



Files: MOD 23-03, UP 21-03

DATE: July 20, 2023

TO: PLANNING COMMISSION

FROM: Tina Wilson, Associate Planner (879-6807, tina.wilson@chicoca.gov)

RE: Modification 23-03 to Use Permit 21-03 (Achieve Charter School), 1494 East Avenue, APN 016-070-022

SUMMARY

The applicant proposes to modify a previously approved conditional use permit to remove the requirement for a concrete fence on the west side of the property, per neighbor request. The 4.7-acre project site is located on the north side of the existing Life Church campus, across the street from Pleasant Valley High School. No project issues have been identified. Planning staff recommends approval, subject to conditions, as revised per request.

Recommendation:

Planning staff recommends adoption of Resolution No. 23-06 (**Attachment A**), determining the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 and approving Modification application 23-03 to Use Permit 21-03 (Achieve Charter School), subject to the recommended conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution 23-06, determining the project is categorically exempt from further environmental review pursuant to CEQA Section 15301 and approving Modification 23-03 to Use Permit 21-03 (Achieve Charter School), subject to the recommended conditions.

BACKGROUND

On May 19, 2022, the Planning Commission approved Use Permit 21-03, authorizing the establishment of Achieve Charter School as a permanent use, converting the temporary campus to a permanent campus serving grades K-8. The school has a maximum enrollment of 250 students.

On January 3, 2019, the Community Development Director issued Disaster Recovery Permit 18-02, which approved the installation of 25 temporary classrooms to accommodate a new campus for Achieve Charter School during the aftermath of the Camp Fire. The project site is located on the north side of East Avenue on the existing Life Church campus (see Location/Notification Map, **Attachment B**). In addition to the installation of the classroom modular units, the site included the development of playground, laboratory, restroom and administration buildings.

The site is designated Office Mixed Use on the General Plan Land Use diagram and is zoned OR-AOC (Office Residential with Aircraft Operations Zone C overlay). The project has been

determined to be categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The site is currently developed with the existing school facilities and existing Life Church campus. Surrounding land uses include Pleasant Valley High School to the south, CVS and single-family residences to the east, and single-family residences to the north and west.

DISCUSSION

Planning staff received a petition from neighbors of Achieve Charter School requesting to remove the condition for the concrete fence. The neighbors were concerned that trees would need to be cut down to accommodate the construction of the concrete fence. They preferred to have the trees and the associated shade and aesthetic value from the trees instead of the concrete fence. Subsequently, a Neighborhood Meeting was held on June 19, 2023, on site. Approximately 15 people attended the meeting, which included Casey Taylor, Executive Director of Achieve Charter School, Kevin Easterling, Architect, Tina Wilson, Associate Planner, and interested neighbors. No one expressed opposition to the removal of the condition of approval requiring the concrete fence. Attendees of the meeting expressed support for the project.

The modified recommended conditions of approval are included in **Attachment A, Exhibit I** and have been renumbered to reflect the changes noted herein. Planning staff recommends the following changes to the original conditions (italicized) for UP 21-03 (deletions noted by strike-through and additions noted by underlining) below:

1. *Use Permit 21-03 (Achieve Charter School) authorizes a public charter school with a maximum of 250 students, in substantial accordance with the "Plat to Accompany Use Permit 21-03 (Achieve Charter School)" included in the staff report ~~dated May 4, 2022~~ for Modification 23-03 to Use Permit 21-03, except as modified by any other condition of approval.*

Condition No. 1 above has been modified for clarity.

2. *The operator shall comply with all other State and local Code provisions, including those of the Building Division, Fire Department and the Department of Public Works. The operator is responsible for contacting these departments to verify the need for permits.*
3. *The facility is subject to architectural review and approval prior to issuance of building permits.*
4. *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.

[Condition Nos. 5, 6, 7 and 8 below were added by the Planning Commission on 5/19/2022.]

- 5. Post a sign regarding no idling cars.*
- 6. HVAC units will be on a schedule, locked, and coincide when school is in session. Lighting controls will be on a schedule, locked, and coincide when school is in session.*
- 7. Lighting controls will be on a schedule, locked, and coincide when school is in session.*
- ~~*8. Installation of a "Precast Concrete Fence" that is six feet in height with 2 feet of permeable lattice, on the west side of the property to the most southerly neighbor's property line on Valhalla Place.*~~

Condition No. 8 above has been deleted as it is the primary reason for this modification request. Removing this condition of approval will result in trees being saved that would have otherwise been removed to accommodate the footings for the concrete fence. In addition, the applicant has revised the landscape plan to include additional plantings to help screen the school from the residential neighborhood (see Site Plan, **Attachment C**, and Landscape Plan, **Attachment D**).

GENERAL PLAN CONSISTENCY

The following General Plan policies apply to the proposed modification to a previously approved use permit request:

Action LU-2.3.3 (Encourage Mixed-Use Development) – Allow horizontal and vertical mixed uses in the following land use designations:

- Residential Mixed Use*
- Neighborhood Commercial*
- Commercial Mixed Use*
- Regional Commercial*
- Office Mixed Use*
- Industrial Office Mixed Use*

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

Action CIRC-2.2.4 (Safe Routes to Schools) – Work with the Chico Unified School District to identify, promote, and improve safe routes to schools.

Action N-2.1.1 (Noise Control Measures) - Limit noise exposure through the use of insulation, building design and orientation, staggered operating hours, and other techniques. Utilize physical barriers such as landscaped sound walls only when other solutions are unable to achieve the desired level of mitigation.

MUNICIPAL CODE CONFORMANCE

Pursuant to Chico Municipal Code Chapter 19.44, schools are allowed in the OR zoning district, subject to use permit approval. This use permit modification request has been processed in accordance with the requirements of Chapter 19.24 (*Use Permits*).

FINDINGS

Environmental Finding

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 15301 (Existing Facilities). Consistent with this exemption, the modification to the previously approved conditional use permit involves no expansion of an existing use.

Use Permit Findings

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Chapter 19.44 allows public and private schools in the OR zoning district, subject to use permit approval. This use permit modification request has been processed in accordance with the requirements of Chapter 19.24 (*Use Permits*).

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

Removing the requirement for a concrete fence for the continued operation of a public charter school with up to 250 students at the existing Achieve Charter School and Life Church campus on East Avenue would not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood because the school use is compatible with the surrounding existing school, commercial, and residential uses in the area. The neighbors were concerned that trees would need to be cut down to accommodate the construction of the concrete fence. They preferred to have the trees and the associated shade and aesthetic value from the trees instead of the concrete fence. The school has operated successfully since 2019 with no major disruptions or disturbances to the neighborhood.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

Removing the requirement for a concrete fence for the previously approved establishment of a permanent school campus with a student enrollment of up to 250 students maximum will not be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City because it will continue to implement the recommendations of the transportation analysis report by continuing to stagger pickup and drop-off times for the students. The proposed establishment of a permanent school campus is conditioned to comply with all applicable building and

development standards. No other impacts to property or improvements outside of the project site have been identified.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed modification to the previously approved conditional use permit is consistent with the General Plan policies that encourage mixed use development by allowing a church and school to operate on the same property at different times (Action LU-2.3.3). The use is further supported by General Plan Policy LU-4.2 since the school is compatible with the surrounding neighborhood. In addition, the coordinated effort and support by the Chico Unified School District is consistent with the General Plan Action CIRC-2.2.4. As demonstrated by the applicant's efforts to address noise concerns, the project is consistent with Action N-2.1.1.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

Removing the requirement for the concrete fence at Achieve Charter School's permanent campus will continue to be compatible with surrounding development.

As supported by the Conditions of Approval (Exhibit I to **Attachment A**), and this staff report, the proposed modification to a previously approved conditional use permit conforms with the requirements of Title 19 of the Chico Municipal Code and would be consistent with the Chico General Plan.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report, no correspondence has been received in response to the public notice.

DISTRIBUTION:

PC Distribution
Principal Planner Bruce Ambo
Associate Planner Tina Wilson
Files: MOD 23-03, UP 21-03

External

Russell, Gallaway, Associates Inc., Attn: Kevin Easterling, Email: kevin@rgachico.com
Achieve Charter School, Attn: Casey Taylor, Email: ctaylor@achievecharter.org
International Church of Foursquare Gospel, 1492 East Avenue, Chico, CA 95926

ATTACHMENTS:

- A. Planning Commission Resolution No. 23-06
Exhibit I Conditions of Approval for MOD 23-03 to UP 21-03
- B. Location/Notification Map
- C. Site Plan
- D. Landscape Plan

1 **RESOLUTION NO. 23-06**
2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING MODIFICATION 23-03 TO USE PERMIT 21-03**
4 **(ACHIEVE CHARTER SCHOOL)**

5 WHEREAS, an application has been submitted to modify a previously approved conditional
6 use permit to remove the requirement for a concrete fence and update previous conditions of
7 approval for Achieve Charter School located at 1494 East Avenue, identified as Assessor's
8 Parcel No. 016-070-022 (the "Project"); and

9 WHEREAS, the site is designated Office Mixed Use on the General Plan Land Use
10 Diagram and is zoned OR-AOC (Office Residential with Aircraft Operations Zone C overlay);
11 and

12 WHEREAS, the Airport Land Use Commission found the Project compatible with the 2017
13 Butte County Airport Land Use Compatibility Plan for the Chico Municipal Airport at a noticed
14 public hearing held on May 19, 2021; and

15 WHEREAS, the Planning Commission considered the Project, staff report, and comments
16 submitted at a noticed public hearing held on August 3, 2023; and

17 WHEREAS, the Project has been determined to be categorically exempt pursuant to the
18 Guidelines for the California Environmental Quality Act, 14 CCR Section 15301 (Existing
19 Facilities) because the Project involves no expansion of an existing use.

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

22 1. With regard to the modification to the use permit the Planning Commission finds that:

23 A. The proposed use is allowed within the subject zoning district and complies with
24 all of the applicable provisions of Chapter 19.24 (Use Permits) in that, pursuant to
25 Chico Municipal Code (CMC) Sections 19.44, a public or private school may be
26 allowed in the OR (Office Residential) zoning district, subject to use permit
27 approval. This modification to the original use permit has been processed in
28 accordance with CMC 19.24 (Use Permits); and

- 1 B. Removing the requirement for a concrete fence for the continued operation of a
2 public charter school with up to 250 students at the existing Achieve Charter School
3 and Life Church campus on East Avenue would not be detrimental to the health,
4 safety, or general welfare of persons residing or working in the neighborhood
5 because the school use is compatible with the surrounding existing school,
6 commercial, and residential uses in the area. The neighbors were concerned that
7 trees would need to be cut down to accommodate the construction of the concrete
8 fence. They preferred to have the trees and the associated shade and aesthetic value
9 from the trees instead of the concrete fence. The school has operated successfully
10 since 2019 with no major disruptions or disturbances to the neighborhood; and
- 11 C. Removing the requirement for a concrete fence for the previously approved
12 establishment of a permanent school campus with a student enrollment of up to 250
13 students maximum will not be detrimental or injurious to property and
14 improvements in the neighborhood, or the general welfare of the City because it
15 will continue to implement the recommendations of the transportation analysis
16 report by continuing to stagger pickup and drop-off times for the students. The
17 proposed establishment of a permanent school campus is conditioned to comply
18 with all applicable building and development standards. No other impacts to
19 property or improvements outside of the project site have been identified; and
- 20 D. The proposed modification to the previously approved conditional use permit is
21 consistent with the General Plan policies that encourage mixed use development by
22 allowing a church and school to operate on the same property at different times
23 (Action LU-2.3.3). The use is further supported by General Plan Policy LU-4.2
24 since the school is compatible with the surrounding neighborhood. In addition, the
25 coordinated effort and support by the Chico Unified School District is consistent
26 with the General Plan Action CIRC-2.2.4. As demonstrated by the applicant's
27 efforts to address noise concerns, the project is consistent with Action N-2.1.1; and
28

1 E. Removing the requirement for the concrete fence at Achieve Charter School's
2 permanent campus will continue to be compatible with surrounding development.

3 1. Based on all of the above, the Planning Commission hereby approves the Project, subject to
4 the conditions set forth in Exhibit I, attached hereto.

5 2. The Planning Commission hereby specifies that the materials and documents which
6 constitute the record of proceedings upon which its decision is based are located at and under
7 the custody of the City of Chico Community Development Department.

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1 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning
2 Commission of the City of Chico held on August 3, 2023, by the following vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAINED:

7 DISQUALIFIED:

8 ATTEST:

APPROVED AS TO FORM:

9
10 _____
11 BRUCE AMBO

12 Planning Commission Secretary

10 _____
11 Vincent C. Ewing, City Attorney*

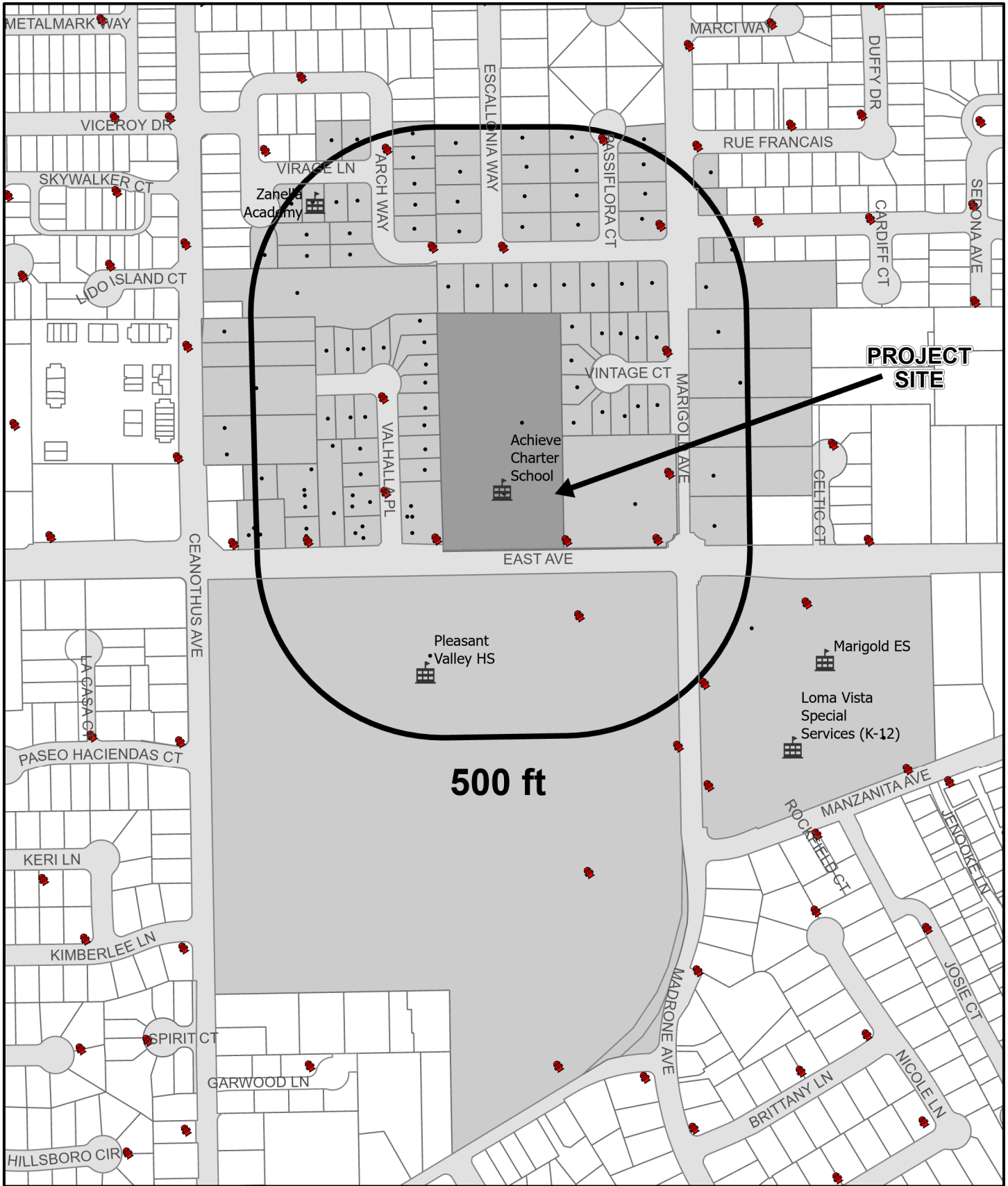
14 *Pursuant to The Charter of
15 the City of Chico, Section 906(E)

EXHIBIT “I”
CONDITIONS OF APPROVAL FOR MODIFICATION 23-03 TO USE PERMIT 21-03
(Achieve Charter School)





1. Use Permit 21-03 (Achieve Charter School) authorizes a public charter school with a maximum of 250 students, in substantial accordance with the “Plat to Accompany Use Permit 21-03 (Achieve Charter School)” included in the staff report dated May 4, 2022, except as modified by any other condition of approval.
2. The operator shall comply with all other State and local Code provisions, including those of the Building Division, Fire Department and the Department of Public Works. The operator is responsible for contacting these departments to verify the need for permits.
3. The facility is subject to architectural review and approval prior to issuance of building permits.
4. 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.

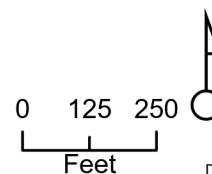
[Condition Nos. 5, 6 and 7 below were added by the Planning Commission on 5/19/2022.]

5. Post a sign regarding no idling cars.
6. HVAC units will be on a schedule, locked, and coincide when school is in session.
7. Lighting controls will be on a schedule, locked, and coincide when school is in session.

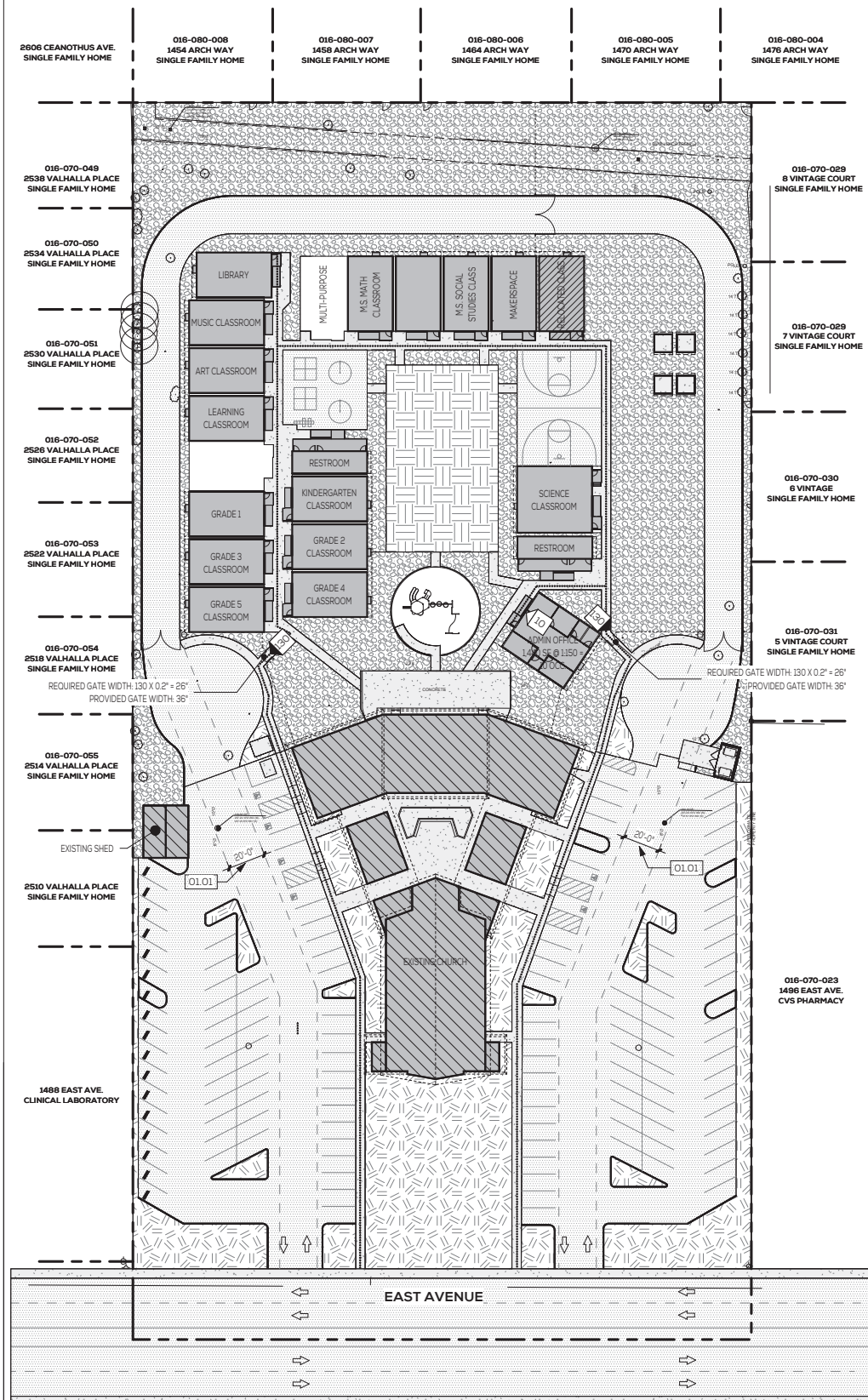


MOD 23-03 to UP 21-03 (Achieve Charter School)
 1494 East Avenue
 APN 016-070-022

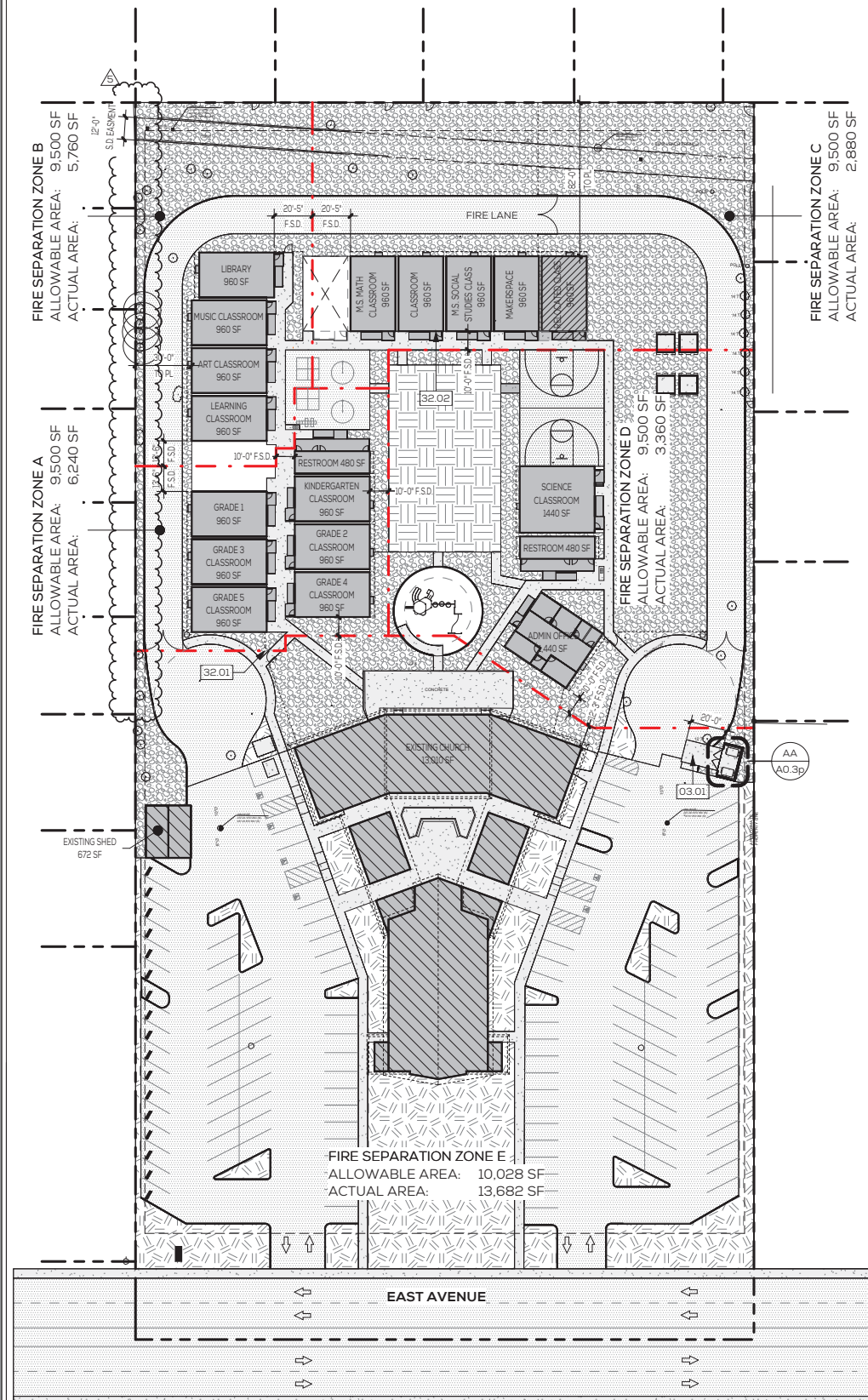
-  Fire Hydrants
-  School
-  Noticed Parcels
-  Noticed Address



Date Saved: 7/17/2023



JJ - EGRESS PLAN
SCALE: 1" = 40'-0"



EE - SITE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES

- ACCESSIBLE SITE CIRCULATION ROUTE SHALL COMPLY WITH CIRCULATION ROUTE NOTES
- COMPONENTS OF THIS SITE PLAN HAVE BEEN DEPICTED WITH THE USE OF AERIAL SITE IMAGERY AND NOT FIELD SURVEY DATA. REFER TO CIVIL DWGS FOR EXACT LOCATIONS AND PLACEMENTS.
- EXISTING BUILDING ALLOWABLE AREA NON-COMPLIANT. NO MODIFICATIONS PROPOSED TO EXISTING CHURCH OR SHED. SEE GG/A0.2p FOR ALLOWABLE AREA ANALYSIS (FOR REFERENCE ONLY).

PATH OF TRAVEL NOTES:

ACCESSIBLE "PATH OF TRAVEL" (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2).

- EXISTING ASPHALT PAVING
- EXISTING CONCRETE
- FUTURE CONCRETE PAVING
- EXISTING AGGREGATE BASE
- EXISTING ARTIFICIAL TURF
- EXISTING ADJACENT BUILDING
- EXISTING LANDSCAPING
- ASSUMED FIRE SEPARATION DISTANCE LINE PER CBC 503.1.2, 705.3, 6 TABLE 602
- REQUIRED ZONING SETBACK
- EXISTING PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL - SEE PATH OF TRAVEL NOTES
- EXISTING PORTABLE UNIT
- ORIGINAL LOCATION OF RELOCATED PORTABLE
- RELOCATED PORTABLE UNIT

CHURCH
 1 VEHICLE SPACE PER 42 SF GROSS 2,893SF = 69 SPACES
 1 BICYCLE SPACE PER 10% OF VEHICLE = 7 BICYCLE SPACES

SCHOOL (ELEMENTARY - JUNIOR HIGH)
 1 VEHICLE SPACE PER EMPLOYEE 22 EMPLOYEES = 22 SPACES
 +1 VEHICLE SPACE PER CLASSROOM 17 CLASSROOMS = 17 SPACES

1 BICYCLE SPACE PER 4 STUDENTS 250 STUDENTS = 63 BICYCLE SPACES

TOTAL CHURCH REQUIRED 69 VEHICLE SPACES
7 BICYCLE SPACES

TOTAL SCHOOL REQUIRED 39 VEHICLE SPACES
63 BICYCLE SPACES
108 VEHICLE SPACES
70 BICYCLE SPACES

PARKING PROVIDED:

EXISTING VEHICLE SPACES 133 SPACES
 EXISTING BICYCLE SPACES 0 SPACES
 PROPOSED BICYCLE SPACES 60 SPACES - SEE LANDSCAPE DWGS

- ACCUMULATED OCCUPANT LOAD
- INDIVIDUAL OCCUPANT LOAD

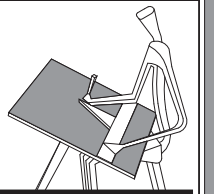
SCHOOL OCCUPANT ANALYSIS

250 OCC. STUDENT
 10 OCC. STAFF/BUSINESS
 360 OCC. TOTAL

CHURCH OCCUPANCY AND EGRESS UNCHANGED

PER CBC 1004.5 EXCEPTION, WHERE APPROVED BY THE BUILDING OFFICIAL, THE ACTUAL NUMBER OF OCCUPANTS FOR WHOM EACH OCCUPIED SPACE, FLOOR OR BUILDING IS DESIGNED, ALTHOUGH LESS THAN THOSE DETERMINED BY CALCULATION, SHALL BE PERMITTED TO BE USED IN THE DETERMINATION OF THE DESIGN OCCUPANT LOAD. THE USE PERMIT 21-03 STATES THE PUBLIC CHARTER SCHOOL TO BE A MAXIMUM OF 250 STUDENTS.

KEYNOTES	
32.01	NO IDLING SIGN - SEE DETAIL KK/A0.3p
32.02	EXISTING MODULAR CLASSROOM TO BE REMOVED AND RELOCATED TO NEW LOCATION. SEE ELECTRICAL DWGS



r · g · a
architecture + engineering

RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
PERMANENT CAMPUS CONVERSION

OWNER
ACHIEVE CHARTER SCHOOL

PROJECT ADDRESS
**1492 EAST AVENUE
CHICO, CA 95926**

ASSESSORS PARCEL NUMBER
016-070-022

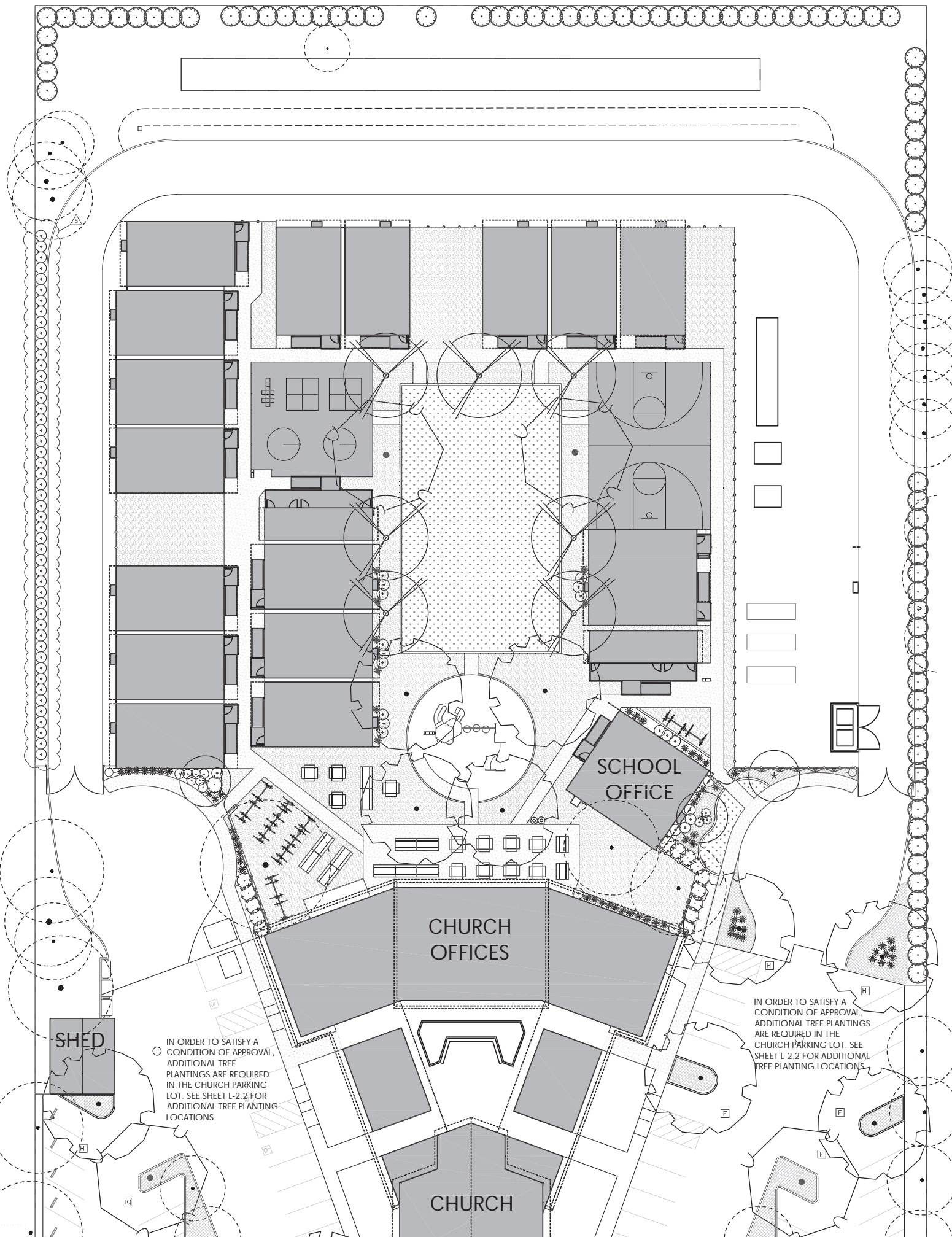


RG PROJECT #	20-725
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
1ST SUBMITTAL	2022.09.07
2ND SUBMITTAL	2022.11.16
SUPPLEMENTAL 1ST SUBMITTAL	2023.03.02
SUPPLEMENTAL 2ND SUBMITTAL	2023.06.06
SUPPLEMENTAL 2ND SUBMITTAL	2023.07.10

SITE PLAN & EGRESS PLAN

A0.1p

File Name: Z:\BFLA (2000-2249)\2231 - Achieve Charter School\2231 - CAD\2231 - CD\2231 - Planting Plan 7-5-23.dwg



TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	CONTAINER SIZE	WATER USE	QUANTITY	REMARKS
	ULMUS PARVIFOLIA 'DRAKE' DRAKE EVERGREEN ELM	15 GAL	LOW	4	SEE DETAIL 1 & 2/ L-2.1
	PISTACHIA ATLANTICA X INTERRIMA RED PUSH PISTACHE	15 GAL	LOW	13	SEE DETAIL 1 & 2/ L-2.1. CITY OF CHICO PLAN CHECK COMMENT- SUBSTITUTION IS NOT ALLOWED. AVAILABLE FROM BOETHING, LODI: (818) 316-2000
	ULMUS PARVIFOLIA 'FRONTIER' FRONTIER ELM	15 GAL	LOW	7	SEE DETAIL 1 & 2/ L-2.1
	ARBUTUS 'MARINA' MARINA ARBUTUS	15 GAL	LOW	3	SEE DETAIL 1 & 2/ L-2.1

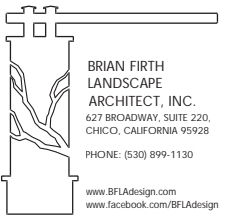
SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SIZE	SIZE	QUANTITY	
	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE	5 GAL.	LOW	7	SEE DETAIL 3/ L-2.1
	DIETES BICOLOR FORTNIGHT LILY	5 GAL.	LOW	41	SEE DETAIL 3/ L-2.1
	PYRACANTHA COCCINEA 'LOWBOY' LOWBOY PYRACANTHA	5 GAL.	LOW	15	SEE DETAIL 3/ L-2.1
	NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL.	LOW	71	SEE DETAIL 3/ L-2.1
	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	5 GAL.	LOW	85	SEE DETAIL 3/ L-2.1
	ACHILLEA MILLEFOLIUM 'MOONSHINE' MOONSHINE YARROW	1 GAL.	LOW	18	SEE DETAIL 3/ L-2.1
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN	5 GAL.	LOW	3	SEE DETAIL 3/ L-2.1
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	1 GAL.	LOW	8	SEE DETAIL 3/ L-2.1
	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' WOODS COMPACT MANZANITA	1 GAL.	LOW	82	PLANT @ 3'-0" O.C.. SEE DETAIL 3/ L-2.1
VINES					
	GELSEMIUM SEMPERVIRENS CAROLINA JASMINE	1 GAL.	LOW	6	SEE DETAIL 4/ L-2.1

PLANTING NOTES

1. VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. PLANT QUANTITIES ARE FOR CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO CONFIRM EXACT NUMBER.
3. PLANT MATERIALS SHALL BE BID ON THE BASIS OF SPECIES AND CONTAINER SIZE, NOT ON CONTAINER SIZE ALONE.
4. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SEE SHEET L-2.1 FOR DETAILS, SPECIFICATIONS, AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SOILS MANAGEMENT REPORT NOTE. SEE SHEET L-2.2 FOR PARKING LOT SHADE CALCULATIONS



LICENSE



PROJECT ARCHITECT:

RUSSELL GALLAWAY
ASSOCIATES INC.

115 MEYERS ST #110
CHICO, CA 95928
PHONE: 530.342.0302

OWNER AND APPLICANT
DEVELOPER:



ACHIEVE CHARTER SCHOOL
OF PARADISE, INC.
1494 EAST AVENUE
CHICO, CA 95926

PROJECT

ACHIEVE CHARTER SCHOOL
OF PARADISE, INC.

1494 EAST AVENUE
CHICO, CA 95926

SHEET TITLE

LANDSCAPE
PLANTING
PLAN

DATES

NO.	DESCRIPTION	DATE
	PRELIMINARY	11-24-20
	REVISIONS	12-9-20
	REVISIONS	2-12-21
	REVISIONS	5-13-21
	90% CD SET	7-18-22
	CD RESUBMITTAL	11-7-22
	CD RESUBMITTAL	7-10-23

Plot Date: July 07, 2023 - 11:17 am

PROJECT NUMBERS

BFLA PROJECT #: 2231
RGA PROJECT #: 20 725

SHEET NUMBER

L-2.0