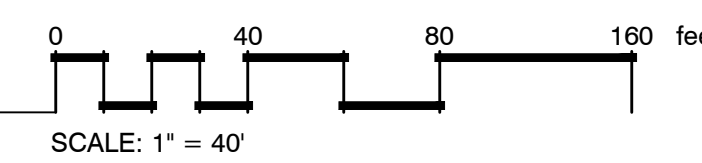
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	2021-03-19 10:55	
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL			
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"			
	LAGERSTROEMIA X 'NATCHEZ'	GRAPE MYRTLE	15 GAL	STANDARD		
	MAGNOLIA X SOULANGEANA 'BURGUNDY'	BURGUNDY MAGNOLIA	24"	MULTI-STEM		
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL			
	QUERCUS LOBATA	VALLEY OAK	15 GAL			
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	15 GAL			
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL		36" O.C.	1,614 SF
	HYPERICUM CALYCYNUM	CREeping ST. JOHN'S WORT	1 GAL		36" O.C.	1,614 SF
	LANTANA MONTEVIDENSIS 'PURPLE'	PURPLE TRAILING LANTANA	1 GAL		36" O.C.	1,614 SF
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL		36" O.C.	1,614 SF
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 GAL		36" O.C.	1,614 SF
	VINCA MINOR	COMMON PERIWINKLE	1 GAL		36" O.C.	1,614 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	3/4" CRUSHED ROCK - SONOMA GOLD OR EQUAL	2" DEPTH OVER LANDSCAPE FABRIC	2" DEPTH			950 SF
SOD	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD			1,441 SF

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	2021-03-19 10:55
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINN'	HOWARD MCINN MANZANITA	5 GAL	
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	
	CISTUS SALVIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL	
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	
	DAPHNE ODORA 'AUREOMARGINATA'	WINTER DAPHNE	5 GAL	
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	
	LOROPETALUM CHINENSE RUBRUM 'PLUM DELIGHT' TM	PURPLE LEAF FRINGE FLOWER	5 GAL	
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL	
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	
	ROSA X 'FLOWER CARPET RED'	ROSE	2 GAL	
	ROSA X 'FLOWER CARPET WHITE'	ROSE	2 GAL	
	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	
	DIETES VEGETA	AFRICAN IRIS	1 GAL	
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	
	LIRIOPE SPICATA 'SILVER DRAGON'	CREeping LILY TURF	1 GAL	
	SALVIA GREGGII 'RED'	AUTUMN SAGE	1 GAL	
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL	



WATER USE HYDRO ZONE AREA MAP



- HZ - LOW
- HZ - MED
- HZ - HIGH
- HZ - TREE
- HZ - NONE

WATER USE CALCULATIONS

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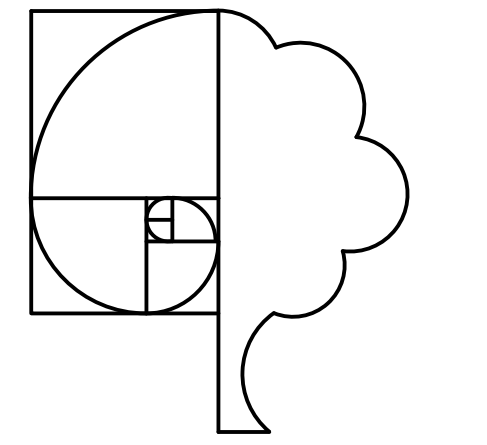
California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _a)	51.7	Project Type	RESIDENTIAL	0.55		
Hydrozone # / Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	Estimated Total Water Use (ETWU) ⁴
Regular Landscape Areas						
1 LAWN	0.7	Overhead	0.75	0.93	1441	1345
2 SHRUB - M	0.5	Drip	0.81	0.62	6563	4051
3 SHRUB - L	0.3	Drip	0.81	0.37	21677	8029
4 TREE - M	0.5	Drip	0.81	0.62	1200	741
5 NON-IRR	0	Drip	0.81	0.00	1104	0
Totals				31985	14165	454059
				ETWU Total		454059
				Maximum Allowed Water Allowance (MAWA) ⁵		563886

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	14165
Total Area	31985
Average ETAF	0.44

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	14165
Total Area	31985
Average ETAF	0.44

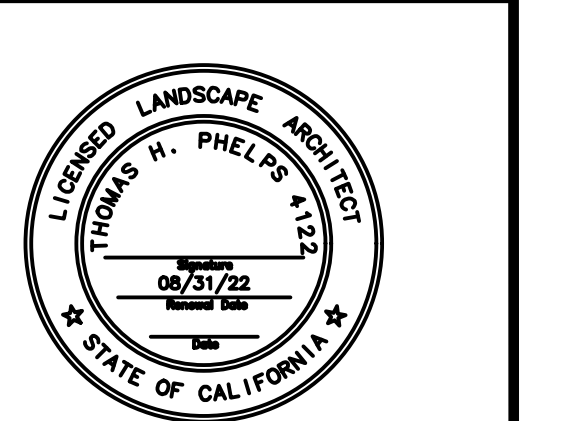
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LANDSCAPE INFORMATION



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