



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

October 27, 2022
REGULAR MEETING
6:00 PM
AGENDA

PUBLIC ACCESS AND PARTICIPATION

To view the meeting or provide comment, please see the options below. All comments emailed will be provided to the Members for their consideration.

To View the Meeting:

1. Watch our live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>
1. Watch via Zoom
<https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402
Passcode: **17351735**
3. Listen via telephone
Telephone: 1-669-900-9128
Meeting ID: 995 0823 2402
Passcode: **17351735**

To Provide Comment to the Board:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. **Attend in person**

If you would like to address the Commission at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, please submit the form prior to the conclusion of the staff presentation for that item. The Commission has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to one and a half minutes per speaker. **(California Government Code §54954.3(b)). Pursuant to Government Code Section 54954.2, the Commission is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.**

CALL TO ORDER / ROLL CALL

Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

OPEN SESSION

Pledge of Allegiance

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

This is the time to address the Commission about any item not listed on the agenda. If you wish to address the Commission on an item listed on the agenda, please follow the directions listed above.

CONSENT CALENDAR

Consent calendar items are adopted in one action by the Commission. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

1. APPROVAL OF THE MINUTES

The Planning Commission may approve the minutes of July 28, 2022, August 25, 2022, and September 29, 2022.

RECOMMENDATION

Approve the minutes of July 28, 2022, August 25, 2022 and September 29, 2022.

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Mayor or Chairperson opens the public hearing.
- Staff presents and answers questions from Council
- The hearing is opened for public comment limited to two (2) minutes per speaker. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3, the time for each presentation may be limited.
- Public comment session is closed
- Commission debate and action

2. MINOR USE PERMIT UP22-12 FOR OVERSIZED SIGNAGE AT 491 ORO DAM BLVD (APN 035-030-104)

The Oroville Planning Commission will review and consider approving Use Permit No. UP22-12 for new signage resulting in total sign area exceeding the standards set in **OMC 17.20 Sign Regulations**.

RECOMMENDATION

Conduct a Public Hearing on the proposed project;

1. **Adopt the Notice of Exemption as the appropriate** level of environmental review in accordance with the California Environmental Quality Act (CEQA);
2. **Adopt** the recommended Findings for Use Permit No. UP22-12;
3. **Approve** Use Permit UP22-12 and recommended Conditions of Approval;
4. **Adopt** Resolution No. P2022-20

3. MINOR USE PERMIT UP22-11 FOR OUTPATIENT SERVICES IN A NEW 9,984 SQUARE FOOT MULTI_TENANT COMMERCIAL BUILDING AT 2175 FEATHER RIVER BLVD (APN 035-240-030)

The Oroville Planning Commission will review and consider approving Use Permit No. UP22-11 for the construction of a new 9,984 square foot multi-tenant commercial building and associated site improvements at 2175 Feather River Blvd.

RECOMMENDATION:

Conduct a Public Hearing on the proposed project;

1. **Adopt the Notice of Exemption as the appropriate** level of environmental review in accordance with the California Environmental Quality Act (CEQA);
2. **Adopt** the recommended Findings for Use Permit No. UP22-11;
3. **Approve** Use Permit UP22-11 and recommended Conditions of Approval;
4. **Adopt** Resolution No. P2022-19

REPORTS / DISCUSSIONS / CORRESPONDENCE

4. Commissioner Reports
5. Historical Advisory Commission Reports
6. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on November 17, 2022 at 6:00 PM.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.

Planning Commission Decisions - Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.



**July 28, 2022
MINUTES**

This agenda was posted on July 22, 2022 at 12pm. This meeting was recorded and may be viewed at cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

Chairperson Durling called the meeting to order at 6pm.

PRESENT: Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

STAFF: Assistant Community Development Director Dawn Nevers, Assistant City Clerk Jackie, Assistant Planner Conner Musler, Principle Planner Wes Ervin.

OPEN SESSION

- Pledge of Allegiance – Led by Chairperson Durling
- An Oath of Office was administered to Commissioners Durling and Jenkins

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

There were 0 speakers on non-agenda items.

REGULAR BUSINESS

2. SELECTION OF A NEW CHAIR AND VICE CHAIR

The Planning Commission considered selecting a Chair and Vice Chair for the Planning Commission for the 2022-2023 fiscal year.

Motion by Commissioner Sheard to select Carl Durling as Chair and Wyatt Jenkins as Vice Chair for the 2022-2023 fiscal year. Motion passed.

AYES: Jenkins, Jensen, Sheard, Durling, Hallen, Arace
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARINGS

3. MINOR USE PERMIT AMENDMENT UP22-06 FOR MODULAR CLASSROOM AND RESTROOM BUILDINGS AT STREAM CHARTER SCHOOL, 455 ORO DAM BLVD (APN 035-030-103)

The Oroville Planning Commission reviewed and considered approving an amendment to Use Permit No. UP14-06 for the purpose of replacing an existing playground area with a 24' x 60'

modular classroom building and a 12' x 40' modular restroom building at STREAM Charter School, located at 455 Oro Dam Blvd.

Motion by Commissioner Jensen and second by Commissioner Hallen to Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and Adopt the recommended Findings for Use Permit No. UP22-06; and Approve Use Permit UP22-06 and recommended Conditions of Approval; and Adopt Resolution No. P2022-12. Motion passed unanimously.

4. MINOR USE PERMIT FOR NEW 1200 SQUARE FOOT GARAGE AND ACCESSORY DWELLING UNIT AT 293 TABLE MOUNTAIN BLVD

The Oroville Planning Commission reviewed and considered approving a Minor Use Permit for a 1,200 square foot garage and 360 square foot Accessory Dwelling Unit at 293 Table Mountain Blvd, a 1.1 -acre parcel (APN 031-051-005) zoned MXN (Neighborhood Mixed Use).

Motion by Vice Chairperson Jenkins and second by Commissioner Sheard to Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and Adopt the recommended Findings for Minor Use Permit No. UP22-04, and Approve Minor Use Permit UP 22-04 and recommended Conditions of approval; and Adopt Resolution No. P2022-10. Motion passed unanimously.

5. USE PERMIT AMENDMENT FOR DIALYSIS CLINIC EXPANSION AT 3012 OLIVE HIGHWAY

The Planning Commission considered an application for the construction of an expanded Dialysis clinic located at 3012 Olive Highway (APN: 013-300-113, expanding into 013-300-047).

Motion by Commissioner Jensen and second by Commissioner Sheard to Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and Adopt the recommended Findings for Use Permit Amendment No. UP22-05, and Approve Use Permit Amendment UP 22-05 and recommended Conditions of approval with the addition of adding one handicap van parking space; and Adopt Resolution No. P2022-11. Motion passed unanimously.

REPORTS / DISCUSSIONS / CORRESPONDENCE

- 6. Commissioner Reports - None
- 7. Historical Advisory Commission Reports – Commissioner Sheard provided a historical advisory commission verbal update.
- 8. Staff Reports – Staff provided an update on upcoming projects.

ADJOURN THE MEETING

Chairperson Durling adjourned the meeting.

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



**August 25, 2022
SPECIAL MEETING
MINUTES**

This Agenda was posted at on August 24, 2022 at 10:56am. This meeting was recorded and may be viewed at Cityoforoville.org

CALL TO ORDER / ROLL CALL

Vice Chairperson Jenkins opened the meeting at 6pm.

PRESENT: Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins

ABSENT: Chairperson Carl Durling

OPEN SESSION

Pledge of Allegiance – Led by Commissioner Jenkins

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

There were 0 speakers on non-agenda items

PUBLIC HEARINGS

1. ZC22-04 STANDARDS FOR DEVELOPMENT OF NON-CONFORMING LOTS IN SOUTH OROVILLE

The Oroville Planning Commission reviewed and considered recommending that the City Council revise OMC 17.28.020 (“Development Standards for residential districts”) in order to promote and provide flexibility in the development of existing non-conforming R-1 zoned lots in South Oroville.

Motion by Commissioner Arace and second by Commissioner Jensen to adopt Resolution No. P2022-13 Recommending that the City Council approve the Specified Changes to OMC 17.28.020. Motion passed with one absent.

REPORTS / DISCUSSIONS / CORRESPONDENCE

2. Commissioner Reports - None
3. Historical Advisory Commission Reports - None
4. Staff Reports

- Staff provided Information about the Gateway Project.

ADJOURN THE MEETING

Vice Chairperson Jenkins adjourned the meeting at approximately 7:02pm.

APPROVED:

ATTESTED:

Vice Chairperson Wyatt Jenkins

Assistant Community Development
Director Dawn Nevers



Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**September 22, 2022
CONTINUED TO
September 29, 2022
MINUTES**

This meeting agenda was posted on September 8, 2022 and again on September 28, 2022 at 3pm. Vice Chairperson Jenkins continued the meeting of September 22, 2022 to September 29, 2022 at 6pm due to lack of quorum on September 22, 2022.

CALL TO ORDER / ROLL CALL

Vice Chairperson Jenkins opened the meeting on September 29, 2022 at 6pm.

1. PRESENT: Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins,
2. ABSENT: Chairperson Durling
3. Pledge of Allegiance – Led by Chairperson Jenkins

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

There were 0 public comments at this meeting.

PUBLIC HEARINGS

4. FEATHER RIVER TATTOO COMPANY 1353 FEATHER RIVER BLVD

The Oroville Planning Commission reviewed and considered approving Minor Use Permit UP#22-08 to allow Feather River Tattoo Company at 1353 Feather River Blvd.

Motion by Commissioner Sheard and second by Commissioner Jensen to recommend Adoption of the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); **Adopt** Use Permit #UP 22-08 including the recommended Findings and permit conditions, and **Adopt** Resolution No. P2022-15 A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING UP#22-08, FOR FEATHER RIVER TATTOO COMPANY AT 1353 FEATHER RIVER BLVD (APN 012-063-012). Motion passed.

AYES: Arace, Hallen, Jenkins, Jensen, Sheard
NOES: None
ABSTAIN: None
ABSENT: Durling

2. JAKES BURGERS - USE PERMIT #22-09 FOR ALCOHOL SALES

The Oroville Planning Commission reviewed and considered approving Minor Use Permit UP#22-09 for Alcohol Sales at Jakes Burgers on 1751 Oroville Dam Blvd East #11.

Motion by Commissioner Hallen and second by Commissioner Sheard to recommend Adopti of the Notice of **Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); **Adopt** Use Permit #UP 22-09 including the recommended Findings and permit conditions, and Authorize staff to prepare a Letter of Public Convenience or Necessity simultaneously with approval, and **Adopt** Resolution No. P2022-16 A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING MINOR USE PERMIT#22-07, FOR ALCOHOL SALES AT JAKES BURGERS ON 1751 OROVILLE DAM BLVD EAST #11 (APN 035-050-051). Motion passed.

- AYES: Arace, Hallen, Jenkins, Jensen, Sheard
- NOES: None
- ABSTAIN: None
- ABSENT: Durling

3. MINOR USE PERMIT UP22-10 FOR A SMALL TRUCK DRIVING SCHOOL AT 2531 SOUTH 5TH AVENUE

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP22-10 to permit SAC Truck Driving School at 2531 South 5th Avenue (APN 035-260-040).

Motion by Commissioner Jensen and second by Commissioner Sheard to recommend Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and **Adopt** the recommended Findings for Use Permit No. UP22-10; and **Approve** Use Permit UP22-10 and recommended Conditions of Approval adding a condition to pave the lot and a condition to specify the routes for training/travel; and **Adopt** Resolution No. P2022-18. Motion passed.

- AYES: Arace, Hallen, Jenkins, Jensen, Sheard
- NOES: None
- ABSTAIN: None
- ABSENT: Durling

1. NORI ASIAN KITCHEN AND GRILL – USE PERMIT #22-07 FOR ALCOHOL SALES FOR RESTAURANT RELOCATION TO 1445 MYERS STREET

The Oroville Planning Commission reviewed and considered approving Minor Use Permit UP#22-07 for Alcohol Sales at the new proposed location of Nori Asian Kitchen & Grill at 1445 Myers Street.

Motion by Commissioner Jensen and second by Commissioner Hallen to Recommend Adoption of the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); **Adopt** Use Permit #UP 22-07 including the recommended Findings and permit conditions, and Authorize staff to prepare a Letter of Public Convenience or Necessity simultaneously with approval, and **Adopt** Resolution No. P2022-14 A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING MINOR USE PERMIT#22-07, FOR ALCOHOL SALES AT NORI ASIAN KITCHEN & GRILL AT NEW LOCATION OF 1445 MYERS STREET (APN 012-093-009). Motion passed.

- AYES: Arace, Hallen, Jenkins, Jensen, Sheard
- NOES: None
- ABSTAIN: None
- ABSENT: Durling

5. ZC22-05 AMENDMENT OF SECTION 17.48.100 ("SUBSTANDARD LOTS") OF OROVILLE MUNICIPAL CODE

The Oroville Planning Commission reviewed and considered recommending that the City Council revise OMC 17.48.100 ("Substandard lots") to support development of existing parcels which do not meet lot size or dimension requirements.

Motion by Commissioner Arace and second by Commissioner Jensen to Adopt Resolution No. P2022-17 Recommending that the City Council approve the recommended change to OMC 17.48.100(A)(2).

- AYES: Arace, Hallen, Jenkins, Jensen, Sheard
- NOES: None
- ABSTAIN: None
- ABSENT: Durling

REPORTS / DISCUSSIONS / CORRESPONDENCE

- 6. Commissioner Reports
- 7. Historical Advisory Commission Reports - Commissioner Sheard spoke about the Fogg Olive Grove and the plaque for the Olive Grove Apartments.
- 8. Staff Reports
 - Ervin – Development Review is October 13th and there are 2 items on the agenda. October 27th is the next meeting, November 17th and December 15th are the following two meetings due to Thanksgiving and Christmas, also gave an update on several current projects.

ADJOURN THE MEETING

Vice Chairperson Jenkins adjourned at 6:52pm.

APPROVED:

ATTESTED:

Vice Chairperson Wyatt Jenkins

Assistant City Clerk Jackie Glover



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, October 27, 2022

RE: Minor Use Permit UP22-12 for oversized signage at 491 Oro Dam Blvd (APN 035-030-104)

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP22-12 for new signage resulting in total sign area exceeding the standards set in **OMC 17.20 Sign Regulations**.

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed project;
2. **Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
3. **Adopt** the recommended Findings for Use Permit No. UP22-12;
4. **Approve** Use Permit UP22-12 and recommended Conditions of Approval;
5. **Adopt** Resolution No. P2022-20

APPLICANT: Eagle Signs Inc. on behalf of Western Dental, Inc.

LOCATION: 491 Oro Dam Blvd (APN 035-030-104)

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, In-Fill Development Projects.

REPORT PREPARED BY:

REVIEWED BY:

 Daniel Kopshever, Assistant Planner
 Community Development Department

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

Applicant is proposing to add 185.54 square-feet of wall signage to the building on 491 Oro Dam Blvd East. 98.68 Square feet of signage will be added to the northern elevation facing Oro Dam Blvd and 86.86 square feet will be added to the eastern facing façade. There is an existing pole sign that will be refaced, which totals another 149 square feet of sign area. The project will result in a total of 334.5 square feet of signage, which exceeds the total allowable sign area for this location by 64.5 square feet. Applicant is within the limit of 10% façade coverage for the wall signs, but the existing pole sign would constrain these otherwise reasonable wall signs due to the maximum square footage allowed for total signage, which in this case is 270 square feet. MXC zones allow 1.5 sq. ft. per linear foot of building frontage, or 300 sq. ft., whichever is less.

Required Findings for Use Permits (OMC 17.48.010)

Before approving a use permit, the Planning Commission must consider each of the following issues and make appropriate findings (Staff's comments are in *italics*, draft findings are in the Resolution):

- 1. The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.**

The project is located in an area surrounded by active commercial development near highway 70, where other similar use permits for signage have been approved. The project has been reviewed and conditioned to minimize or prevent any potential impacts to the general health, safety, or public welfare of the surrounding area and the city as a whole.

- 2. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.**

The proposed use is located in an area with significant employment and transportation access.

- 3. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.**

All infrastructure is in and available. Any utilities not already provided on site will be installed by the property owner, subject to all applicable fees and permits.

- 4. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.**

As required by OMC Chapter 17.52, the project underwent development review and the applicant made revisions based on the Development Review

Committee's comments. The project plans have been reviewed and conditioned to minimize any adverse impacts on abutting properties.

5. The subject site is physically suitable for the type and intensity of land use being proposed.

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use.

6. The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

Oroville Dam Boulevard East is an existing commercial corridor with infill opportunities. This project will allow for an active commercial use that has been vacant for years.

7. The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.

The use is permitted, subject to a use permit, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall.

ATTACHMENTS

1. Resolution P2022-20
2. Notice of Exemption (CEQA)
3. Application Package



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530)
 538-2426 www.cityoforoville.org

TRAKIT#: **PL2210-001**

USE PERMIT APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		PERMIT TYPE	
<input checked="" type="checkbox"/>	Completed and signed Application Forms	<input checked="" type="checkbox"/>	New Use Permit: \$2,889.98 (Deposit) + \$173.40(6% Tech Fee) = \$3,063.38
<input checked="" type="checkbox"/>	Application Fee Paid	<input type="checkbox"/>	Amendment to Existing Use Permit: \$1,024.09 + \$61.45 (6% Tech Fee) = \$1,085.54

PROJECT PLANS

All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and all information necessary to make a full evaluation of the project. Please include the following:

1. **Site and floor plans**, including the location, square footage and use of all structures.
2. **Architectural drawings** showing proposed building elevations.
3. Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed
4. Plans for the configuration & layout of all off-street parking spaces, including entrances, exits and internal circulation routes.
5. Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture.
6. **Drawings of all signs** that are proposed in association with the project.
7. Plans showing the location, sq footage and capacity of any existing or proposed surface storm-water detention facilities.
8. Plans showing the location and square footage of any existing or proposed outdoor storage areas.
9. Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project.
10. Hours of operation for all proposed land uses.
11. Number of employees and fleet vehicles for all proposed land uses
12. **A letter authorizing the use permit application from the owner of the property.**

CLASSIFICATION

Alcohol & Beverage Sales	<input checked="" type="checkbox"/>	Nonconforming Uses & Structures	Uses in Industrial Districts
Agricultural Uses	<input type="checkbox"/>	Outdoor Storage	Uses Mini-Storage Overlay(MS-O)
Animal Keeping (Commercial)	<input type="checkbox"/>	Parking Requirement Exceptions	Uses in Residential Districts
Barbed/Razor Wire Fence	<input type="checkbox"/>	Temporary Use	Uses in Special Purpose Districts
Density Bonus & Other Incentives	<input type="checkbox"/>	Uses in a Conditional Overlay (C-O)	Uses not Specified but Allowed
Exceptions to Height Limits	<input type="checkbox"/>	Uses in Commercial & Mixed-Use Districts	Wireless Communication Facilities
Other: (Please Specify)			

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:  Date: 9/29/22

OFFICE USE ONLY

Approved By: _____ Date: _____
 Payment: _____ Number: _____

PROJECT DESCRIPTION	
Present or Previous Use:	Restaurant
Proposed Use:	Dental Office
Detailed Description: Use permit to allow Western Dental to reuse the existing pole sign on site, (1) set of channel letters on the front elevation at 10% or less of building face, and (1) sign on the side elevation at less than 10% of building face.	

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable

9/27/22

Re: 491 Oro Dam Blvd, Oroville, CA—Owner Authorization for Use Permit Application

Dear City of Oroville,

Northwind Investments I, LP, as owner of 491 Oro Dam Blvd, hereby authorizes Eagle Signs to submit a Use Permit Application for signage for Western Dental Services.

Regards,

A handwritten signature in black ink that reads "Tanner Tingey". The signature is written in a cursive, flowing style.

Tanner Tingey

Northwind Investments I, LP



City of Oroville

Building Department
Cash Collections
RECEIPT: P1229

Project Number: PL2210-001
Project Name: REUSE EXISTING POLE SIGN ON SITE

Fee Description	Account Number	Fee Amount
ADMIN USE PERMIT	2201 4260	\$2,889.98
TECH COST RECOVERY [SU	5141 4700	\$173.40
Total Fees Paid:		3,063.38

Date Paid: 10/3/2022

Paid By: EAGLE SIGNS INC

Pay Method: CHECK

Check # 7251

Received By: NOELLE SNOW

Credit Card Payments

A convenience fee is charged for all credit card payments. Please note that the convenience fee is a third-party fee and is not part of the City of Oroville. For all credit card payments the convenience fee is 2.50% of the total amount charged with a minimum charge of \$2.00.



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
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NOTICE OF EXEMPTION

TO	Butte County Clerk	FROM	City of Oroville
:	155 Nelson Avenue Oroville, CA 95965	:	1735 Montgomery Street Oroville, CA 95965

Project Title: Minor Use Permit UP22-12 for oversized signage at 491 Oro Dam Blvd E (APN 035-030-104)

Project Location – Specific: 491 Oro Dam Blvd E

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Western Dental, has applied for a Use Permit for oversized signage at 491 Oro Dam Blvd E (APN 035-030-104). The subject property has a zoning designation of Corridor Mixed Use (MXC), and a General Plan land use designation of Mixed Use (MU).

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Western Dental

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - General Rule Exemption; Title 14, CCR, §15061(b)(3)
 - Existing Facilities, Title 14, CCR, §15301
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

General Rule Exemption: Title 14, CCR, §15061(b)(3)

This project involves the use of a property zoned Corridor Mixed Use (MXC). The intent of the MXC zoning designation is to support an integrated and attractive network of commercial, employment, and residential uses along Oroville’s major thoroughfares. As the building is existing, minor exterior alterations will occur, all business activities will be contained within the building, and the proposed use will be subject to comply with all applicable City, County, State, Federal, and other local agencies as

applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

Existing Facilities, Title 14, CCR, §15301

Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures. The project involves utilizing a previously vacant property to provide commercial services with no proposed expansion of floor area or exterior modification.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Daniel Kopshever

Telephone: (530) 538-2517

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant

RESOLUTION NO. P2022-20

A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING UP#22-12, FOR OVERSIZED SIGNAGE AT 491 ORO DAM BLVD E (APN 035-030-104)

WHEREAS, the City has received a Use Permit application to allow oversized signage at 491 Oroville Dam Boulevard East; and

WHEREAS, the City of Oroville Municipal Code (OMC) Table 17.20.120-3 specifies that the total area of allowable signage for properties in MXC zones with less than 20,000 square feet of gross floor area shall be 1.5 square feet per linear foot of building frontage or 300 square feet, whichever is less; and

WHEREAS, the proposed plans for 491 Oroville Dam Boulevard East exceed the building's total allowable signage; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City's staff report regarding the change.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities."
2. The Planning Commission approves the findings required by Section 17.16.160 of the Oroville City Code, as described in the Staff Report;
3. The Planning Commission approves the permit conditions described in this Resolution.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission hereby conditionally approves Use Permit No. 22-12, permitting the proposed signage plans for 491 Oro Dam Blvd E. The subject property has a zoning designation of Corridor Mixed Use and a General Plan land use designation of Mixed Use (MU).

General Conditions

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any

award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

2. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
3. The applicant shall annually pay for and obtain a City of Oroville business license.
4. All private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety and general welfare.
5. All costs of operation and maintenance of private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be the responsibility of the applicant.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure, lighting or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review and development impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all of City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
10. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - I. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - II. Any of the terms or conditions of the permit have been violated.
 - III. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - IV. The permit was obtained by fraud.

11. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.
12. Any roof mounted or ground placed utilities (HVAC, generators, etc.) shall include an architecturally compatible method of screening. This can include screening by landscaping or a decorative fence for ground placed utilities.
13. Building shall be addressed per City requirements. Building numbers shall comply with City Code 17.20.050(A).
14. A refuse collection enclosure shall be provided in accordance with City Code 17.12.110. The refuse area shall be large enough to provide adequate storage for solid waste and recyclable materials generated by the use.
15. The applicant shall submit to the City details of exterior lighting for review and approval. Applicant and/or property owner shall ensure adequate lighting of exterior areas, including parking lots, to discourage loitering outside of the buildings.
16. The applicant or property owner shall apply for the proper permits as required by OMC Chapter 17.20 prior to any new signage being erected.
17. No more than 25% of the window area shall be covered with signs. This includes both permanent and temporary signs used to identify the business, products sold, or services offered.
18. The exterior of the building, including windows and doors, shall be maintained, and with such frequency, to ensure the public health, safety and general welfare of the city.
19. Windows and doors shall not be boarded up or blocked unless the appropriate approvals are received to ensure the public health, safety and general welfare. This does not include the use of plywood or other material used to cover a window for a temporary period of time that constitutes a safety hazard and/or invites trespassers and malicious mischief.
20. Minor changes may be approved administratively by the Community Development Director or designee upon receipt of a written request by the applicant or designee. Changes deemed to be major or significant in nature shall require a formal application for amendment.
21. Applicant and/or property owner will take appropriate measures to provide property maintenance of the building exterior, including provisions to keep the premise free of litter and debris.
22. Applicant and/or property owner will ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity.
23. Applicant and/or property owner will maintain adequate onsite security, both inside and outside the building, to satisfy any concerns raised by the chief of police or general

public. Substantial camera surveillance and written security protocols approved by the chief of police will suffice.

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 29th of September 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, October 27, 2022

RE: Minor Use Permit UP22-11 for outpatient services in a new 9,984 square foot multi-tenant commercial building at 2175 Feather River Blvd (APN 035-240-030)

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP22-11 for the construction of a new 9,984 square foot multi-tenant commercial building and associated site improvements at 2175 Feather River Blvd.

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed project;
2. **Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
3. **Adopt** the recommended Findings for Use Permit No. UP22-11;
4. **Approve** Use Permit UP22-11 and recommended Conditions of Approval;
5. **Adopt** Resolution No. P2022-19

APPLICANT: Jothi Jeevan Suhas; Donald Cleek, Cleeko Drafting and Design.

LOCATION: 2175 Feather River Blvd
 (APN 035-240-030)

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, In-Fill Development Projects.

REPORT PREPARED BY:

 Daniel Kopshever, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

Applicant is proposing to develop a new 9,984 square-foot building with landscaping, parking-lot improvements, and other associated site improvements. The project site is located on approximately 40,510 square feet of vacant land on the east side of Feather River Blvd, (Address: 2175 Feather River Blvd; APN: 035-240-030), immediately south of the Bulldog Express Drive Thru. The property has a zoning designation of Corridor Mixed Use (MXC). Planned are four available units, three tenants are to be determined and one will be for California Occupational Medical Professionals. According to the Oroville Municipal Code (OMC), establishments providing outpatient services require a Use Permit within MXC zones.

Design Guidelines

From Design Guidelines - Chapter 5 - Commercial

Section **1.4 Multiple-Tenant Spaces** outlines various ways of implementing horizontal articulation, much of which is accomplished with this design. The storefronts are broken up by the use of multiple materials, articulation, and colors per the massing and façade sections of the guideline. Materials include stone veneer or stucco for the columns, horizontal weathered wood siding, painted hardie panel board, and metal prefabricated awnings. Entrances and windows follow the guidelines as well; entrances are visually emphasized with the metal awnings and the doors include views into the tenant's spaces. **2.5 Awnings** color and materials are to be compatible with the overall building and should be located between rather than across significant vertical features. The windows are of a consistent design throughout the building's tenant spaces. **2.6 Materials** should be utilized in compatible combinations and accent materials should be used on all facades of the building.

Parking & Site Access

In reviewing the application with the City Engineer, staff determined that a traffic study would not be required based in part on the following:

- Spillback onto Feather River Blvd will likely not occur
- One new driveway is proposed on Feather River Blvd.

Parking requirements of "1 parking space per 300 square feet of general retail floor area" are met with 45 spaces, two of which are accessible.

Signage

Plans include a monument sign on the northwestern corner of the property. Wall signs above each tenant space show signs that are individually mounted and backlit. Staff recommends conditioning a sign program to ensure that signage stays compatible with the other tenant buildings and the Oroville Municipal Code.

Lighting

The proposed lighting model shows foot candle intensity compliant with **OMC 17.12.010 Performance Standards (C) Outdoor Lighting**. Lights shall have a maximum height of 21 feet, which is the height of the building's parapets.

Landscaping

Landscape plans include a variety of drought tolerant plants (drought tolerant after one year) along the site entrance on Feather River Blvd as well as along the southern property line. All plants will have drip irrigation, watering will be reduced after one year to a once per week watering schedule. Water will be kept off in winter months. One existing tree on the eastern side of the property will be removed.

Design of on-site stormwater detention/retention facilities

12,720 square feet of permeable area. The north and south permeable areas are self-retaining bio swales, there is a 265 square foot self-retaining area adjacent to the entrance, and a 7,555 square foot permeable landscape area on the eastern side.

Refuse Collection Area

The proposed trash enclosure is 18' x 18', and with 6' high fencing on its eastern side. **OMC 17.12.110** requires that the collection area is on a concrete slab, enclosed by 6' (minimum height) solid walls faced with a finished surface compatible with the proposed structures and surroundings, and with a gate made of pre-manufactured solid material. Must protect against environmental conditions such as rain, fully covered is preferred.

1% Art Requirement

OMC 17.08.135 Art in public places/Oroville beautification.

C. Public Art Contribution. All new nonresidential development projects subject to the requirements of this section shall install public art on the project site in a public place as approved by the city council. The cost of the public art must be equal to at least one percent of the estimated construction costs. The creator of public art shall be an artist, defined as a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the arts commission. Public art shall be displayed in a manner that will enhance its enjoyment by the general public. The developer has the option to opt out of this requirement and instead pay the equivalent in-lieu fee which shall be a one percent fee of the estimated construction costs.

D. Execution of Installation/Time of Payment. If the developer chooses to pay the in-lieu fee, payment in full shall be required at the time all fees are due on any project processed through the city or upon completion of the project, whichever occurs first. The payment of all outstanding fees shall be required prior to the issuance of a Certificate of Occupancy.

For developers choosing to provide art as part of their project, the developer shall provide the city with proof of installation of the required public art on the development site prior to the issuance of a Certificate of Occupancy.

Required Findings for Use Permits (OMC 17.48.010)

Before approving a use permit, the Planning Commission must consider each of the following issues and make appropriate findings (Staff's comments are in *italics*, draft findings are in the Resolution):

- 1. The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.**

The project will be located in an area surrounded by active commercial development. The project has been reviewed and conditioned to minimize or prevent any potential impacts to the general health, safety, or public welfare of the surrounding area and the city as a whole.

- 2. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.**

The proposed use will provide a desired commercial product and is located in an area with significant employment and transportation access.

- 3. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.**

All infrastructure is in and available. Any utilities not already provided on site will be installed by the property owner, subject to all applicable fees and permits.

- 4. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.**

As required by OMC Chapter 17.52, the project underwent development review and the applicant made revisions based on the committee's comments. The building will be located in an area near similar commercial businesses. The site plan, design, lighting, landscaping, and other improvements have been reviewed and the project conditioned to minimize any adverse impacts on abutting properties. Code enforcement will monitor for compliance on an ongoing basis.

- 5. The subject site is physically suitable for the type and intensity of land use being proposed.**

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use.

- 6. The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.**

Feather River Boulevard is an existing commercial corridor with infill opportunities. This project will allow for active commercial uses in a prime location that has not been utilized previously.

7. The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.

The use is permitted, subject to a use permit for Outpatient Services for California Occupational Medical Professionals, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall.

ATTACHMENTS

1. Resolution P2022-19
2. Notice of Exemption (CEQA)
3. Application Package
4. Updated Site Plans



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426 www.cityoforoville.org

TRAKIT#: PL2208-001

USE PERMIT APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		PERMIT TYPE	
<input checked="" type="checkbox"/>	Completed and signed Application Forms	<input checked="" type="checkbox"/>	New Use Permit: \$2,889.98 (Deposit) + \$173.40(6% Tech Fee) = \$3,063.38
<input type="checkbox"/>	Application Fee Paid	<input type="checkbox"/>	Amendment to Existing Use Permit: \$1,024.09 + \$61.45 (6% Tech Fee) = \$1,085.54

PROJECT PLANS

All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and all information necessary to make a full evaluation of the project. Please include the following:

- 1. Site and floor plans, including the location, square footage and use of all structures.
- 2. Architectural drawings showing proposed building elevations.
- 3. Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed
- 4. Plans for the configuration & layout of all off-street parking spaces, including entrances, exits and internal circulation routes.
- 5. Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture.
- 6. Drawings of all signs that are proposed in association with the project.
- 7. Plans showing the location, sq footage and capacity of any existing or proposed surface storm-water detention facilities.
- 8. Plans showing the location and square footage of any existing or proposed outdoor storage areas.
- 9. Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project.
- 10. Hours of operation for all proposed land uses.
- 11. Number of employees and fleet vehicles for all proposed land uses
- 12. A letter authorizing the use permit application from the owner of the property.

CLASSIFICATION

Alcohol & Beverage Sales	Nonconforming Uses & Structures	Uses in Industrial Districts
Agricultural Uses	Outdoor Storage	Uses Mini-Storage Overlay(MS-O)
Animal Keeping (Commercial)	Parking Requirement Exceptions	Uses in Residential Districts
Barbed/Razor Wire Fence	Temporary Use	Uses in Special Purpose Districts
Density Bonus & Other Incentives	Uses in a Conditional Overlay (C-O)	Uses not Specified but Allowed
Exceptions to Height Limits	Uses in Commercial & Mixed-Use Districts	Wireless Communication Facilities
Other: (Please Specify)		

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:  Date: 7/29/22

OFFICE USE ONLY

Approved By: _____ Date: _____
 Payment: _____ Number: _____

PROJECT DESCRIPTION

Present or Previous Use:

None. Undeveloped Land.

Proposed Use:

Multi-Tenant Commercial Property

Detailed Description:

Proposed/requested 9,984 sq. Ft. commercial multi-tenant property at 2175 Feather River Blvd, Orville. 4 commercial tenants will hopefully lease in the future.

Thank you for your consideration.

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable

To Whom It May Concern at the City of Oroville Planning Division

This letter is to authorize the use permit application by Mr. Donald Cleek at Cleeko Drafting and Design and/or the employees at Whitchurch engineering.

The use permit is to request for the proposed use of a new construction at 2175 Feather River Blvd, Oroville CA 95965 as a business providing outpatient services from 8 am to 5 pm Monday to Saturday. Number of employees- 12. Number of fleet vehicles- 0.

Thank you,



Jothi Jeevan Suhas

Owner, 2175 Feather River Blvd, Oroville

AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

NAME OF AGENT:		PHONE NUMBER:	
COMPANY NAME:		EMAIL:	
ADDRESS:		CITY/ST/ZIP:	

AGENT SIGNATURE:

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

Owner(s) of Record (sign and print name)

1)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
2)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
3)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
4)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
	_____	_____	_____
	Owner's Mailing Address	Owner's Email	Owner's Phone #

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO	Butte County Clerk	FROM	City of Oroville
:		:	
	155 Nelson Avenue Oroville, CA 95965		1735 Montgomery Street Oroville, CA 95965

Project Title: Minor Use Permit UP22-11 for outpatient services in a new 9,984 square foot multi-tenant commercial building at 2175 Feather River Blvd (APN 035-240-030)

Project Location – Specific: 2175 Feather River Blvd

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Jothi Jeevan Suhas, has applied for a Use Permit for outpatient services in a new multi-tenant commercial building on 2175 Feather River Blvd (035-240-030). The subject property has a zoning designation of Corridor Mixed Use (MXC), and a General Plan land use designation of Mixed Use (MU).

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Jothi Jeevan Suhas

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - In-Fill Development Projects, Title 14 CCR, §15332
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

In-Fill Development Projects; Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project involves the development and use of currently vacant land zoned Corridor Mixed Use (MXC). The intent of the MXC zoning designation is to support an integrated and attractive network of commercial, employment, and residential uses along Oroville’s major thoroughfares. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no value as habitat, will not result in any significant

effects, and can be adequately served by all required utilities. All business activities will be contained within the building, and the proposed use will be subject to comply with all applicable City, County, State, Federal, and other local agencies as applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Daniel Kopshever

Telephone: (530) 538-2517

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant

REVISIONS	
NO.	DATE

WHITCHURCH ENGINEERING
 610 9th St. Fortuna, CA 95540
 T: (707) 725-6926 F: (707) 725-2959
 www.whitchurchengineering.com

NOT FOR CONSTRUCTION

DESIGN REPRODUCTIONS
CLEEKCO
 455 N. Fortuna Blvd. Fortuna, CA 95540
 (707) 407-2535
 www.cleekco.com



NEW MULTI-TENANT COMMERCIAL BUILDING

2175 FEATHER RIVER BLVD.
 OROVILLE, CA

APN: 035-240-030



PROJECT INFORMATION:

USE: MIXED - MEDICAL CLINIC, RETAIL
 OCCUPANCY: B
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY FIRE SEPARATIONS: NOT REQUIRED
 FIRE ALARM AND BACK UP GENERATOR REQUIRED FOR MEDICAL CLINIC ONLY
 STORIES: 1
 HEIGHT: 21'-0"
 BUILDING AREA:
 9,984 S.F. CONDITIONED SPACE
 640 S.F. COVERED ENTRANCES
 OCCUPANT LOAD:
 MEDICAL SPACE - 44 (1:150)
 MERCANTILE - 50 (1:60)
 SPRINKLERS: NO
 ALLOWABLE FLOOR AREA:
 BASIC 9,000 S.F.
 FRONTAGE INCREASE - 3 SIDES
 FN (48'50" + 208'90" + 48'90" + 208'10")/512
 NI: 21,875
 LI = (504/512 - 25) * 21,875/30
 LI = 34 * 75
 LI = 2,550
 A₁ = 9,000 + 2,299 = 11,299 S.F. (OK)

PROJECT DESCRIPTION:

NEW 9,984 S.F. 1-STORY COMMERCIAL BUILDING TO SERVE UP TO 6 SEPARATE TENANTS ON EXISTING UNDEVELOPED LOT. IMPROVEMENTS SHALL ALSO INCLUDE 2-SIDED, EXTERNALLY ILLUMINATED MULTI-TENANT SIGN, NEW TRASH ENCLOSURE, REPLACEMENT OF EXISTING DRIVEWAY TO MEET ACCESSIBILITY STANDARDS, AND ASSOCIATED PARKING, LANDSCAPING, AND ACCESSIBLE PATH OF TRAVEL. IMPROVEMENTS SHALL ALSO INCLUDE 6,528 S.F. TENANT IMPROVEMENT FOR NON-OSHPD OUTPATIENT MEDICAL OFFICE.
 PROJECT IS SERVED BY THE FOLLOWING UTILITIES:
 - ELECTRICAL: PG&E
 - NATURAL GAS: PG&E
 - WATER: MUNICIPAL
 - PLUMBING WASTE: MUNICIPAL
 - CATV/TELEPHONE/INTERNET: AT&T OR ?
 APPLICABLE CODES:
 2019 CALIFORNIA BUILDING CODE (CBC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
 CALIFORNIA T-24 ENERGY STANDARD

HOURS OF OPERATION: 8:00AM - 5:00 PM, MONDAY - SATURDAY
 NUMBER OF EMPLOYEES: 12
 NUMBER OF FLEET VEHICLES: 0

6 PROJECT INFORMATION
 NO SCALE

OWNER:
 CALIFORNIA OCCUPATIONAL MEDICAL PROFESSIONALS
 JEEVAN SHIRAS
 6290 CUMBERLAND RD.
 MAGALIA, CA 95954
 T: (408) 218-1922
 E: cacomp@prose@gmail.com
GENERAL CONTRACTOR:
 SMITH CONSTRUCTION
 JAMES A. SMITH
 1606 RONALD AVE.
 FORTUNA, CA 95540
 T: (707) 446-2376
 E: nailbender1448@suddenlink.net
 CA LIC.#: 316286
DRAFTER:
 CLEEKCO
 DONALD J. CLEEK
 455 N. FORTUNA BLVD.
 FORTUNA, CA 95540
 T: (707) 611-2535
 E: dj@cleekco.com
ENGINEERS:
 WHITCHURCH ENGINEERING, INC.
 610 9TH STREET
 FORTUNA, CA 95540
 T: (707) 725-6926
PROJECT MANAGER:
 JEFF LAHAM
 C: (707) 267-5325
 jll@whitchurchengineering.com
CIVIL ENGINEER:
 DEREK LONG
 dcl@whitchurchengineering.com
STRUCTURAL ENGINEER:
 BRETT WHITCHURCH
 blw@whitchurchengineering.com
MEP ENGINEER:
 AARON BENNETT
 arb@whitchurchengineering.com
ENERGY CONSULTANT:
 COMPUTALC
 BETH SMITHWICK
 10556 COMBIE ROAD, FMB 6395
 AUBURN, CA 95602
 T: (530) 268-9722
 compucalc@title24energyreports.com

5 PROJECT DIRECTORY
 NO SCALE

4 PROJECT DESCRIPTION
 NO SCALE

A0.1 COVER SHEET
 A1.1 SITE PLAN
 A1.2 MONUMENT SIGN DETAILS
 A2.1 FLOOR PLANS
 A2.2 ROOF PLAN
 A3.1 EXTERIOR ELEVATIONS
 A3.2 BUILDING SECTIONS
 C-1 PRELIMINARY DRAINAGE PLAN
 E-1 SITE LIGHTING PLAN
 L1.1 LANDSCAPE PLAN

3 SHEET INDEX
 NO SCALE

NEW MULTI-TENANT COMMERCIAL BUILDING
 2175 FEATHER RIVER BLVD. OROVILLE, CA
 APN: 035-240-030

SHEET NAME
COVER SHEET

SHEET NUMBER
A0.1
 DATE: 7/28/2022
 DRAWN BY: DJC
 CHECKED BY:
 NEW MULTI-TENANT COMMERCIAL BUILDING
 22029.00

REVISIONS	DATE

WHITCHURCH ENGINEERING
 610 9th St. Fortuna, CA 95540
 T: (707) 725-6926 F: (707) 725-2959
 www.whitchurcheengineering.com

NOT FOR CONSTRUCTION

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NEW MULTI-TENANT COMMERCIAL BUILDING

2107 FEATHER RIVER BLVD.
 CORVILLE, CA

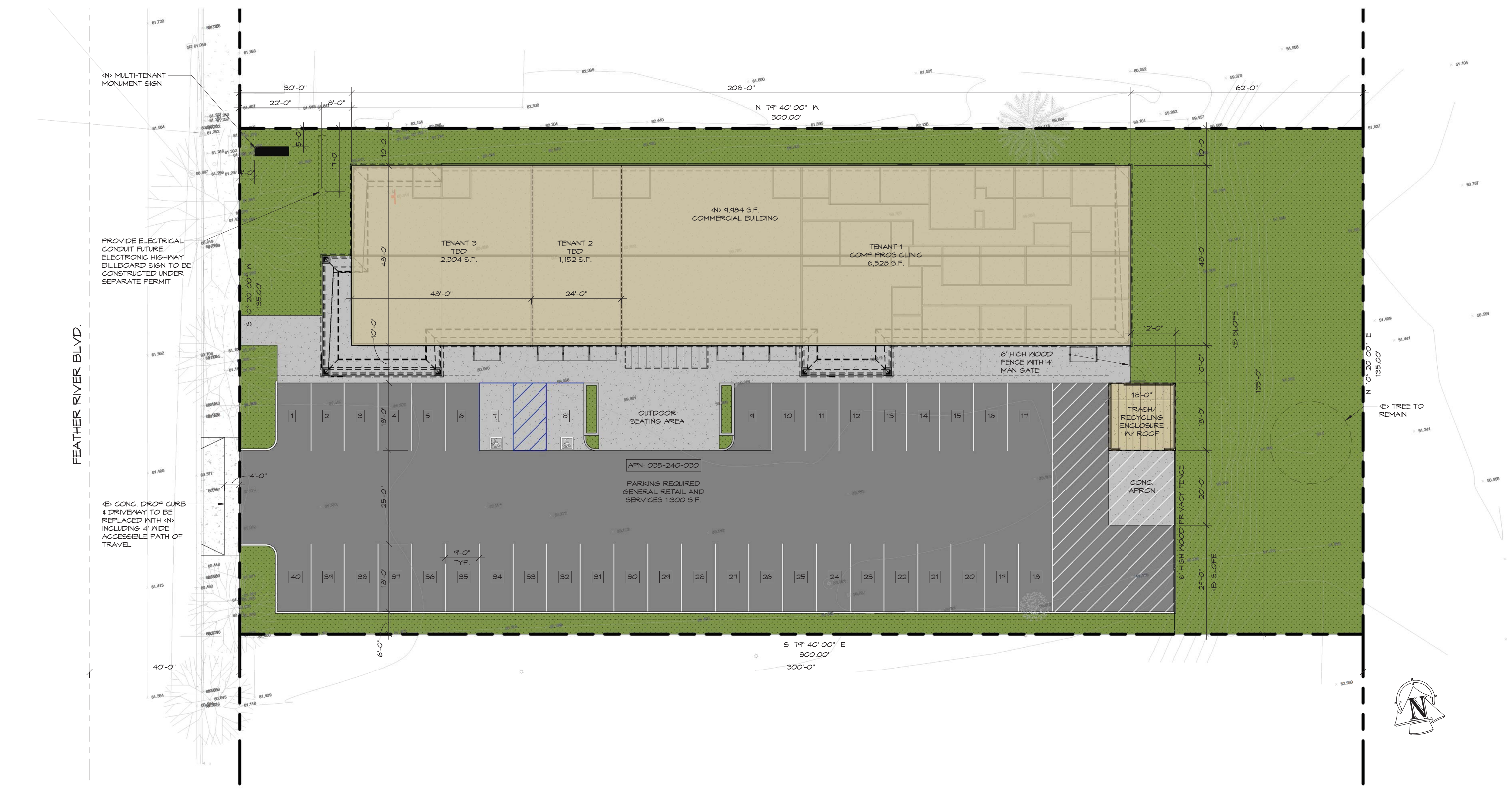
APN 035-240-030

SITE PLAN

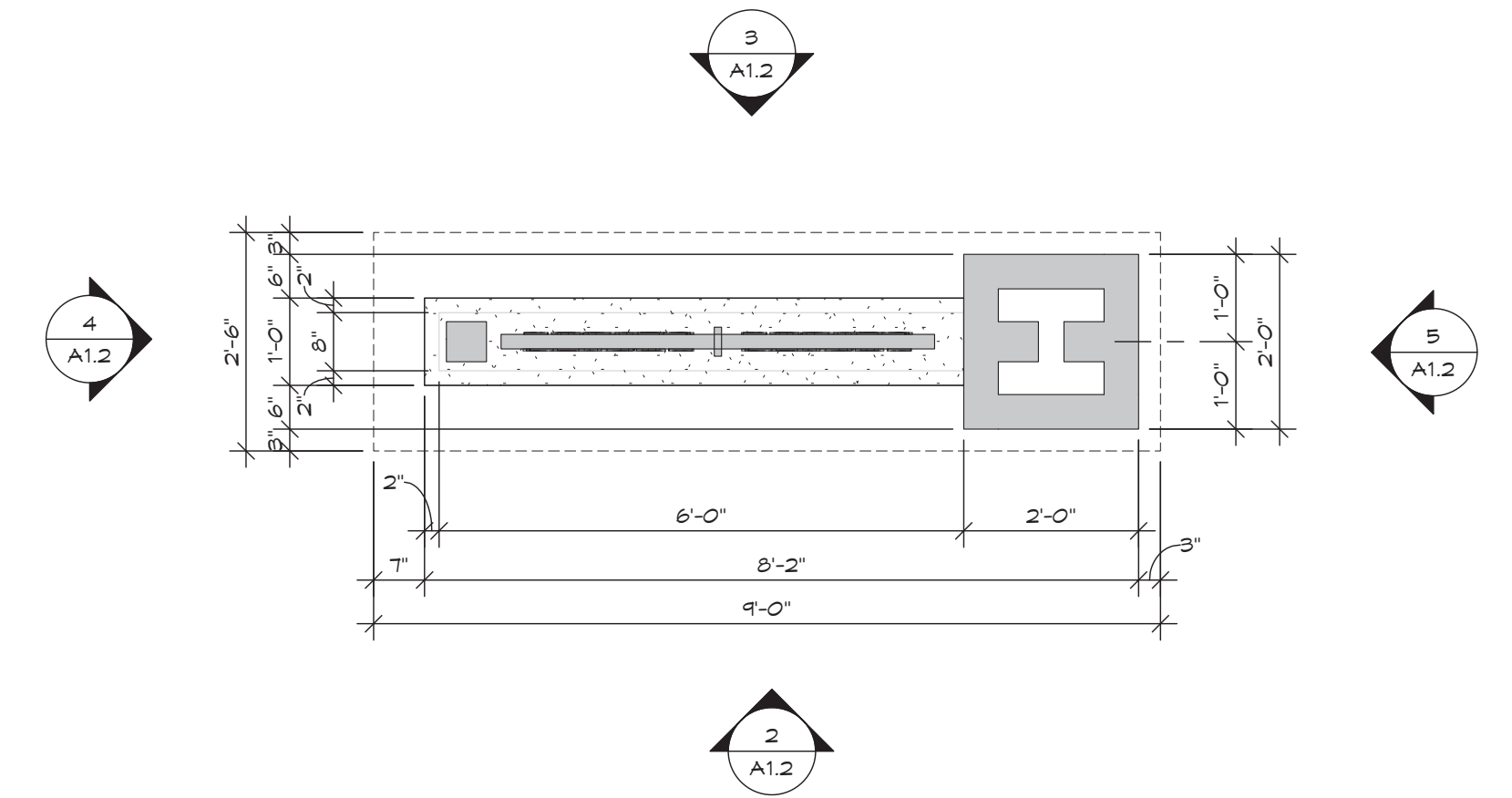
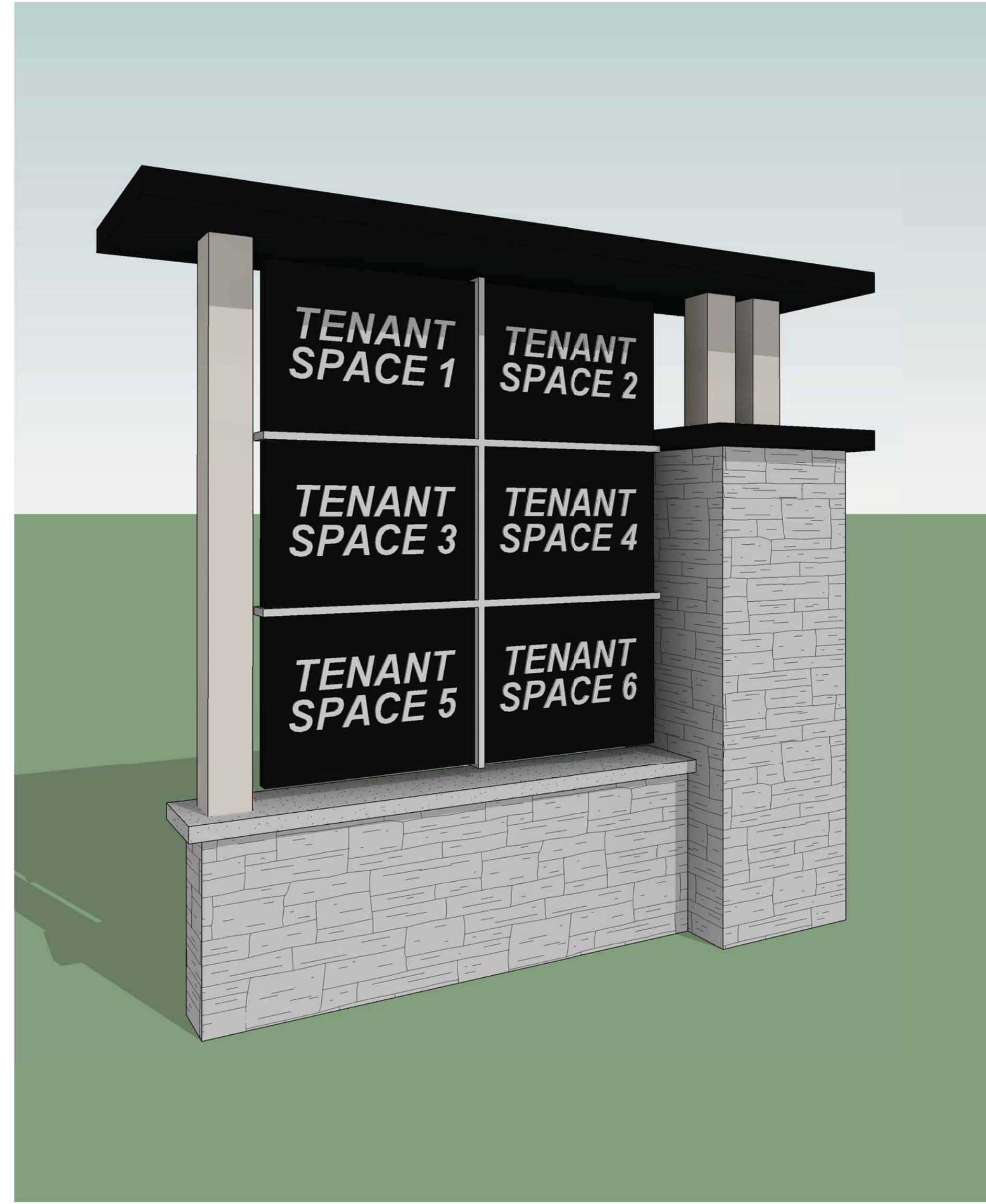
SHEETNAME

SHEET NUMBER
A1.1

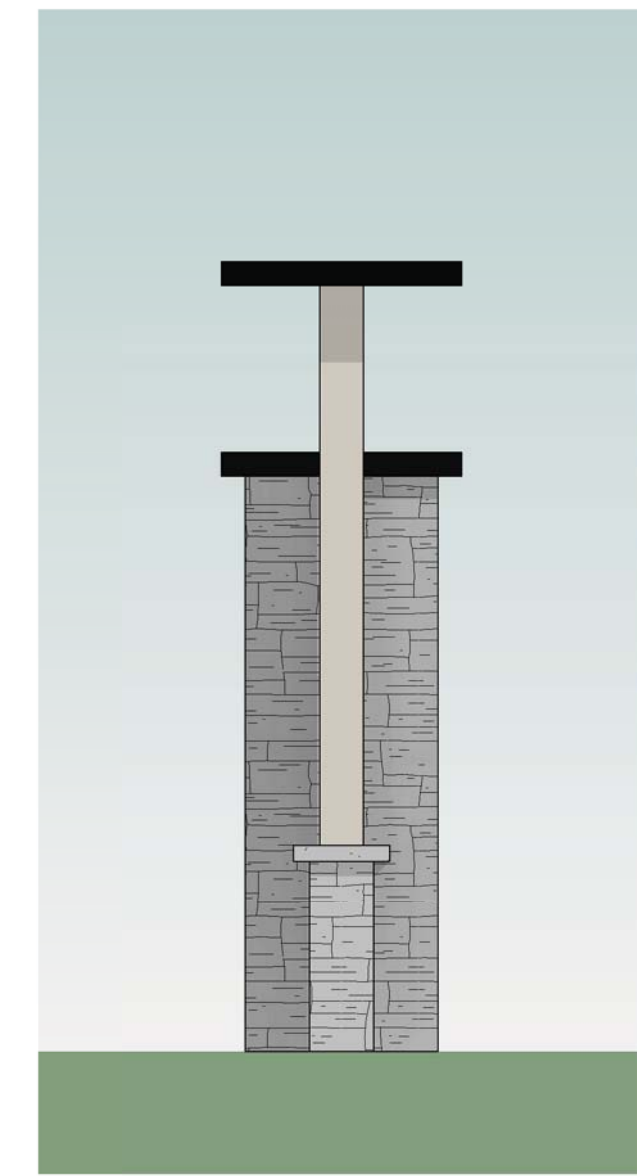
DATE: 10/18/2022
 DRAWN BY: DJC
 CHECKED BY:
 NEW MULTI-TENANT COMMERCIAL BUILDING
 22029.00



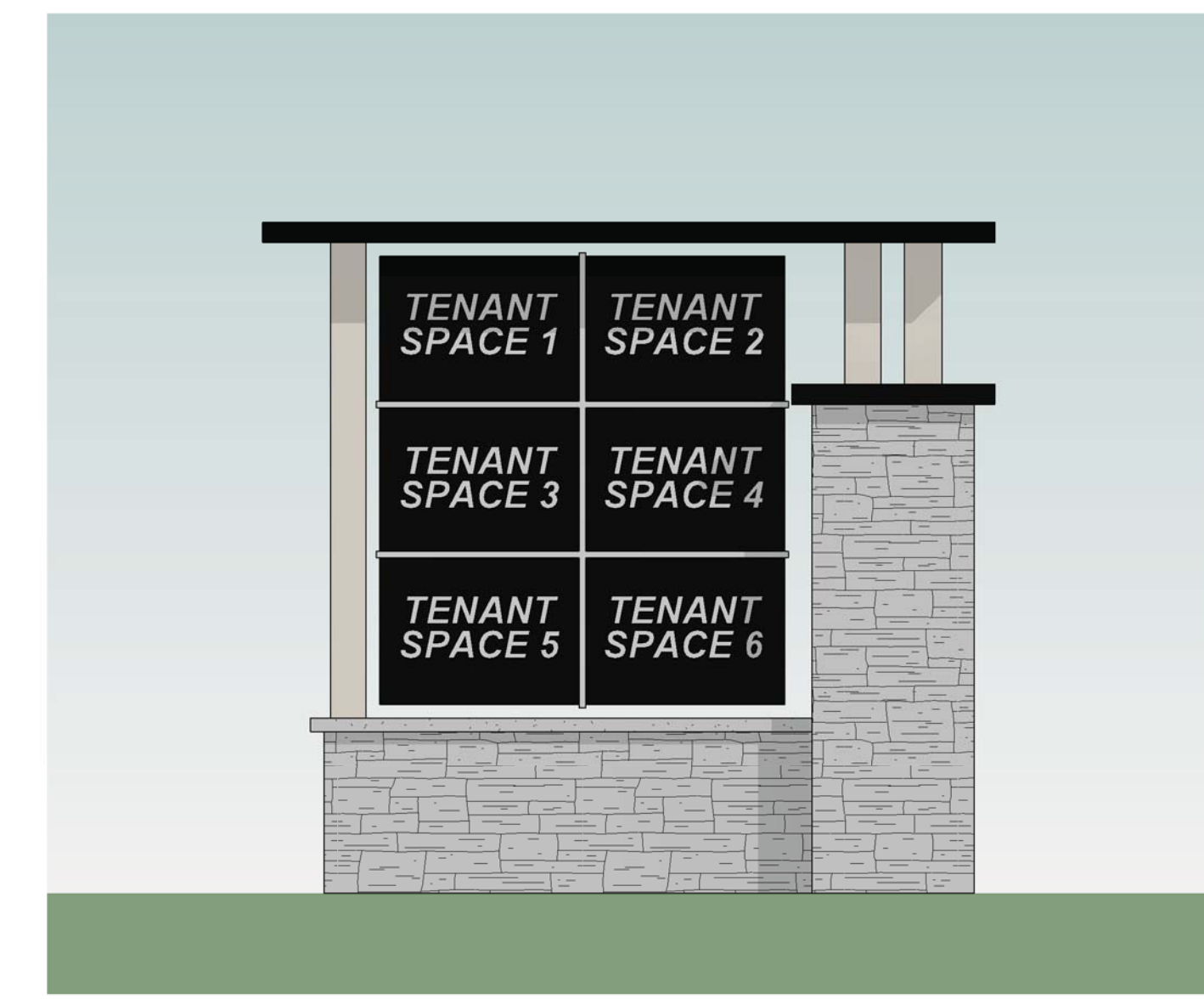
1 SITE PLAN
 1/16" = 1'-0"



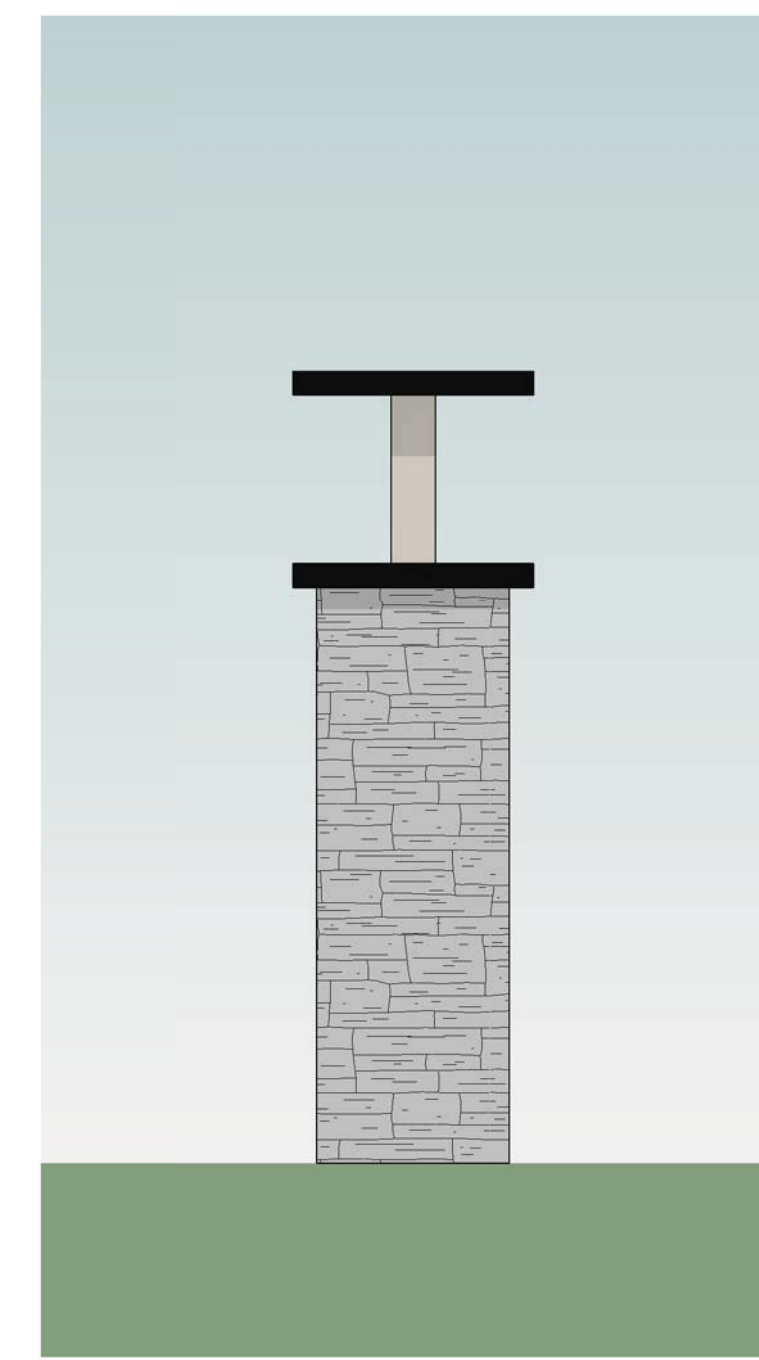
1 FLOOR PLAN
1/2" = 1'-0"



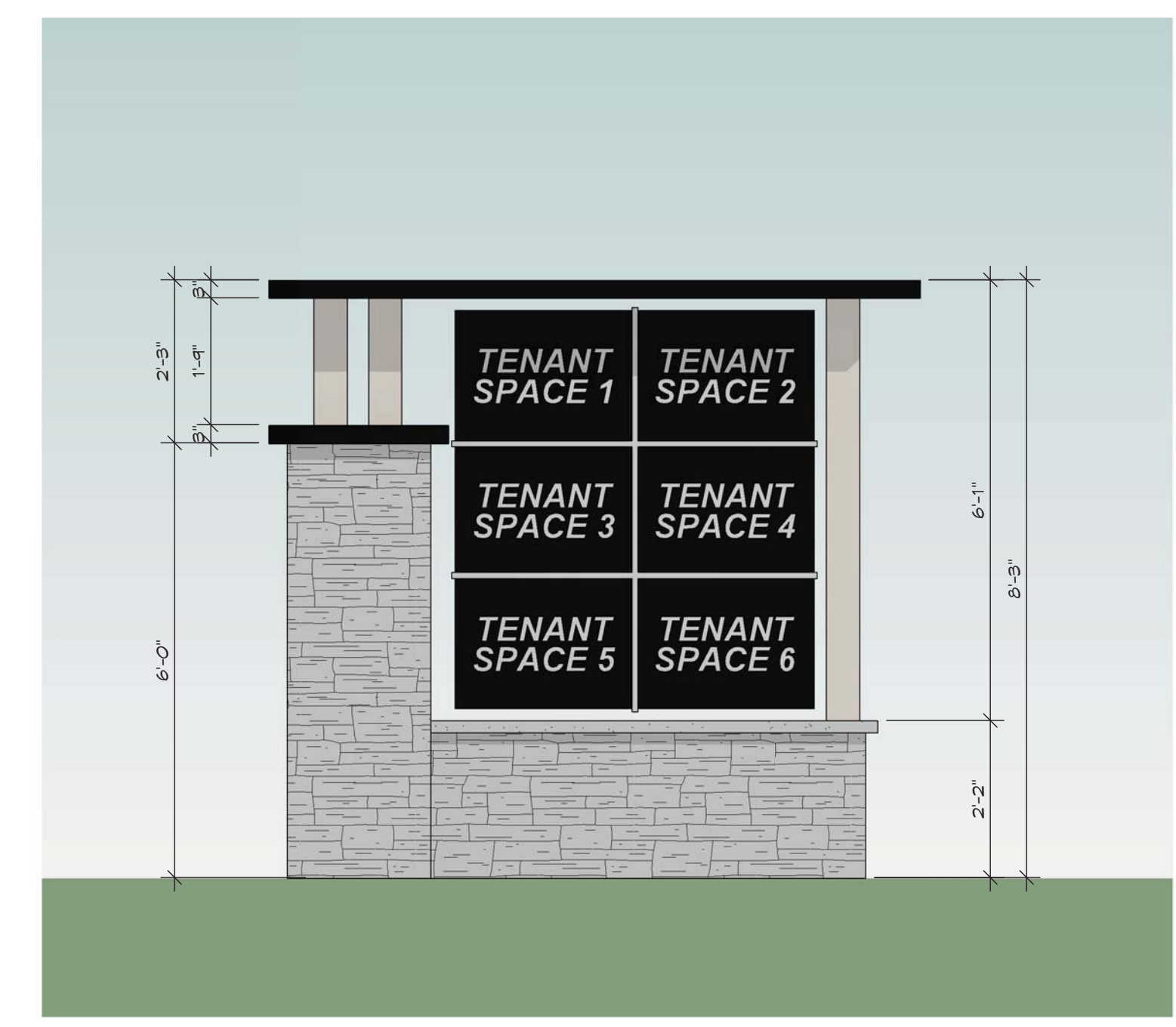
4 WEST ELEVATION
1/2" = 1'-0"



2 SOUTH ELEVATION
1/2" = 1'-0"



5 EAST ELEVATION
1/2" = 1'-0"



3 NORTH ELEVATION
1/2" = 1'-0"

REVISIONS	
Δ	DATE

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NEW MULTI-TENANT COMMERCIAL BUILDING
215 FEATHER RIVER BLVD.
CONVILLE, CA
APN 035-240-033

SHEET NAME
MONUMENT SIGN DETAILS

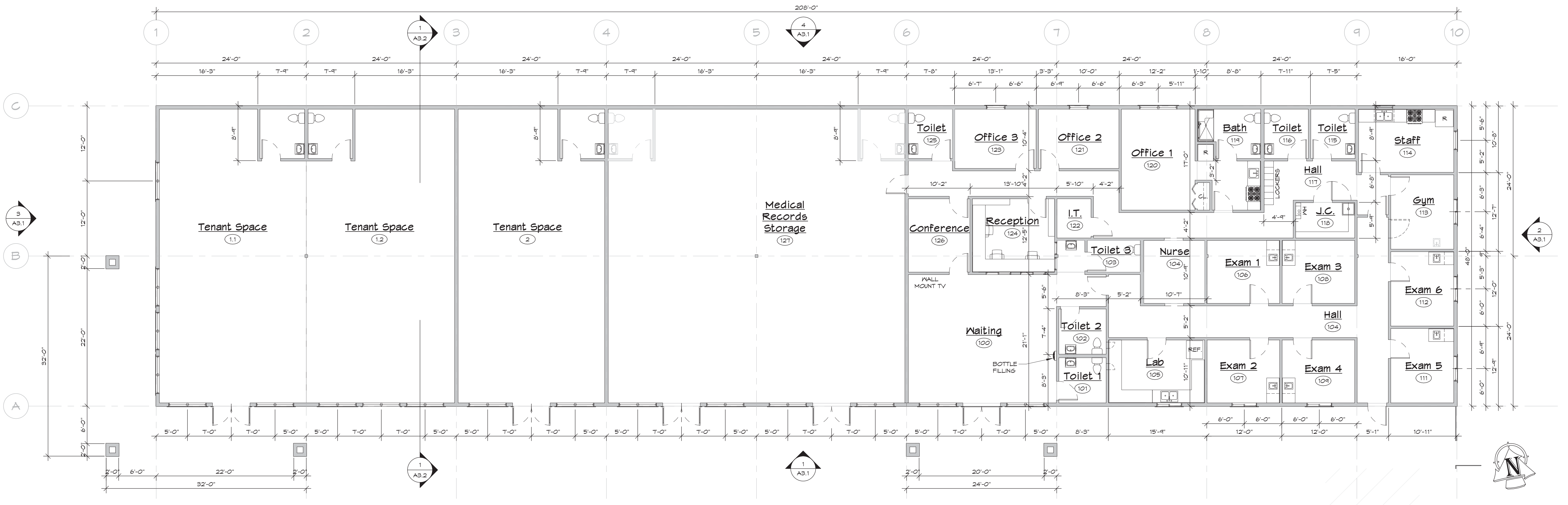
SHEET NUMBER
A1.2
DATE: 12-07-2012
DRAWN BY: DJC
CHECKED BY:
NEW MULTI-TENANT COMMERCIAL BUILDING
22029.00

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1 FLOOR PLAN
1/8" = 1'-0"



2 FLOOR FINISH PLAN
1/8" = 1'-0"

NEW MULTI-TENANT COMMERCIAL BUILDING
 SHEET NUMBER
A2.1
 DATE: 7/28/2022
 DRAWN BY: DJC
 CHECKED BY:
 NEW MULTI-TENANT COMMERCIAL BUILDING
 22029/00

FLOOR PLANS

SHEET NUMBER
A2.1
DATE: 7/28/2022
DRAWN BY: DJC
CHECKED BY:
NEW MULTI-TENANT COMMERCIAL BUILDING
22029/00

REVISIONS	DATE

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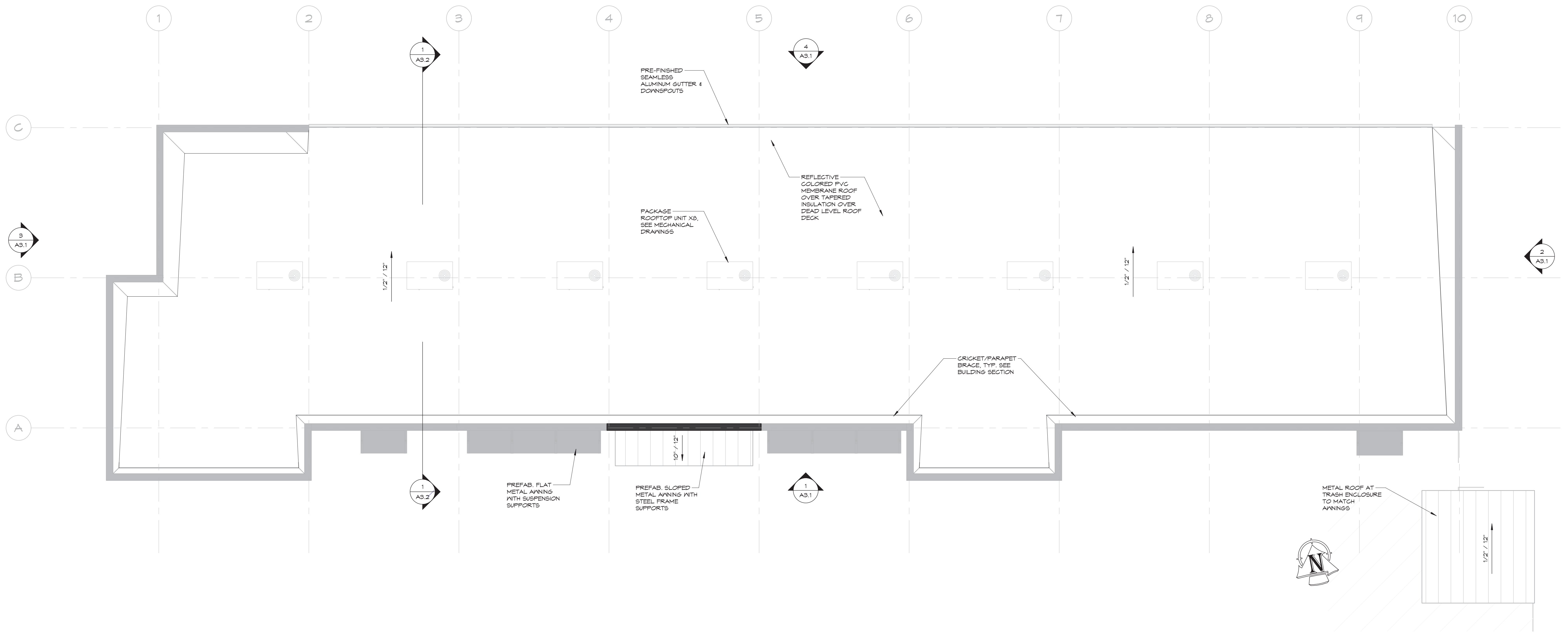
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NEW MULTI-TENANT COMMERCIAL BUILDING
 205 FEATHER RIVER BLVD.
 CHICO, CA
 APN 035-240-093

SHEET NAME
ROOF PLAN

SHEET NUMBER
A2.2
 DATE: 7/28/2022
 DRAWN BY: Author
 CHECKED BY: Checker
 NEW MULTI-TENANT COMMERCIAL BUILDING
 22029/00



1 ROOF PLAN
 1/8" = 1'-0"

REVISIONS	DATE

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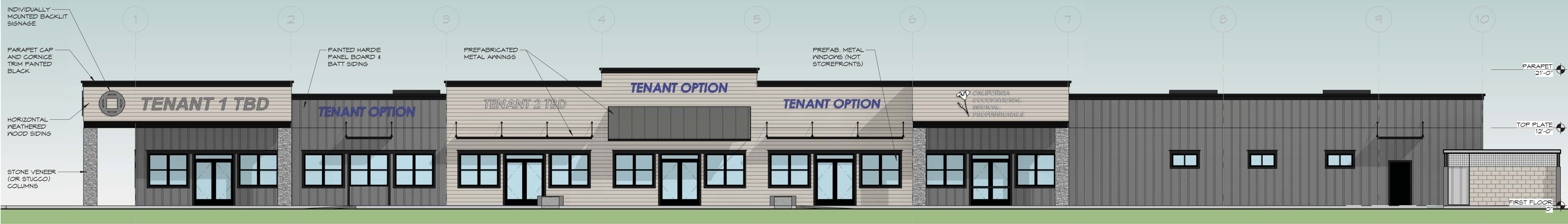
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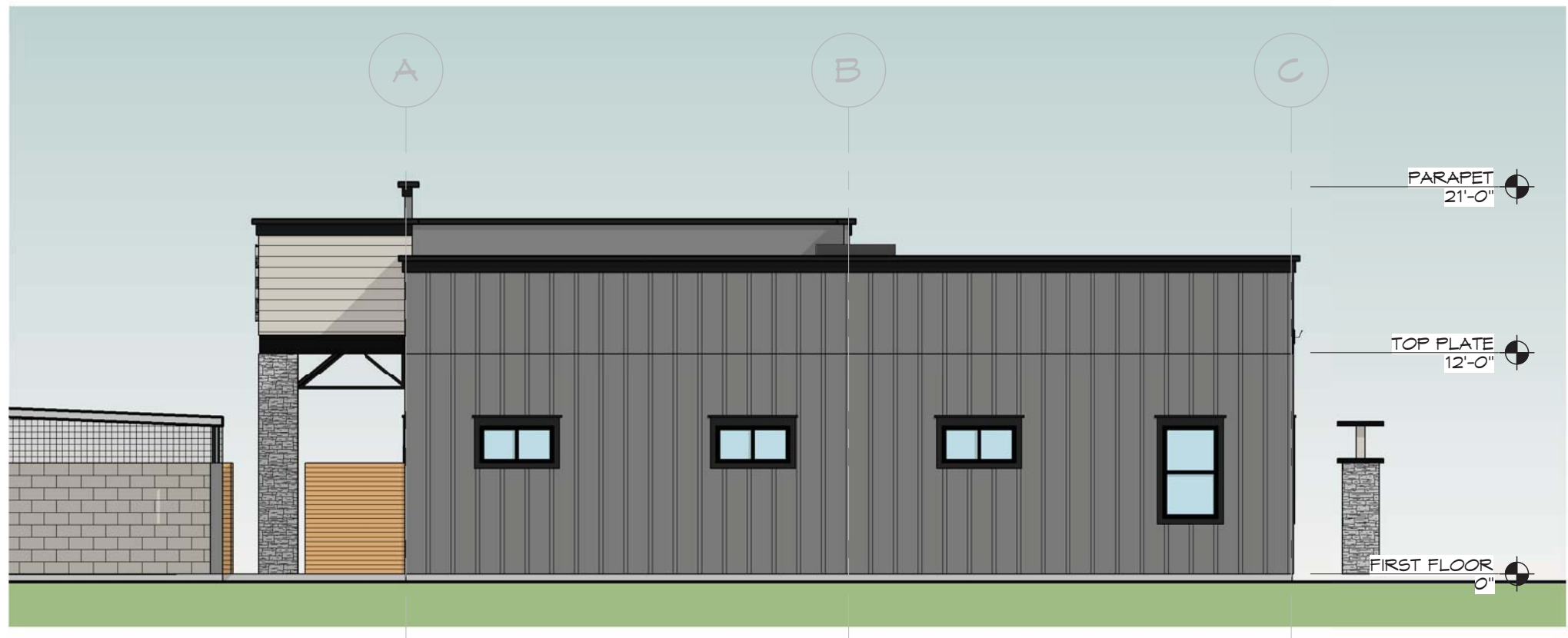
NEW MULTI-TENANT COMMERCIAL BUILDING
 315 FEATHER RIVER BLVD. ORVILLE, CA
 APN 035-240-030

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1
 DATE: 10/18/2022
 DRAWN BY: DJC
 CHECKED BY:
 NEW MULTI-TENANT COMMERCIAL BUILDING
 22029.00



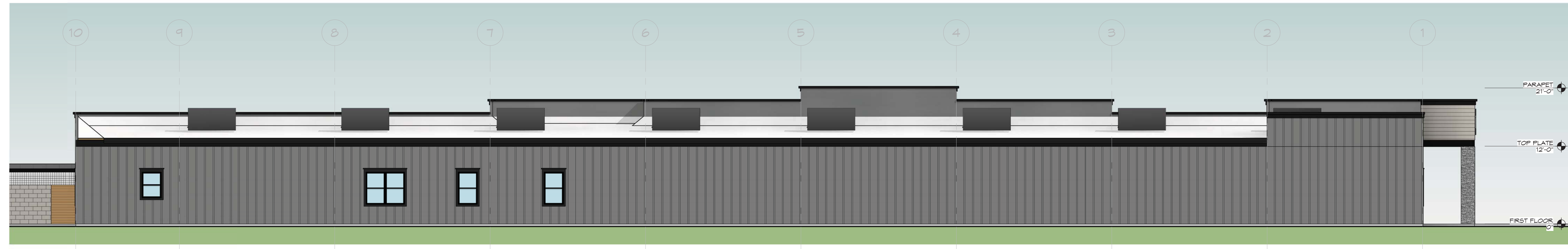
1 SOUTH ELEVATION
 1/8" = 1'-0"



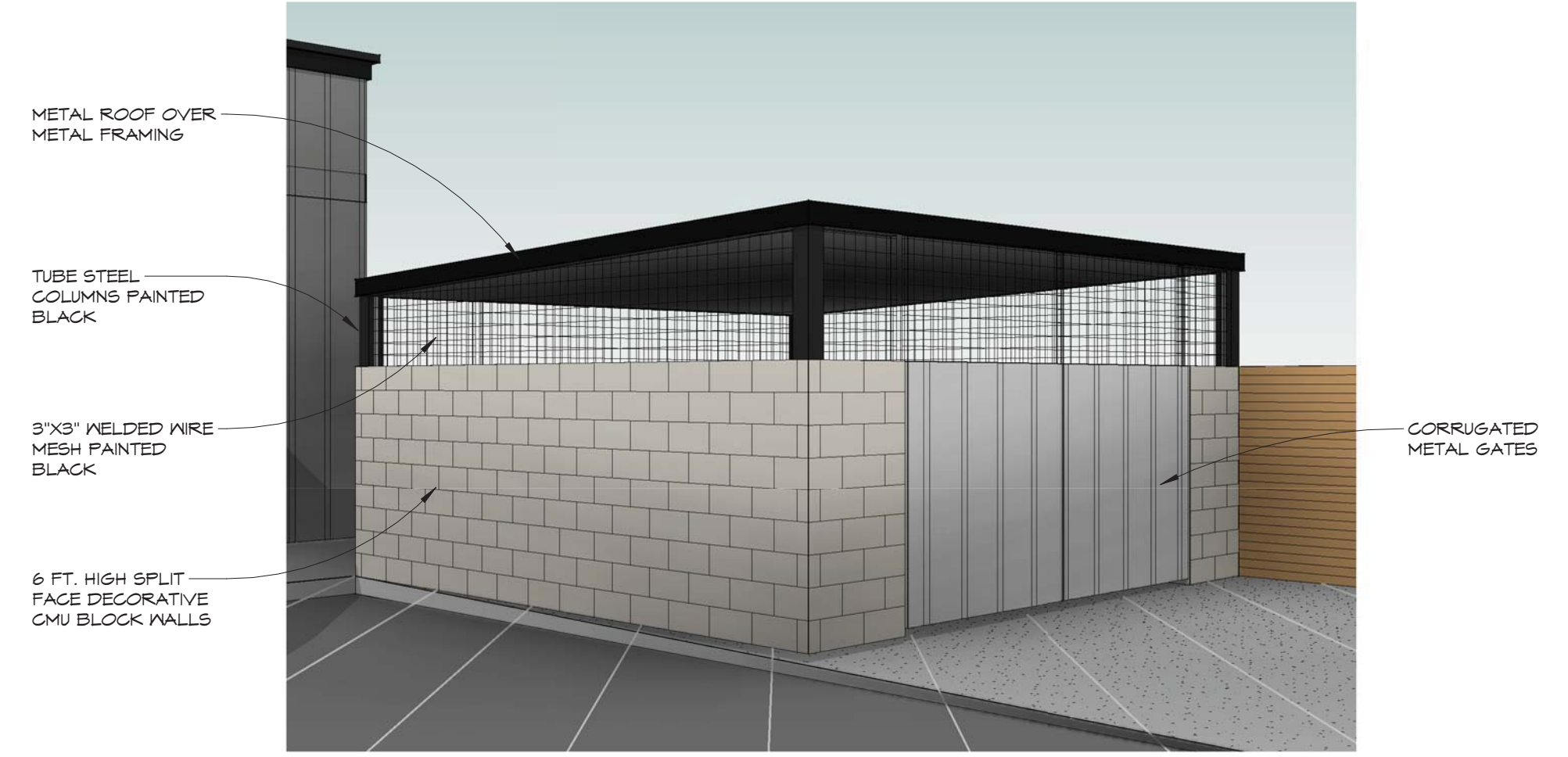
2 EAST ELEVATION
 1/8" = 1'-0"



3 WEST ELEVATION
 1/8" = 1'-0"



4 NORTH ELEVATION
 1/8" = 1'-0"



5 3D VIEW @ TRASH ENCLOSURE



6 3D View 5

REVISIONS	
Δ	DATE

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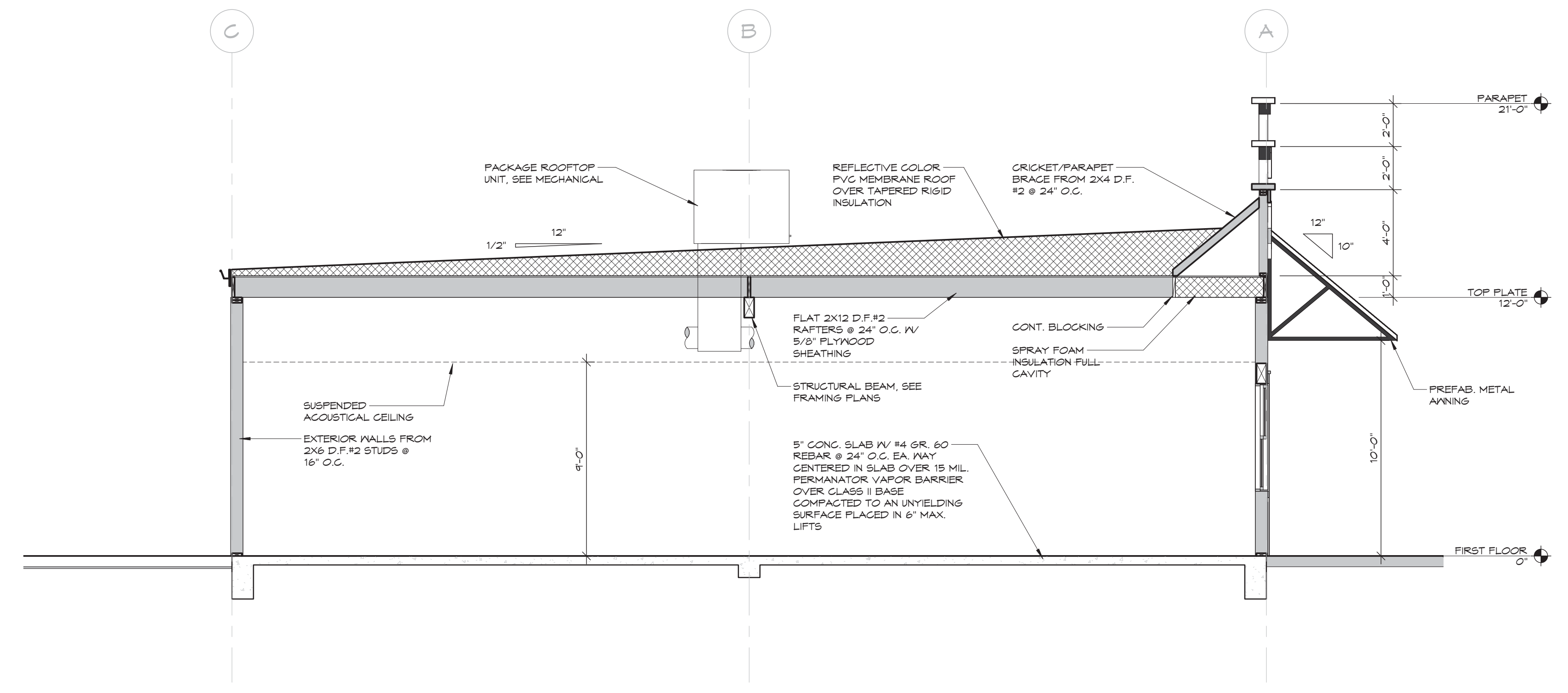
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NEW MULTI-TENANT COMMERCIAL BUILDING
 215 FEATHER RIVER BLVD. ORVILLE, CA
 APN 035-240-030

SHEET NAME
BUILDING SECTIONS

SHEET NUMBER
A3.2
 DATE: 7/28/2022
 DRAWN BY: DJC
 CHECKED BY:
 NEW MULTI-TENANT COMMERCIAL BUILDING
 22029.00



1 Section 1
 1/4" = 1'-0"

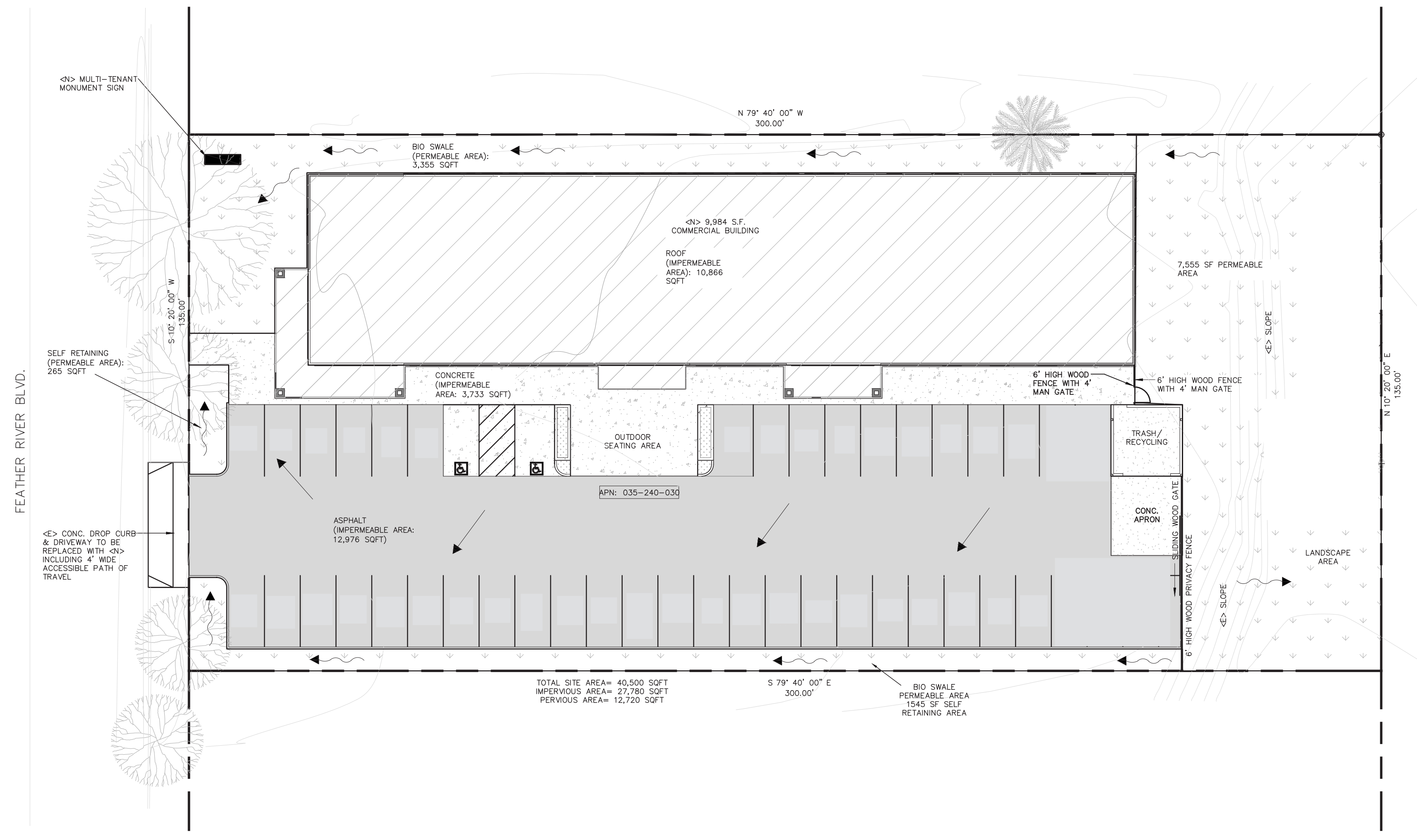
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PLAN REVIEW ONLY

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 610 9th Street Fortuna, California 95540
 Phone (707) 725-8926

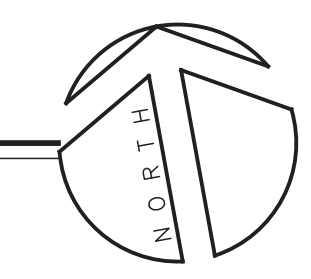
SUHAS COMMERCIAL BUILDING
 2175 FEATHER RIVER BLVD. OROVILLE, CA. APN: 035-240-030
LOW IMPACT DEVELOPMENT PLAN
 For: JOTHI SUHAS, 6290 CUMBERLAND RD, MAGALINA, CA. (409)218-1322

Date	JULY 29 '22
Scale	AS NOTED
Design	DCL
Drawn	DCL
Job	SUH2201
Sheet	C-1



CONCEPTUAL LOW IMPACT DEVELOPMENT PLAN

SCALE: 1"=20'



LID PLAN LEGEND

- PERMEABLE AREAS (LANDSCAPING/BIO SWALES)
- <N> PERMEABLE PAVERS
- <E> TREE
- <N> AC PAVEMENT
- <N> CONCRETE
- <N> ROOF
- SWALE DIRECTION OF FLOW
- DIRECTION OF FLOW

PRELIMINARY

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

LID NOTES

LOW IMPACT DEVELOPMENT DESIGNS/BEST MANAGEMENT PRACTICES MEET THE REQUIREMENTS SET FORTH IN THE STATE WATER RESOURCE CONTROL BOARD MS4 POST-CONSTRUCTION MEASURES.

TOTAL PROJECT AREA:	±40,501 (0.93 AC)
<E> ASPHALT PAVING AREA:	±0 SQ FT
<E> CONCRETE PAVING AREA:	±2,418 SQ FT
<E> STRUCTURE AREA:	±0 SQ FT
TOTAL <E> IMPERVIOUS AREA:	±2,418 SQ FT
<N> AC PAVING AREA:	±12,976 SQ FT
<N> CONCRETE PAVING AREA:	±3,733 SQ FT
<N> STRUCTURE AREA:	±10,866 SQ FT
TOTAL <N> IMPERVIOUS AREA:	±27,575 SQ FT

DRAINAGE MANAGEMENT AREA 1

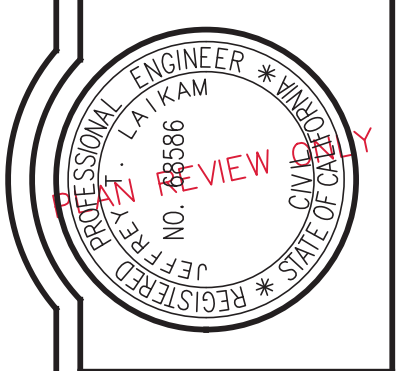
TOTAL AREA:	±12,770 SQ FT
TOTAL IMPERVIOUS AREA:	±27,730 SQ FT
<N> PERMEABLE PAVERS:	TBD
<N> PERMEABLE PAVER CREDIT:	TBD
# OF <N> TREES (EVERGREEN):	TBD
# OF <N> TREES (DECIDUOUS):	14 (NOT SHOWN)
TOTAL <N> TREE CREDIT:	2800
SELF-RETAINING AREA:	5165 SQ FT
SELF-RETAINING AREA CREDIT:	18078 SQ FT
SOIL QUALITY IMPROVEMENT AREA:	5165 SQ FT
SOIL QUALITY AREA CREDIT:	5165 SQ FT
TOTAL BMP CREDIT:	31208 SQ FT
RUNOFF REDUCTION:	113.2 %

PROPOSED SITE LAYOUT AND IMPERVIOUS AREAS BASED ON SITE PLAN PREPARED BY CLEEK CO DATED 7.18.22.

NOTE:
 1. BIO SWALE AREAS ARE SELF RETAINING AND SOIL QUALITY IMPROVEMENT AREAS
 2. ADDITIONAL NEW TREES TO BE ADDED AS PART OF NEW LANDSCAPING WILL PROVIDE ADDITION RUNOFF REDUCTION TO SATISFY LID REQUIREMENTS EXISTING TREES ARE NOT INCLUDED IN CURRENT CALCULATIONS.

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY



WHITCHURCH ENGINEERING, INC.
 610 9th Street, Fortuna, California 95540
 Phone (707) 725-6926

PROPOSED LIGHTING MODEL
 2175 FEATHER RIVER BLVD., OROVILLE, CA
EXTERIOR LIGHTING PLAN
 APN: 035-240-030
 For: DR. JOTHI JEEVANI SUHAS

Date: JUNE 14, '22
 Scale: AS NOTED
 Design: RJK
 Drawn: RJK
 Job: SUH2201
 Sheet: **E-1**

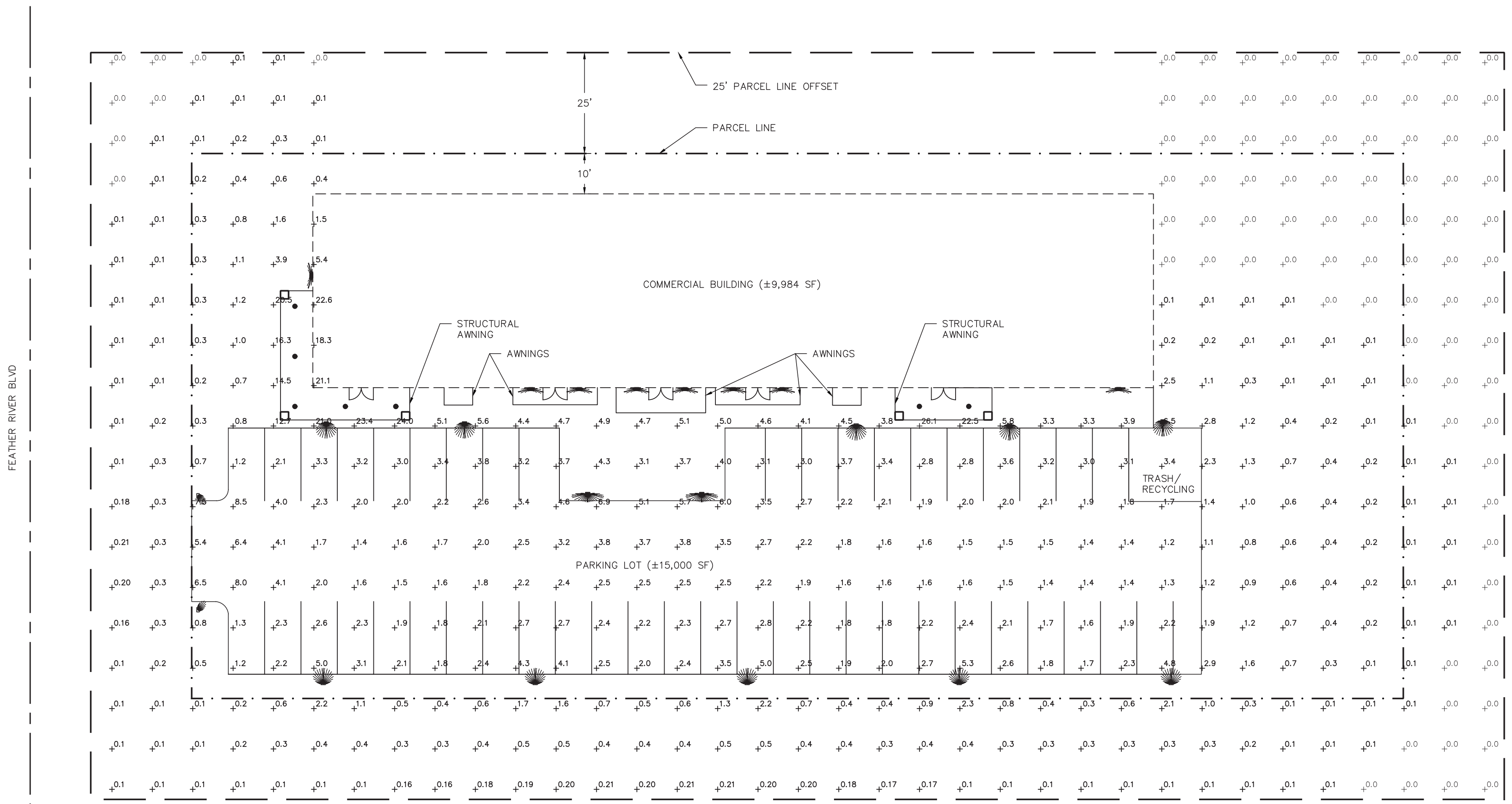
LEGEND

- PARCEL LINE
- - - 25' PARCEL LINE OFFSET
- PROPOSED COMMERCIAL BUILDING FOOTPRINT
- - - EXISTING ROADWAY CENTERLINE (APPROX.)
- ☉ PROPOSED BUILDING LIGHTING
- ☉ PROPOSED SITE LIGHTING POLE
- ☉ PROPOSED SITE LIGHTING POLE WITH 15° TILT
- ☉ PROPOSED SITE LIGHTING POLE AT DRIVEWAY APRON
- ☉ PROPOSED RECESSED LIGHTING
- 3.4 MEASUREMENT IN FOOT-CANDLES

- LIGHTING PLAN NOTES**
- ARCHITECTURAL AND PARKING LOT LIGHTING MODELED USING VISUAL LIGHTING 2020 R2 SOFTWARE.
 - UNLESS OTHERWISE STATED, POLE-MOUNTED LUMINAIRES TO BE LITHONIA LIGHTING DSXO LED P1 30K T4M MVOLT OR EQUIVALENT, MOUNTED AT 10' ABOVE FINISHED GROUND AND ORIENTED WITH A 15° TILT.
 - POLE MOUNTED LUMINAIRES LOCATED AT DRIVEWAY APRON TO BE LITHONIA LIGHTING DSXO LED P1 30K RCCO MVOLT (ON THE RIGHT AT APPROACH) AND DSXO LED P1 30K RCCO MVOLT (ON THE LEFT AT APPROACH). TO BE ORIENTED INTO PARKING LOT WITHOUT TILT.
 - AWNING RECESSED LIGHTING FIXTURES TO BE GOTHAM ARCHITECTURAL LIGHTING EV06WW TUWH RHYR/50 AR LS 90CRI @6500K, MOUNTED AT 12' ABOVE FINISHED FLOOR.
 - BUILDING-MOUNTED EXTERIOR LIGHTING FIXTURES TO BE HOLOPHANE W4PLED 10C700 50K T3M, OR EQUIVALENT, AT MOUNTING HEIGHT OF 8' ABOVE FINISHED FLOOR.
 - SITE LIGHTING FIXTURES TO BE LITHONIA TDSXO LED P5 AMBPC T2M HS" OR EQUIVALENT.
 - LIGHTING PLAN TO CONFORM TO CITY OF OROVILLE ZONING ORDINANCE, SECTION 26-13.010 PART C, "OUTDOOR LIGHTING - GENERAL" AND PART D, "OUTDOOR LIGHTING - CRIME PREVENTION."

- LIGHTING PLAN STATISTICS**
- AVERAGE = 1.7 FOOT-CANDLE
 - MAXIMUM = 28.1 FOOT-CANDLE
 - MINIMUM = 0.0 FOOT-CANDLE
 - TOTAL POWER = 1096 WATTS

SITE LIGHTING SCHEDULE						
QUANTITY	SYMBOL	TYPE	MANUFACTURER	CATALOG PRODUCT NAME	WATTS PER FIXTURE	TOTAL WATTS
7	☉	RECESSED LIGHT	GOTHAM ARCHITECTURAL LIGHTING	EV06WW TUWH RHYR/50 AR LS 90CRI @6500K	50.8	355.6
8	☉	WALL PACK LIGHT	HOLOPHANE	W4PLED 10C700 50K T3M	26	208
1	☉	POLE LIGHT	LITHONIA LIGHTING	DSXO LED P1 30K LCCO MVOLT	38	38
1	☉	POLE LIGHT	LITHONIA LIGHTING	DSXO LED P1 30K RCCO MVOLT	38	38
12	☉	POLE LIGHT	LITHONIA LIGHTING	DSXO LED P1 30K T4M MVOLT	38	456



PROPOSED LIGHTING MODEL

SCALE: 1"=20'

PRELIMINARY

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1 INCH

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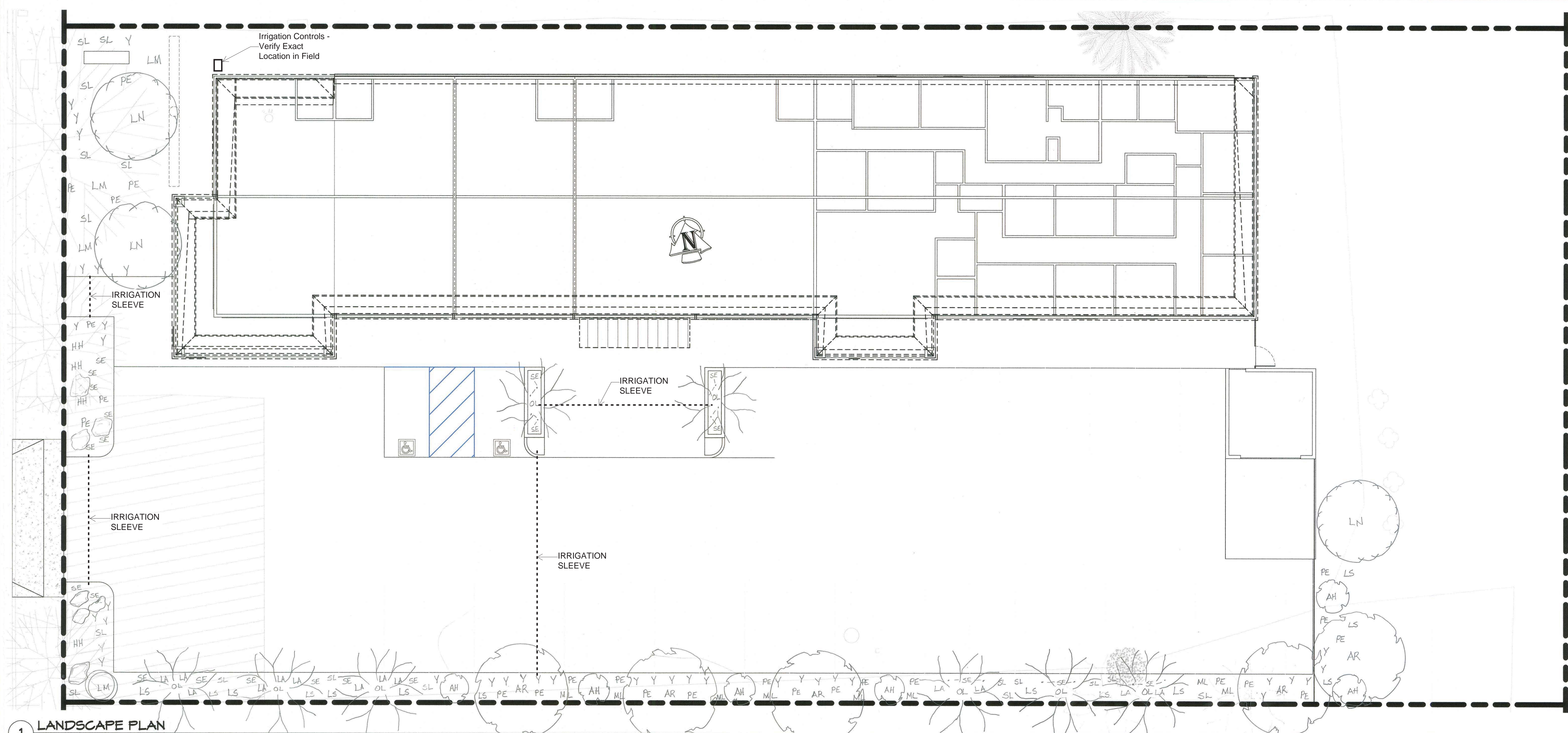
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NEW MULTI-TENANT COMMERCIAL BUILDING
 SHEET NUMBER
LANDSCAPE PLAN
 2175 FEATHER RIVER BLVD. OROVILLE, CA
 APR 035-240-030



1 LANDSCAPE PLAN
 1" = 10'-0"

KEY QTY.	LATIN NAME	COMMON NAME
TREES		
AR 5	ARBUTUS MARINA	STRAWBERRY MADRONE
OL 8	OLEA E. SWAN HILL	SWAN HILL OLIVE
LN 3	LAURUS NOBILIS	BAY LAUREL
SHRUBS AND GROUND COVER		
YA 37	ACHILLEA MOONSHINE	YARROW
AH 6	ARTOSTAPYLOS HOWARD MCMINN	MANZANITA
HH 4	HELIOPSIS HELIANTHOIDES	N.E. ASTER
LM 3	LANTANA MONTEVIDENSIS	LANTANA
LA 13	LAVANDULA ANG.	LAVANDER
LS 10	LEUCANTHEMUM SUPERBUM	SHASTA DAISY
ML 8	MELAMPODIUM LEUCANTHUM	BLACK DAISY
PE 23	PENSTEMON FIREBIRD	SAME
SL 18	SALVIA LEUCANTHA	MEX. SAGE
SE 28	SEMPERVIRUM TECTORUM	HENS & CHICKS
LA 13	LAVANDULA ANG.	LAVANDER
PE 23	PENSTEMON FIREBIRD	SAME

NOTES

ALL LANDSCAPE AREA TO HAVE 3" OF COMPOST TILLED INTO SOIL. NO TILLING NEST TO EXISTING TREE ROOTS.

TREE ROOTS SHOULD BE NOTED WHERE EXISTING TREES ARE, PHOTOS OF, AND NOTES GIVEN TO OWNER AND LANDSCAPER. PRUNING OF TREE SHOULD BE THE SAME OR GREATER THAN THE ROOTS.

ALL PLANTS TO HAVE DRIP IRRIGATION

1G PLANTS TO HAVE ONE EMITTOR

5G PLANTS TO HAVE TWO EMITTORS

15G PLANTS TO HAVE FOUR EMITTORS

ALL EMITORS TO BE ONE GALLON AN HOUR EMITTORS

ALL PLANTS AFTER ONE YEAR TO BE REDUCED IN WATER USE TO ONCE A WEEK WATERING. WATER SHOULD BE TURNED OFF IN WINTER.

THE CLOCK FOR THE PLANTS WILL BE A TORO EL 6

ALL LANDSCAPE AREA TO HAVE DEWITT WEEDMAT.

ALL LANDSCAPE AREA TO HAVE 3 TO 4 INCHES OF BARK COVER. BARK WILL BE REPLENTISHED AS NEEDED.

DEWITT WEEDMAT WILL BE USED, WITH STAPLES EVERY 4 FEET OR AS NEEDED.

ALL PLANTS ARE DROUGHT TOLERANT AFTER ONE YEAR AND ARE RATED TO BE TOLERANT IN ZONE 7.

Landscape Architect
 Doug Deppe
 T: (707) 499-2009
 E: ferncreeknursery@gmail.com