

PLANNING COMMISSION

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Karen Mantele

MINUTE CLERK



201 North Lassen Street
Willows, CA 95988
(530) 934-7041

PLANNING COMMISSION MEETING AGENDA
Wednesday November 19, 2014
7:00 p.m.

1. **Call to Order - 7:00 p.m.**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Review:** (Requested Changes by Commissioners or Staff?)
5. **Public Comment:** Persons wishing to speak on a matter *not on the agenda* may be heard at this time; however, no action will be taken unless placed on a future agenda. (***Public Comments are generally restricted to three minutes.***)
6. **New Business/ Public Hearing(s)**
 - a. **Use Permit (#UP-14-07) Design Review (#DR-14-05) Applicant/Owner: Willows SEI, LLC/Sobel Enterprises, Inc.**

Assessors' Parcel Number 017-330-027, 811 N. Humboldt Street/ CG (General Commercial) zoning district /General Commercial Land Use Designation/Request to allow 20,542 SF outdoor storage area, Request to approve building design and site improvements for a new 19,035 SF commercial retail Tractor Supply Store
 - b. **Use Permit (#UP-14-11) Applicant/Owner: Ben & RaeAnn Titus/Same**

Assessors' Parcel Number: 002-142-009/ 311 N. Butte Street; CC (Central Commercial) zoning district; General Commercial Land Use Designation/Request to establish a Planned Master Sign Program for the commercial complex
 - c. **Design Review (#DR-14-07) Applicant/Owner: Walden Academy/St. Monica's Catholic Church**

Assessors' Parcel Number: 005-370-010/1149 W. Wood Street; R-1 (Single Family Residential) zoning district/LDR Land Use Designation/Request to allow a outdoor equip,emt/playground system for the Walden Academy School

7. **Commission Commentary**

8. **Adjournment**

CERTIFICATION: Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before November 14, 2014.

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider

Planning Commission Agenda Report:

November 19, 2014

Project: Conditional Use Permit (File # 14-07) for outdoor storage and Design Review approval (File # DR-14-05) for building design and site improvements for a Tractor Supply Willows SEI, LLC/Sobel Enterprises, Inc.

Applicant(s)/Owner: Willows SEI, LLC/Sobel Enterprises, Inc.

Project Location: 811 N. Humboldt Street Willows

Parcel No: 017-330-027 (vacant lot)

Zoning: GC (General Commercial)

General Plan: General Commercial

Project Description:

The applicant, Willows SEI, LLC, has submitted applications to the City for (1) a Conditional Use Permit, to allow for fenced and non-fenced outdoor display storage areas and (2) a Design Review request approval for building design and site improvements for a new 19,031 square foot commercial Tractor Supply Store to be built on a 4.41 vacant lot. Tractor Supply Company operates retail sales stores supplying the lifestyle needs of recreational farmers and ranchers, as well as maintenance needs of the tradesman and small businesses. They are known for retail sales of agricultural and garden equipment, power tools, vehicle maintenance parts and heavy-duty outdoor machinery. They may also offer ancillary items such as clothing, footwear and other accessories.

The project proposes to include 20,542 SF of outdoor display area, including: 15,094 SF of fenced outdoor display area north and adjacent to the new building; 3,448 SF of permanent sidewalk display area in front of the new building; and 2,000 SF of permanent trailer and equipment display area, located in two areas near the Humboldt Avenue driveway entrances. The permanent trailer and equipment fenced-in area adjacent to the building will be enclosed within an 8-foot high black vinyl coated chain link fence with metal gates in the middle to allow ease of getting equipment in/out. The project proposes 75 parking stalls, including 4 handicapped spaces, plus a motorcycle area, three truck and trailer parking spaces and a bike rack. Access to the site will be provided via two driveways along North Humboldt Avenue at the north and south ends of the parcel. A truck loading dock will be located on the west (back) side of the building. There will be a portable loading dock that will be stationed near the loading dock for use when unloading supplies from trucks to the store. A pole sign and monument sign as well as store signage is proposed but not a part of this application. A proposed Landscaping Plan and Irrigation Plans are attached depicting trees, shrubs and ground cover to be installed. (*See attached plans*). The store would create 15 +/- new jobs. Hours of operation will be Monday through Saturday 8 am to 8 pm and Sunday Noon to 5 pm.

Review Process:

This matter is before the Planning Commission pursuant to Chapter 2.45, Section 18.60.030(9), and Section 18.135 of the City of Willows Municipal Code.

Zoning/ General Plan Consistency:

The project site is zoned CG (General Commercial), which permits retail uses in this zone. The property to the north and south is zoned the same as the project site. Property to the east is zoned R-3 (Multi-Family Residential) and Interstate 5 is to the west of the project site.

The Land Use designation for this site is General Commercial pursuant to the City's General Plan Land Use Map. This designation allows for a variety of retail uses, therefore the proposed commercial retail use is consistent with this designation.

Project Analysis for Design Review (pursuant to Section 2.45.060)

Competent Design: The project has been designed by an architectural firm for the applicant that incorporates the standard Tractor Supply architectural style/brand look. The exterior of the building will be a CMU exterior. The plans include elevations of the overall site, building elevations, floor and roof plan, drainage and utility plan and landscaping plan. A private off-street loading space will be located on the western side of the store to accommodate handling of all materials, equipment, and supplies. There will be a portable loading dock adjacent to the loading space which will be used by the trucks. A double trash enclosure will be located on the western side of the building which will be enclosed by solid CMU wall construction with a metal gate for the enclosure.

Relationship between Structures within the Development and between Structures and Site:

The subject parcel is vacant and therefore there are no structures to compare the new development to. North of the project site is a building built in 1995 (State DMV office) and south of the project site are three vacant parcels then a Holiday Inn Express.

Relationship between Development and Neighborhood: The proposed project is located on a vacant, commercially zoned property which abuts an existing DMV office site to the north and Interstate 5 to the west. South of the project site is vacant commercially zoned vacant land (3 parcels) and commercial uses past these. Directly east of the project site is a church on R-3 zoned property. North of the church are single-family dwellings. To the south of the church are multi-family uses (*senior living and a multi-family apartment complex*). The project site is located within a suburban environment with a mix of residential uses and commercial. The project would conform to the surrounding suburban character in both scale and massing of the proposed building, therefore not detracting from the existing views. The project has been designed to be set back from the Humboldt roadway. The proposed project will not deter from the exiting visual character of the neighborhood, or quality of the site and its neighborhood surroundings. The addition of a commercial retail store in close proximity to residential uses has been analyzed in the CEQA document.

Materials and Colors Used: The building will be a CMU (concrete masonry unit) construction with metal siding and a variety of roofing products to be used consisting of a membrane style for the majority of the roof. The gable entry roof has standing seam metal panels and will be a factory painted grey color (*Galvalume Plus*). The entrance to the store has corrugated metal panel siding and metal awnings that will be of the same factory painted grey color. The corrugated metal (*Zincalume PLUS*) is used for the architectural overhang and behind the TSC store sign on the face of the building. It has a solid clear coating applied to it and has a 25-year warranty. The Zincalume PLUS is used as an architectural feature and also has been a practical

use of shielding rain water (i.e. canopy). The Design Review code states that “*unpainted metal, galvanized metal or metal subject to ordinary rusting may not be used*”. As stated, the proposal is to utilize corrugated metal that has been factory painted. This “look” is an integral part of the TSC brand .The canopy and awning frame will be powder coated black. An awning will be located at the rear of the building (west side) over the delivery area comprised of the corrugated metal roofing and with exposed steel framing.

The entry barge, fascia, gutter and trim accent area along three sides of the building will be a red color (*Scarlet Red*). Decorative corrugated metal pipe (of the same grey color) will be placed on both sides of the entrance to the building. Aluminum storefront windows will be used at the entrance to the store. The CMU wall will be painted two shades of brown with the darker secondary color (*Sanderling*) on the lower 1/4th of the building, with the rest of the CMU wall to be the lighter color (*Urban Putty*), and the red stripping trim around three sides of the building half way up the CMU walls.

Wall, Fences or Screening: The project proposes to include 20,542 square feet of outdoor storage; 15,094 square feet of which will be screened-in by an 8 foot high black vinyl-coated chain link fence. The rest of the outdoor display areas will be open and unfenced. A Conditional Use Permit is required for the use of outdoor storage areas. The attached resolution includes a finding and a condition of approval allows for these areas. Four HVAC units are proposed to be located on the roof and shall be factory painted with a non-reflective earthtone paint so as to screen the units from the public view as best as possible. (*See further discussion under Use Permit*)

Surface Water Drainage: All surface water must be 100% contained on site. Drainage patterns under the proposed project would be similar to the exiting conditions. The project will not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. The applicant did not submit a full drainage plan for review and therefore there are conditions of approval that set forth the requirements to provide engineered drainage plans which the City Engineer will review prior to construction.

Drives, Parking and Circulation: The development will provide two driveways to enter and exit the property, one on the north end of the parcel and one on the south end. Truck delivery traffic for a typical Tractor Supply Company store receives the following deliveries.

DAILY: UPS & FED EX type deliveries will be made daily at varying times.

EACH WEEK: Two trucks from one of TSC’s Distribution Centers will arrive weekly delivering general merchandise and delivering feed. Trucks will deliver during normal business hours taking approximately two hours to complete the delivery. Most of the deliveries will be made on semi-van trailers; however some will utilize flatbed trailers. Three to four deliveries will be made each week by vendor direct ships or on common carriers. Truck types will vary depending on the load. These deliveries will normally be made between 8 am and 6 pm and typically last from 15-30 minutes.

The site plan indicates 75 parking spaces, 4 which are handicap parking, with 3 truck and trailer parking spaces which are extended spaces, an area for motorcycle parking and a bike rack located near the front entrance. Parking shall be provided that meets the City’s Parking Regulations.

All trucks will enter the northern driveway and circulate to the rear of the store where a loading dock area will be located for unloading. Once unloaded, the truck will circulate around the south end of the building exiting at the southern driveway. (*See preliminary site plan*).

Utility Service: The City of Willows will provide wastewater services for the project site. A sewer lateral for the project will be installed and shall be the City Standards or the occupancy permit for the project will not be issued. California Water Service Company will provide water to the project site with a main extension line from the existing CWS water system in accordance with the main extension rules provided in the CA Public Utilities Commission tariffs. Water will be provided for fire suppression, domestic and landscape water provisions. An electrical transformer will be located on the northwestern side of the fenced outdoor display area. Conditions of Approval include provisions for compliance with these utilities.

Exterior Lighting: New light sources will be a part of this project and introduced into the area. Exterior light fixtures are proposed on all four sides of the building and decorative light fixtures are proposed on the front of the store at the entrance. Parking lot light standards are proposed throughout the site for security purposes. All lighting shall be down cast lighting and or shielded so as not to create glare onto adjoining properties and shall meet City standards.

Landscaping: A landscape and irrigation plan has been prepared for the project by a Landscape Architect. A selection of trees, shrubs, and ground coverings are proposed for the project as shown on the attached Plan, and proposed landscaping will be installed in the parking lot and along the portion of the lot line abutting the DMV parcel. The entire site where plantings will be placed will be irrigated using a fully automatic system. Cobble stone is proposed in several areas including on the south side of the building, in the back by the transformer and near the parking area at the front entrance to the site. The area to the west and north of the TSC store will be left native soil and will need to be maintained for weed abatement in the spring.

USE PERMIT Discussion:

Outdoor storage is not a listed permitted use in the General Commercial zoning district. However under Conditional Permitted Uses 18.060.030(9), the Planning Commission can decide whether a proposed use is similar in nature to the other uses listed in the same zone. Staff has determined that outdoor storage is common with retail commercial uses such as the proposed Tractor Supply project, similar to a Home Depot or Lowes stores. Therefore, the applicant has submitted an application for the Commission to consider to allow 20,542 square feet of outdoor storage (15,094 SF fenced/5448 SF unfenced), as shown on the preliminary site plan attached. The larger area will be adjacent to the building and enclosed within an eight foot high black vinyl coated chain link fence. The fenced outdoor display area will contain a bulk propane tank. Two areas in front of the fenced outdoor display area will contain trailer and equipment displays as well and another display area in front of that will display other similar items. There are two areas directly in front of the store to the left and right where outdoor display areas will be located but unfenced. Lastly there are two areas located at the entrance of the property along Humboldt Street that will be unfenced outdoor storage areas. The attached resolution contains findings for the Commission to approve as part of the adoption of the project.

Staff Recommendation:

Staff requests the Commission review the proposed color and building element changes and provide direction to staff.

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). An Initial Study was prepared which determined that a mitigated negative declaration (MND) was appropriate. All environmental factors of the project were analyzed in the document. The Environmental Document was circulated and made available for 30 days for the public and interested agencies (October 18, 2014 to November 16, 2014). No Comments have been received as of the preparation of this document.

The project was reviewed internally by City Departments and several outside agencies were permitted to make comments on the proposed project. Those comments are included in the attached proposed conditions of approval.

Findings of Fact

Based upon the facts and conclusions contained within this staff report the following findings must be made in order to approve the applicant's request:

1. That the use is consistent with the purposes of the district in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. That the proposed use is in conformance with the General Plan.

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper at least ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing. As of the date of preparation of this report no written public comments have been received.

STAFF RECOMMENDATION:

Staff recommends adoption of the attached resolution recommending Use Permit/Design Review approval to allow outdoor storage for the Tractor Supply Store and approval of building design elements and site improvements subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

- 1) Recommend approval of the Use Permit/Design Review proposal and subject to Conditions of Approval as described in Attachment 2
- 2) Deny the Use Permit/Design Review application with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Initial Study/Mitigated Negative Declaration
4. Site Plan
5. Landscape Plan
6. Exterior elevations

Submitted by:



Karen Mantele
Principal Planner

**THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD
FOLLOWING THE PLANNING COMMISSION DECISION ON THE USE PERMIT PURSUANT
TO Chapter 18.135.060**

PC RESOLUTION NO. _____-2014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING USE PERMIT APPROVAL (FILE # UP-14-07) TO WILLOWS SEI, INC. ALLOWING 20,542 SQUARE FEET OF OUTDOOR STORAGE FOR A NEW 19,031 SQUARE FOOT TRACTOR SUPPLY STORE AND DESIGN REVIEW APPROVAL (FILE # DR-14-05) FOR ASSOCIATED BUILDING AND ON-SITE IMPROVEMENTS FOR THE PROJECT FOR PROPERTY LOCATED AT 811 N HUMBOLDT STREET, ASSESSORS PARCEL NUMBER 017-330-027

WHEREAS, the applicant, Willows SEI, Inc, has filed Conditional Use Permit/Design Review planning applications to allow 20,542 square feet of outdoor storage and allow building design and on-site improvements for the project, and,

WHEREAS, City of Willows Municipal Code Section 18.60.030(9) allows for other commercial uses which in the Planning Commission opinion are similar in nature to other commercial uses (i.e.: outdoor storage) upon first securing Use Permit approval from the Planning Commission, and

WHEREAS, notice of the Planning Commission meeting held on November 19, 2014, was published in a newspaper of general circulation in the City in accordance with law by way of a Notice of Intent, and mailing to property owners within 400 feet were sent; and,

WHEREAS, the Planning Commission did, on November 19, 2014, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that based upon preparation of an Initial Study, pursuant to the California Environmental Quality Act (CEQA Section 15070) a Mitigated Negative Declaration is hereby adopted in association with this proposal; and

WHEREAS, the Planning Commission does finds that the proposed use is consistent with the purposes of the district in which the site is located,

- a. as retail uses are allowed per Chapter 18.60.020(1)and
- b. Chapter 18.060.030(9) allows for other uses with Use Permit approval

WHEREAS, the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the

public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as conditions of approval incorporate provisions which project will not be detrimental to the public health, safety or welfare; and

WHEREAS, the Planning Commission does find that the proposed use is in conformance with the General Plan, as the property is located within the General Commercial land use designation, which allows for retail services; and

WHEREAS, the Planning Commission finds that on a cumulative basis, there is evidence in the record that this project will contribute to cumulative impacts upon fish and wildlife due to a reduction in natural habitat and therefore does not qualify for a de minimus exemption from State Fish and Wildlife fee. The applicant will be responsible for payment of these fees as authorized by Section 711.4 of the Department of Fish and Wildlife Code.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Use Permit request to install 20,542 square feet of outdoor storage area and Design Review proposal for the building design and on-site improvements as proposed, are consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit (UP-14-07) and Design Review (DR-14-05), subject to the attached conditions of approval set forth in Attachment #2, and as shown on Attachment 4,5,6 (*site plan, landscaping, exterior elevations*).

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of November, 2014, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Kerri Warren, Chairperson

ATTEST: _____
Recording Secretary

**USE PERMIT/DESIGN REVIEW CONDITIONS OF APPROVAL
FOR
TRACTOR SUPPLY COMPANY PROJECT
FOR PROPERTY LOCATED AT
811 N. Humboldt Street /APN: 017-330-027**

PC approval date: _____, 2014

GENERAL

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. If the use (20,542 SF of outdoor storage areas) is not made on the project subject to the permit within one (1) year after the date of granting the use permit, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit. Outdoor storage areas shall be confined to the area designated on the site plan as the outdoor display area (15,094 SF) that shall be surrounded by black vinyl coated chain link fencing and within the seven other un-fenced areas as shown on the site plan.
3. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
4. All conditions adopted by the Planning Commission shall be completed and installed prior to use of the site/building.
5. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
6. Use Permit approval is granted for an eight (8) foot high black vinyl coated chain link fence which will surround the 15,094 square feet of fenced outdoor storage adjacent to the building. All footings for fencing exceeding seven (7) feet shall be engineered and must be reviewed by the City.
7. Private off-street loading space shall be provided for the project as shown on the site plan (Attachment 3).
8. 75 on-site parking spaces shall be provided as shown on site plan and in accordance with the City parking regulations.
9. Four HVAC units are proposed to be located on the roof and shall be factory painted to of a non-glossy earthtone color to match the building color in order to screen the units and to minimize reflectivity.

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10. A revised Landscaping and Irrigation Plan shall be submitted for review by the Planning Department at the time of Building Permit application submittal.
 11. Landscaping shall be installed prior to final inspection per final landscape plan.
 12. All landscaping shall be maintained in good condition and any dead or dying plants, shrubs, or trees shall be replaced with new healthy stock of a size comparable to the one subject for replacement.
 13. Any and all proposed signage (i.e.: pole sign, monument sign, store signs) shall be reviewed and approved by the Planning Department prior to installation and shall meet the City of Willows Comprehensive Sign Law Section 18.125.
 14. The developer shall adhere to the design color schemes and site improvements and specifications of the Architectural Design Review approval as approved by the Commission. All proposed colors and building materials shall be consistent with Municipal Code Section 2.45.060(4) of the Architectural Board of Design Review.
 15. The Architectural Design Review approval for all proposed on site improvements shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the Building Official for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval. Any further extension beyond one year shall require planning commission approval.
 16. Any and all building mounted and site lighting shall be designed in order to meet safety requirements and minimize glare onto adjoining property. All building and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
 17. A lighting intensity (photometric) analysis shall be provided with the building permit application for city review and approval to determine the proposed lighting levels on the property and the adjacent properties.
 18. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.

BUILDING DEPARTMENT

19. The applicant shall submit 6 complete sets of plans accompanied by a completed building permit application with a plan review deposit (based on valuation). The plans shall be designed based upon the currently adopted, applicable federal, state and local codes and ordinances. Fees to be determined at time of building application submittal.
20. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
21. All of the final conditions of approval shall be shown on the sets of plans prepared for review.
22. Upon Planning Commission approval applicant shall meet with city staff to review all conditions associated with the project.
23. The applicant shall apply for and obtain all necessary permits and approvals from all affected agencies.
24. The applicant/contractor/developer shall, prior to commencing construction activities arrange to meet with city staff to discuss all of the conditions of approval.
25. The official address is 811 North Humboldt Ave. Please include this address on all future correspondence, plans etc.
26. The City recommends that you discuss with Cal Water Service the option of a separate landscape/irrigation meter.
27. Once a complete submittal is received allow for 30 working days for the initial building plan review.
28. The applicant shall pay plan check deposit fees at the time of building permit/plan submittal.
29. All contractors/sub-contractors shall obtain a City business license prior to commencing operations. (Contact Finance Department).

FIRE DEPARTMENT:

30. All impact fees shall be paid prior to the issuance of a building permit.
31. All buildings shall have fire sprinkler systems provided. The Fire Department shall review all sprinkler plans prior to installation per WMC 15.15.10.

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32. All fire and alarm systems must meet the approval of the Fire Chief per WMC 15.15.120.
 33. The building address signing shall meet all WMC 15.15.100 criteria and be reviewed by the Fire Department prior to approval.
 34. Project shall provide fire extinguishers in accordance with the 2013 CFC.
 35. Provide illuminated exit signs over all exit doors in accordance with the 2013 CBC and CFC.
 36. All exit doors shall have no knowledge door locks, be posted "*This door to remain unlocked when building is occupied*" and swing in the direction of exit travel.
 37. Water flow calculations shall be provided after the installation of new hydrant to indicate that the new hydrants meet water flow requirement minimums for this development.
 38. On Site Hydrant's will be required to have dedicated ROW easements to Cal Water. On-site hydrant will follow Cal Water design and planning process.
 39. An FDC connection shall be within 50' of hydrant.
 40. On-site road surface shall meet CFC Chapter and WMC Section 15.15.090/Fire Apparatus Access Roads.
 41. A Knox box shall be installed per the Fire Chief's approval and per WMC 15.15.130 with a master key of the property.
 42. Red curbs may be required and will be determined at time of construction.
 43. Installation of the proposed propane tank shall comply with CFC and installed per CFC 2013 Chapter 61.
 44. The unlandscaped area to the west of the store as shown on the preliminary site plan (attachment 4) shall be maintained so as not to create a weed abatement issue.
 45. Per Section 15.15.100 where a building is set back from the street or road fronting the property and where addresses may not be clearly identifiable due to distance from the street or roadway, landscape, vegetation and/or architectural appendages, or other obstructions, address posting shall be required both at the street, road or driveway serving such building and on the building. Street or roadside address posting shall be on a weather resistant sign, permanently mounted to a post, and highly visible from all directions of traffic flow. Where unusual circumstances exist a direction indicator may be required to show specific direction of building(s). Fire Department approval required.

Public Works Dept.

46. Per Fee Schedule (Resolution #30-2008), the applicant must provide engineering and sewer fees as specified: The applicant shall provide an Engineer's Estimate of Improvement Value (typically including: grading, drainage, off-site improvements' construction value, and parking/accessibility compliance) at the time of improvement plan submittal. This estimate is subject to approval by the City Engineer.

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47. At the time of improvement plan submittal, a deposit for Engineering plan checking services, and field inspection services is required. Deposits can be made at the city offices at 201 N. Lassen St., Willows, CA.
 48. Plans for engineering plan check should be sent directly to the City Engineer at John Wanger, Coastland Civil Engineering, 1400 Neotomas Avenue, Santa Rosa, CA 95405.
 49. Plan Review Fee: Actual cost using staff fully allocated rate, deposit of 4% of Engineer's Estimate of Improvement Value, excess funds refunded.
 50. Field Inspection Fee: Actual cost using staff fully allocated rate, deposit of 4% of Engineer's Estimate of Improvement Value, excess funds refunded.
 51. Encroachment Permit & Fee: \$71 + \$53 per inspection (if not already included in field inspection fee above) and 2% of public improvement cost. Application required to be completed by the applicant and approved by the Public Works Director. (May be submitted after improvement plan submittal, but before encroachment takes place.
 52. Sewer Application & Fee: Connection Fee per current rate schedule & Sewer Connection Application shall be completed by applicant and approved by Public Works Director. Construction of the entire lateral, up-to and including the connection to main sewer line, is the responsibility of the property owner/developer.
 53. Improvement Surety: Applicant shall provide a Performance Bond of 100% of off-site improvement costs (based on Applicant's approved engineer's estimate.
 54. Maintenance Bonds: Near completion of the off-site improvements, the applicant shall provide the City with sufficient surety (fully executed, notarized maintenance bond for the amount of 10% of the off-site improvements) guaranteeing the public improvements for a period of one year.
 55. Other/general: Root barriers shall be installed where street trees are planted adjacent to curb/gutter and/or sidewalk within City right-of-way (ROW).

Cal-Trans:

56. The project indicates the location of an advertising sign along the perimeter of the property next to Interstate 5. Depending on the type of sign to be installed, a permit maybe required. If this sign is to advertise the business only and would not be illuminated, then no permit from Caltrans Outdoor Advertising would be required. Any other kind of advertising or signs that are illuminated may need to be reviewed by the Caltrans Outdoor Advertising Permit office. Additional information on outdoor advertising and permit application is available at http://www.dot.ca.gov/oda/download/Permit_Application_New.pdf. An application would be mailed to Tom Austen, DOT, Division of Traffic Operations, No. CA,

Outdoor Advertising Program, P.O. Box 94287, MS-36, Sacramento, CA 94274-0001/916-651-1250.

Cal-Water Service Company:

57. Cal Water Service Company can serve the proposed development with a main extension from the existing CWS water system in accordance with the main extension rules provided in the CA Public Utilities Commission Tariffs.

Engineering Dept.

General Conditions:

58. Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a tentative map depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
59. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
60. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

Improvement Plan and Construction Conditions:

61. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water (coordinated with Cal Water), sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, on-site lighting, streetlights and erosion control measures. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
62. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

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63. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
64. Improvements plans shall include a storm water pollution prevention plan in conformance with State and local standards.
65. Grading improvements shall be such that storm water runoff is not directed onto any of the adjacent parcels.
66. The location of the proposed propane tank shall meet the requirements of the Building Official and the Fire Department and shall have sufficient protection (bollards) to prevent accidental collisions from damaging the tank.
67. Roadway Improvements:
- a. Improvements to Humboldt Avenue shall include reconstruction of the structural section of the roadway from the existing centerline of the street westerly for the entire frontage of the parcel proposed for development. The structural section of all road improvements shall be designed based upon a geotechnical investigation that provides the basement soils R-value and expansion pressure test results. A copy of the geotechnical report shall also be submitted with the first set of improvement plan check-prints. The Traffic Index for design of the structural section of the roadway shall be at a minimum of 7.
 - b. Improvements to Humboldt Street shall include street widening such that the new street width for the frontage of the property aligns the new curb, gutter and sidewalk with the existing improvements to the north. All new public improvements shall be per City Standards.
 - c. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs and other regulatory and informational signs shall be installed at locations determined by the City Engineer.
 - d. Street lighting shall be designed to provide to meet safety requirements and minimize glare. Streetlight standard and luminaries of the design, spacing, and locations shall be approved by the City Engineer. All lighting must have shields as specified in the City Standards. If the existing streetlight on the property needs to be relocated to accommodate new street or onsite improvements, it shall be the developers' responsibility to relocate the light.
 - e. Ramps for disable persons meeting the most recent standards shall be provided on the site, at the driveway intersections and at the limits of the

improvements where they do not adjoin existing sidewalk improvements. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks. Surfacing at the pedestrian crossings of both of the driveways shall be designed per the most current ADA standards.

- f. Proposed grading, signage and landscaping along the frontage of the property shall be designed in such a manner and be such size so as to not preclude adequate sight distance for cars entering or exiting either of the driveways.

68. Water and Sanitary Sewer Improvements;

- a. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- b. The proposed sewer lateral for the project must meet City Standards with respect to slope.
- c. The applicant shall coordinate with Cal Water for approval of the water services (landscape, fire and domestic) for the project. All water improvements must be designed in accordance with Cal Water Standards and should be included with the improvements plan for the overall project. All water improvements must be fully designed and approved by Cal Water prior to approval of the improvement plans for this project.

69. Drainage Improvements

- a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.

The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development.

Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. Hydrology shall take into account the local intensity/duration/frequency curves for the City of Willows.

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- b. Post-development off-site flows shall not exceed pre-development flows. Any needed detention facilities shall be included on the improvement plans and calculations shall be submitted with hydrology calculations indicating the volume to be detained based on inflow and outflow hydrographs, routing of storm water and detention time. All detention facilities shall be privately owned and maintained.
 - c. Where the proposed on-site storm drain connects to the existing storm drain pipe in Humboldt Avenue, a new manhole shall be constructed for the connection.
70. The developer shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements, if needed, shall be provided by separate instrument. The developer shall prepare all necessary legal descriptions and deeds.

Construction Conditions:

71. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
72. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
73. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
74. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
75. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

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76. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
 77. Prior to placing the final lift of asphalt, all public sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.
 78. For the trench patching of the three proposed water lines east of the centerline of Humboldt Avenue, the trench patching shall be such that one overall trench patch shall cover all three trenches (not three separate trench patches).
 79. All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
 80. Haul routes for all trucking associated with this project shall be restricted to Humboldt Avenue and Wood Street. No truck traffic should use any of the adjacent residential streets.
 81. Dust control must be maintained to the City's satisfaction.
 82. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday, unless authorized alternative hours are approved by the City Manager.

Final and/or Release of Securities Conditions:

83. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
84. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid.
85. Developer shall provided sufficient surety guaranteeing the public improvements for a period of one year.

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86. A complete set of *As-Built* or Record improvement plans showing all substantial changes from the original plans shall be certified by the Civil Engineer of record and submitted to the City Engineer prior to acceptance of the public improvements.
 87. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.
 88. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions

Initial Study/Mitigated Negative Declaration

City
of Willows

201 North Lassen • Willows, California 95988 • (530) 934-7041 • FAX: (530) 934-7402

*CEQA Initial Study / MITIGATED Negative Declaration*

Project Title: Tractor Supply Company
FILE NUMBER: UP-14-07& DR-14-05

Lead Agency Name and Address: City of Willows
201 North Lassen Street
Willows, CA 95988

Project Location: 811 North Humboldt Avenue, Willows CA
APN: 017-330-027

Project Sponsor's Name and Address: Willows SEI, LLC
% Sobel Enterprises, Inc.
136 South El Camino Drive, Suite 214
Beverly Hills, CA 90212

General Plan Designation(s): General Commercial

Zoning: General Commercial (CG)

Contact Person: Karen Mantele, Principal Planner

Phone Number: 530-934-7041

Date Prepared: October 13, 2014

Public Review Period: October 18, 2014 – November 16, 2014

Description of Proposed Project

Sobel Enterprises, Inc./Willows Project Partnership (the Applicant) proposes to construct a new 19,031 square foot (SF) commercial building for retail sales of agricultural and garden equipment, power tools, vehicle maintenance parts and heavy-duty outdoor machinery to be built on a vacant 4.41-acre lot. The Tractor Supply Company will also include 20,542 SF of outdoor display area, including: 15,094 SF of fenced outdoor display area; 1,646 SF of permanent sidewalk display area; and 3,802 SF of permanent trailer and equipment display area. The project includes 80 parking stalls, which is in excess of the 63 stalls required by code. Access to the site will be provided via two driveways on North Humboldt Avenue. The proposed site plan, and location of proposed uses is shown in **Figure 1**. Landscaping will also be provided on the site.

Project Location and Surrounding Uses

The proposed project is located in Glenn County, in the City of Willows. The City is approximately 85 miles north of Sacramento on Interstate 5. The majority of the City lies east of Interstate Highway 5 and follows a common street grid pattern in its layout with a traditional mix of residential/commercial/industrial uses, types and construction.

The project site consists of one 4.41-acre parcel: APN 017-330-027. As shown in **Figure 2**, the site is located in the northwest quadrant of the City, between North Humboldt Avenue and the West Side Highway (Interstate 5 - Golden State Freeway). The site is located approximately 0.3 miles north of State Route 162, a major east-west corridor through the northern Sacramento valley region. The southern edge of the site is located just north of the terminus of Green Street, across North Humboldt Avenue. As shown in **Figures 1 and 2**, the project site is roughly L-shaped, with the proposed building occupying the southwest corner of the site, the outdoor display to the north of the proposed building, and parking and site access east of the building, adjacent to North Humboldt Avenue.

The project site is designated General Commercial in the City's General Plan. The parcel is similarly zoned CG, General Commercial. The proposed use is consistent with the General Plan designation and zoning.

Surrounding uses include:

- North - the DMV office and north of that, a Department of Forestry yard
- South – three vacant parcels, with a Holiday Inn Express beyond
- West - Interstate 5
- East - LDS church, and to the north of church (single family) and south of the church, senior housing/multi-family residential development

Site Background and Existing Conditions

The approximately 4.41-acre L-shaped site is relatively flat. The site is currently vacant.

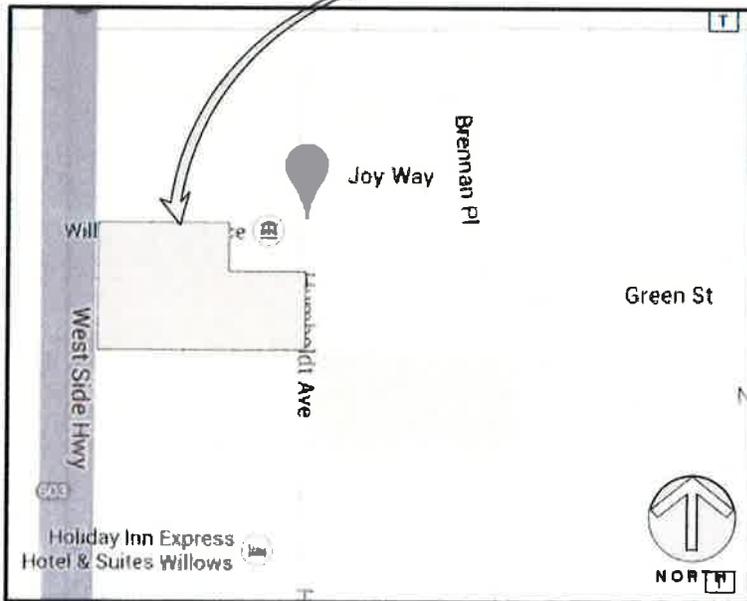
Other public agencies whose approval is required (Necessary Approvals) (e.g., permits, financing approval, or participation agreement):

- Regional Water Quality Control Board
- City of Willows Building Department
- City of Willows Public Works Department
- City of Willows Fire Department
- California Water Service

FIGURE 2 – PROJECT LOCATION



Project Location



Vicinity Map

Source: API

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature:

Date: October 16, 2014

Planner's Printed Name Karen Mantele,
Contract City Planner

City of Willows

The mitigation measures contained herein have been reviewed and accepted by the project applicant:

Applicant's Signature

Date: _____

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment.

I. AESTHETICS		Potential ly Significa nt Impact	Less Than Significant With Mitigation Incorporated	Less Than Significan t Impact	No Impac t
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Visual resources in the area include the distant hillside views to the west and State Highway 162. State Highway 162 is designated as a scenic highway within the County of Glenn General Plan and located approximately 0.3 miles south of the project. As an east-west interstate corridor traversing through portions of rural Northern California, the segment of State Highway 162 near the project is considered to be a commercial corridor with limited scenic value. Additionally, the site is located just east of Interstate Highway 5. This segment of Interstate 5 is not designated as highly scenic by the State of California. The project site is located within a suburban environment with a mix of residential uses and commercial. Since the project would conform to the surrounding suburban character in both scale and massing of the proposed building, the project is not anticipated to detract from existing hillside views.(a,b)

As shown in Figure 3, the proposed building is consistent with much of the existing development in the surrounding vicinity and would not substantially degrade the existing visual character or quality of the site and its surroundings. The proposed project would be built on a relatively flat site that is currently vacant. Landscaping will be provided in the proposed parking lot in keeping with standard City requirements, and along the portion of the lot line abutting the DMV parcel to the north.

To address potential aesthetic concerns, the applicant has submitted architectural renderings, landscaping plans, and sample palette of colors and materials per the City's Design Review requirements. As shown in Figure 3, the new building exterior will be a pale putty color (Sherwin Williams Urban Putty and Sanderling) with corrugated metal roof and siding accents and red trim. All proposed colors and building materials are consistent with Municipal Code Section 2.45.060(4) of the Architectural Board of Design Review. The project is subject to Design Review approval by the Planning Commission. New landscaping will also be incorporated into the project design. (c)

Future construction on the site would introduce new light sources in the area. Future light sources would primarily be comprised of exterior lighting on the new building, display area lighting, as well as parking lot security lighting. The applicant has submitted a photometric analysis of the proposed lighting, along with the project plans which demonstrate that project lighting will be contained on site. Development associated with this project would increase the amount of nighttime light and daytime glare in this area; however, given the lighting design, impacts from the project are anticipated to be less than significant. (d)

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is currently vacant. The site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. According to the California Department of Conservation, the project site is designated as "Other Land."¹

The proposed project would allow for the construction of a new Tractor Supply Company building on land zoned for general commercial development. The closest land identified by the Department of Conservation as important farmland is located across Interstate 5 from the project site. Since there are no agricultural uses or related operations on or near the project site, the project would not involve the conversion of farmland to other use, either directly or indirectly.

Given the above, there are no impacts associated with this issue and no further analysis or mitigation relative to this topic is required. (a, b, c)

¹<http://maps.conservation.ca.gov/ciff/>

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site lies within the lies within the Glenn County portion of the Northern Sacramento Valley Air Basin (NSVAB), which is within the jurisdiction of the Glenn County Air Pollution Control District (GCAPCD). The GCAPCD have reviewed the proposed project and provided an email dated September 10, 2014 indicating that, based on a review of the project plans, mitigation and/or permitting from the Air Pollution Control District is not required.²

The Glenn County portion of the NSVAB is a designated attainment basin for particulate matter (PM₁₀) and a non-attainment transitional area for ozone. The Northern Sacramento Valley Planning Area 2009 Triennial Air Quality Attainment Plan (AQAP) identifies a general basin-wide

²Email from Ian Ledbetter, Air Pollution Specialist, Glenn County Air Pollution Control District to Karen Mantele, City of Willows, dated September 10, 2014.

framework for bringing the NSVAB into attainment with the National and California Ambient Air Quality Standards (AAQS). The GCAPCD is in compliance with the AQAP and no AQAP policies apply directly to the proposed project. The proposed project is consistent with the General Plan designation and zoning for the site and would in no way conflict with or obstruct the implementation of the AQAP. (a)

Construction and operation of the proposed project would generate PM₁₀ and precursors of ozone (Volatile Organic Compounds [VOC] and Oxides of Nitrogen [NOx]), as well as other criteria pollutants. During construction, fugitive dust would be the primary source of PM₁₀. Whereas, tailpipe emissions from construction equipment and vehicles traveling to and from the site (e.g., construction worker trips and deliveries) would be the primary source of VOC, NOx, and other criteria pollutants, including carbon monoxide (CO). Off-gassing of architectural coatings (e.g., paints and varnishes) would also be a source of VOC during construction.

The primary source of air pollutants during operation of the Tractor Supply Company would be tailpipe emissions from vehicles traveling to and from the site. Vehicle tailpipe emissions include VOC, NOx, CO, and to a lesser degree, particulate matter (PM₁₀ and PM_{2.5}). In addition to vehicle emissions, air pollutants would also be generated by stationary sources through the use of natural gas and electricity.

Given the type and volume of pollutants that would be generated by the project and the attainment status of the Glenn County portion of the NSVAB, the primary concern for criteria pollutants from the project is construction-induced PM₁₀ (i.e., fugitive dust). With compliance with GCAPCD rules and regulations, construction of the project would not cause and significant impacts related to criteria air pollutants or air quality standards. (b, c, d)

The closest sensitive receptors to the project site are residences to the east of the project site. The proposed project would result in short-term impacts associated with construction activities, including grading activities. However, given the distance to the nearest residences and the short-term nature of construction, impacts from this proposal are considered to be less than significant. (b, c, d, e)

Greenhouse Gases/Climate Change

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as "global warming." These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalent (CO₂e).

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

By far, the largest source of GHG emissions attributable to the project would be CO₂ emitted by vehicles driving to and from the proposed Tractor Supply Company. The proposed development would generate additional GHGs from construction equipment (short-term), electricity use, natural gas combustion, maintenance equipment, and indirectly from water delivery and wastewater transport.

California has passed several bills aimed at reducing (GHG) emissions and related climate change impacts. The most prominent of these is Assembly Bill 32 (Nunez, 2006) - "the California Global Warming Solutions Act of 2006" (AB 32), which seeks to reduce California's GHG

emissions to 1990 levels by 2020. To date, the GHG reduction strategies that have been adopted to implement AB 32 have been in the agriculture, energy, forestry, consumer/chemical products, industry and manufacturing, oil and gas, transportation, waste management, and water sectors. AB 32, itself, has not resulted in any specific land use controls or regulations.

Senate Bill 375, however, was adopted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air Resources Board (CARB) is responsible for establishing GHG emission reduction targets and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting "Sustainable Communities Strategies" that achieve CARB's targets. To date, however, CARB has not established the GHG emission reduction targets and, as a result, the locally responsible MPO has not prepared a Sustainable Communities Strategy.

Given that the current AB 32 implementation strategies largely do not apply to land use decisions and that SB 375 implementation plans and measures have not been prepared to date, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG.

As noted above, the largest source of GHG emissions attributable to the proposed project are vehicle trips. By this measure, project construction activities would increase emission on a short-term basis while vehicle emission on long-term basis would result in an insignificant increase in GHG emission, given the small-scale nature of the project and its consistency with existing land use designations for the site. Based on a CalEEMod.2013.2.2 model run for the project, the project is anticipated to result in the generation of 7,105 lbs/day of CO2 equivalents. The daily project operations are anticipated to result in 69 lbs/day of CO2 equivalents³. Given the small scale of the project, the project-related GHG emissions and their potential effect on global climate change is considered a less than significant impact on an individual level and not considerable on the cumulative level.

4. BIOLOGICAL RESOURCES				
Would the project:	Potential y Significa nt Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

³ Information based on a worst-case analysis, using model defaults and a worst-case land use classification of regional shopping center. The model does not include a Tractor Supply Company as one of the standard land uses.

4. BIOLOGICAL RESOURCES

Would the project:

Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
------------------------------	--	------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

The project site is located in an urban area and, as shown in **Figure 4** and consists of a vacant lot. Based on existing conditions no candidate sensitive, or special status species are anticipated to exist on the site. Species likely to occur on site would be limited to small terrestrial and avian species typically found in urban settings. The project site and adjacent areas are predominantly vacant, or developed with structures or paved with impervious surfaces. The proposed project would involve build-out of the entire site that is already disturbed. As such, the likelihood of the presence of any endangered and/or threatened species is remote. Therefore, while the proposed project would include the removal and replacement the existing vegetation typical of a vacant urban lot, it would not adversely affect endangered and/or threatened species. As such, no impacts would occur and further analysis of this issue is not required. (a)

According to the Environmental Site Assessment for the project⁴ prepared by Krazaan & Associates, there is no evidence to suggest that the site contained a wetland. Furthermore, according to the U.S. Fish & Wildlife Service (USFWS) National Wetlands Inventory available via the USFWS Internet website, the subject site does not contain a designated wetland. Therefore, at this time, regulations pertaining to wetlands do not appear to impact the subject site.

There is no riparian habitat or other sensitive natural communities existing on the site, as identified in the City or County plans or in regulations by the CDFG or USFWS. In addition, no water bodies or federally protected wetlands exist on the site or on adjacent properties. Given

⁴Phase I Environmental Site Assessment, Proposed Tractor Supply Company Property, N. Humboldt Avenue, APN 017-330-027, Willows, California. Krazaan & Associates, August 11, 2014.

the surrounding land uses and proximity to Interstate 5, no wildlife corridors or native wildlife nursery sites are likely present on the site or in the vicinity. Thus, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, nor disturb any waterbodies or federally protected wetlands, nor interfere with the movement of native resident or migratory fish or wildlife species or use of wildlife nursery site. Additionally, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in place for the project site.

Given the above, impacts associated with this issue are considered to be less than significant and no further analysis or mitigation relative to this topic is required. (a,b,c,d,e,f)

FIGURE 4: VIEW OF PROJECT SITE LOOKING NORTHWEST FROM HUMBOLDT AVENUE



Source: Google Earth

5. CULTURAL RESOURCES

Would the project:	Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site is located within an urban environment where past and present uses have disturbed the project surface and soils to varying depths. The project site is vacant and no identified historical resources exist on the site. No recorded prehistoric or historic sites have been identified on the subject property or in the project area. The project site contains no known archeological resources, paleontological resources, or unique geologic sites. No human remains are likely to be encountered, as the project site has not been known to be used as a burial ground. Nevertheless, Section 7050.5 of the California Health and Safety Code outlines procedures to be followed in the event that any human remains are found. As such, compliance with existing regulatory requirements, upon the discovery of buried remains or artifacts, would result in a less than significant impact.(a, b, c, d).

It is noted that unknown resources could be uncovered during construction activities. The following standard mitigation measure has been included to ensure that, should any unknown resources be uncovered during construction, impacts will be less than significant.

Mitigation Measures:

1. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.

6. GEOLOGY AND SOILS

Would the project:	Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The site is generally flat. Construction of the proposed project will require minor cuts and fills to meet the proposed building grades.

The site is located within seismically active Northern California and will therefore experience the effects of future earthquakes. Such earthquakes could occur on any of several active faults within the region. The California Geological Survey (CGS) (2010) has mapped various active, potentially active, and inactive faults in the region. Active faults are defined as those that show evidence of movement in the past 11,000 years (i.e. during the Holocene Epoch). Potentially active faults are those that have shown evidence of movement between 11,000 and 1.6 million years ago (i.e., during the Pleistocene Epoch). Inactive faults are those that have not exhibited displacement younger than 1.6 million years before the

present. Based on CGS's Fault Activity Map of California (2010), no active faults are known to exist on or in the immediate vicinity of the project site. In addition, the site is not located within an Alquist-Priolo active fault zone. The closest Alquist-Priolo Earthquake Fault Zone, established for the Bartlett Springs fault zone, is located approximately 36 miles to the west. Because there are no known active faults located on the project site, the potential for fault rupture on the site is low.

The project site and surrounding area are relatively flat. There are no known landslides at the site, nor is the site in the path of any known or potential landslides. According to the California Geological Service, the site is not located in a delineated landslide zone, nor is the site located in a County-designated landslide area. Based on the existing geologic conditions, the project is not susceptible to landslides.

The site is not located adjacent to the ocean or near to significant bodies of water. Therefore, the potential hazard from seiche and tsunami is considered to be insignificant and no mitigation measures are required.

A Geotechnical Engineering Investigation has been prepared for the proposed project by Krazan & Associates, Inc.⁵The investigation was conducted to evaluate the soil and groundwater conditions at the site, to make geotechnical engineering recommendations for use in design of specific construction elements, and to provide criteria for site preparation and Engineered Fill construction. The Geotechnical Report for the project does not indicate that the property is located within the 100-year flood zone. The following information has been excerpted from the Krazan & Associates report.

Numerous moderate to large earthquakes have affected the area of the subject site within historic time. Based on the proximity of several dominant active faults and seismogenic structures, as well as the historic seismic record, the area of the subject site is considered subject to relatively low to moderate seismicity.

The seismic hazard most likely to impact the site is ground shaking due to a large earthquake on one of the major active regional faults. The Great Valley and Foothills Fault Zones are the nearest active faults to the site and are located approximately 4.2 miles west and 17.2 miles east of the project site, respectively. The Bartlett Springs, Hunting Creek-Berryessa, and Collayomi Fault Zones are located approximately 36, 44, and 51 miles from the site, respectively. With respect to this hazard, the site is comparable to others in this general area within similar geologic settings.

Subsurface soil conditions were explored by drilling 8 borings to depths ranging from approximately 10 to 50 feet below existing site grade, using a truck-mounted drill rig. In addition, 2 bulk sub grade samples were obtained from the site for laboratory R-value testing.

In brief, the subject site and soil conditions, with the exception of the loose surface soils, fill material, expansive nature of the clayey soils, and existing development, appear to be conducive to the development of the project. The surface soils have a loose consistency. These soils are disturbed, have low strength characteristics, and are highly compressible when saturated.

The upper soils within the site are predominately gravelly silty sand with clay, gravelly sandy clay, sandy silty clay and gravelly silty sand. The clayey soils appeared to have a moderate swell potential. The estimated swell pressures of the clayey soils may cause minor movement effecting slabs and possible stucco or similar brittle exterior finishes.

⁵Geotechnical Engineering Investigation, Proposed Tractor Supply, Humboldt Avenue, Near Green Street, Willows, Glenn County California. Prepared by: Krazan & Associates, Inc., Geotechnical Engineering Division, August 21, 2014.

Test boring locations were checked for the presence of groundwater during and immediately following the drilling operations. The historic high groundwater depth for the region was determined to be 10 feet below existing site grade, based on the State of California Department of Water Resources data from 2 wells within 1 mile of the site. However, free groundwater was encountered at a depth of 31 feet during our subsurface investigation.

Soil liquefaction is a state of soil particle suspension, caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs in soils, such as sands, in which the strength is purely frictional. However, liquefaction has occurred in soils other than clean sands. Liquefaction usually occurs under vibratory conditions, such as those induced by seismic events. The predominant soils within the project site consisted of layers of sandy silty clay, sandy clay/clayey sand and sandy clay. Groundwater was within the project site at a depth of 31 feet below site grade. Information obtained from the California Department of Water Resources indicates that groundwater has historically been as shallow as 10 feet within the project site vicinity.

Based on our analysis, provided the recommended site preparations are completed, the potential for significant settlement associated with soil liquefaction within the project site is low due to moderate cohesiveness of the clayey soils underlying the site, the moderate penetration resistance (N-Values) measured, and the low seismicity of the region.

The principal geologic hazards associated with the planned development of this site are strong seismic ground shaking. However, the potential for fault surface rupture at the site is remote. Subsurface exploration, laboratory testing, and analysis conducted by Krazan & Associates have been designed to identify any soils issues and to provide recommendations to address identified issues.

Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These topographic conditions do not exist at the site. Thus, the site is not highly susceptible to erosion.

Based on the findings of the geotechnical investigation, development of the proposed project is feasible from a geotechnical standpoint provided the recommendations contained in the geotechnical investigation are incorporated into the project plans and specification. Therefore, compliance with the California Building Code and the City of Willows Municipal Code, and the incorporation of the geotechnical report recommendations would ensure that the proposed project would have adequate structural protection from potential impacts associated with an unstable geologic unit or soils.

Mitigation Measures:

2. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
3. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water (coordinated with Cal Water), sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, on-site lighting, streetlights and erosion control measures. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
4. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

5. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
6. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

7. HAZARDS AND HAZARDOUS MATERIALS	Potentiall y Significan t Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed project consists of the construction and operation of a Tractor Supply Company specializing in the retail sales of agricultural and garden equipment, power tools, vehicle maintenance parts and heavy-duty outdoor machinery. It may involve the limited transport of hazardous materials such as oil and transmission fluid, but such transport would be conducted in accordance with all applicable regulations regarding the transport of such substances which are designed to ensure that transport-related impacts are less than significant. All potentially hazardous materials would be contained, stored and used in accordance with manufacturer’s instructions and handled in compliance with applicable standards and regulations. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations. As such, construction and operation of the project would result in a less than significant impact with regard to routine transport, use, or disposal of hazardous materials relative to the safety of the public or the environment. (a, b)

The proposed project is not located within one-quarter mile of an existing school. The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (c)

The proposed project would not be located on or near a hazardous materials site, based on a review of the California Department of Toxic Substances Control (DTSC) Calsites Database and Cortese List.⁶(a, b, c, d)

A Phase I Environmental Site Assessment (ESA) for the project was prepared by Krazan & Associates.⁷Krazan’s Phase I ESA revealed no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, Krazen identified one potential area of concern (PAOC) in connection with the subject site: a soil mound of approximately one to two feet in height was observed over a relatively large area in the central portion of the site adjacent to the west and southwest of the adjoining Depot of Motor Vehicles facility. No hazardous materials or hazardous waste was observed within the visible portions of the soil mound, and no odors, surface staining, stressed vegetation, or other evidence of a release of hazardous materials was observed in association with the soil mound. According to Krazan, the location and geometry of the soil mound suggests that it may have been derived from grading operations conducted at the northern adjoining properties; however, the origin of the soil mound could not be substantiated. Given the absence of information concerning the origin of the on-site soil mound, the presence or absence of hazardous materials in the soil is unknown. Although the soil mound is not anticipated to result in a hazardous materials disposal issue, a mitigation measure to address this issue has been included.

There are currently no structures on the project site. Asbestos and Lead Based Paint should not be present on the site.

⁶<http://www.envirostor.dtsc.ca.gov>

⁷ Phase I Environmental Site Assessment, Proposed Tractor Supply Company Property, N. Humboldt Avenue, APN 017-330-027, Willows, California. Krazan & Associates, August 11, 2014.

The project site is located approximately 0.45 miles northeast of the Willows Glenn County Airport, a public use airport. The site is not located in either the Clear Zone or the Approach Safety Zone of the airport. Therefore, the project would not result in an airport-related safety hazard for people residing or working in the project area. (e, f)

The project would not interfere with an adopted emergency response or evacuation plan, as roads in the area would remain open. Nothing in the public record would indicate a significant wildfire hazard exists on the site. (e, f, g, h)

Mitigation Measures:

7. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

8. HYDROLOGY AND WATER QUALITY	Potential y Significan t Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Preclude	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is located in an urbanized area. The project site is relatively flat. There are no streams or rivers within the project vicinity.

Construction of the project would require earthwork activities, including limited excavation and grading of the site. During precipitation events in particular, construction activities associated with the project have the potential to result in soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. However, project construction would comply with the requirements of the EPA General Permit for Stormwater Release from Construction Sites which regulates sites when an acre or more of land is to be disturbed as part of construction activities. The Regional Water Quality Control Board (RWQCB) monitors and implements the National Discharge Elimination System (NPDES) aspects of the General Stormwater Permit on behalf of the EPA in California. Since the project would disturb more than one acre, NPDES permit requirements would apply. The NPDES permit process requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which identifies pollutants generated by construction activities and describes the Best Management Practices (BMPs) that would be employed to reduce or eliminate contamination of surface waters. The project would not cause erosion or siltation either on-site or off-site after its completion.

Runoff from commercial and industrial areas may contain pesticides, oil, grease, heavy metals, motor vehicle fluids, other organics, and nutrients. Because these pollutants accumulate during the dry summer months, the first major autumn storm can flush a highly concentrated load to receiving waters and catch basins. However, after the "first flush," contaminant concentrations in runoff would be greatly reduced. Furthermore, BMPs would be designed or installed for the operational phase of the project to comply with the NPDES General Permit to reduce the discharge of polluted runoff from the site. Specifically, operational BMPs to be implemented may include screened or walled trash container areas, stenciling of on-site storm drain inlets, covered and properly drained loading areas, and infiltration and treatment systems in parking areas to prevent pollutant runoff.

For the proposed project, site-generated surface water runoff would continue to flow into the City's storm drain system. In accordance with City requirements, post-development off-site flows shall not exceed pre-development flows. Project construction would comply with applicable NPDES and City requirements

including those regarding preparation of a SWPPP. As such, less than significant impacts associated with alterations to existing drainage patterns would occur with project implementation.

According to the Phase I Assessment prepared by Krazen, there are no wells located on the project site. BMPs implemented during construction and operation of the project as detailed in a SWPPP would ensure that construction and operation of the proposed project would not substantially degrade water quality. Thus, impacts to water quality or groundwater supplies during project operation would be less than significant through compliance with applicable regulatory requirements and application of Mitigation Measures specified below. (a, b, c, d, e, f)

The site is outside a designated Federal Emergency Management Agency (FEMA) Flood Zone.⁸ Therefore, it is unlikely the proposed project would expose people, housing or structures to a significant risk of loss, injury or death involving flooding or flooding from levee failure or would otherwise impede or redirect flood flows. Further, the absence of dams in the project area would preclude inundation as a result a dam failure. Additionally, the proposal would not be subject to inundation by seiche, tsunami, or mudflow given the project's location. (g, h, i, j)

Mitigation Measures:

8. Before any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent (NOI) has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan (SWPP) shall be submitted to the City.
9. Improvements plans shall include a storm water pollution prevention plan in conformance with State and local standards.
10. Grading improvements shall be such that storm water runoff is not directed onto any of the adjacent parcels.
11. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.
12. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development: Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. Hydrology shall take into account the local intensity/duration/frequency curves for the City of Willows
13. Post-development off-site flows shall not exceed pre-development flows. Any needed detention facilities shall be included on the improvement plans and calculations shall be submitted with hydrology calculations indicating the volume to be detained based on inflow and outflow hydrographs, routing of storm water and detention time. All detention facilities shall be privately owned and maintained.

⁸Flood Insurance Rate Map, Glenn County, California, Panel 0614D.

9. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site is located within an urban area adjacent to Interstate 5. Surrounding uses include:

- North - A Dept. of Motor Vehicles office and north of this parcel, Department of Forestry office
- South – three vacant parcels, with a Holiday inn Express beyond
- West - Interstate 5
- East – A church, and to the north and south of the church, single family and multi-family residential uses including a senior housing complex

The proposed project would be located on an existing parcel adjacent to North Humboldt Avenue and as such would not physically divide an established community and impacts associated with this issue would be less than significant. (a)

The proposed project is consistent with the site's General Plan designation which allows for general retail uses. Zoning is General Commercial for the site which allows for general retail uses as being permitted. However the fenced outdoor storage area is subject to a Conditional Use Permit from the Planning Commission. The project would not require any amendments to the City's General Plan or zoning, but will require Use Permit approval for the fenced outdoor storage area.(b)

The project site is located within an urbanized community of Willows. No habitat conservation plan or natural community conservation plan apply to the project site or project area. As such, the project would not conflict with a habitat conservation plan. (c)

Mitigation Measure:

1. Use Permit approval from the Planning Commission is required for the outdoor storage areas.

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

10. MINERAL RESOURCES

Would the project:	Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site is not in an area containing any known mineral resources. The City's General Plan has not designated the site as a mineral resource area. No mining or other mineral extraction activities occur on the site. The project would not have an impact on mineral resources. (a, b)

11. NOISE

Would the project result in:	Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------------------------------------	--------------------------------	--	------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

Project construction activities would likely lead to increased noise levels for the surrounding area. The majority of the noise will be generated by construction equipment and will exceed normal daylight levels. Noise impacts associated with the project would occur during construction of the project. The use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) during project construction would generate noise on a short-term basis that could potentially expose people to, or generate noise levels in excess of 60 dB as established by the 1993 Glenn County Noise Element. Potential sensitive receptors are the existing residential units along the east side of North Humboldt Avenue. Construction noise generally is treated differently from permanent noise generators as it is a temporary source. Unless the construction noise occurs during period of normal sleep, it is generally considered less than significant. However, in order to avoid potential conflicts, a mitigation measure limiting the hours of operation/construction will address potential impacts associated with construction noise. Mitigation measures below would also ensure that potential noise impacts are maintained at an insignificant level.

Noise after project construction generally would be limited to normal traffic, including customers, employees and deliveries to the site. As detailed in Section 15 – Traffic, the additional traffic that the project would generate is estimated in the range 200 to 400 trips per day plus approximately 6 deliveries per week. However, the proximity of the project to Interstate 5 will likely determine ambient noise levels due to heavy duty truck traffic on the Interstate. Given the project's location and proximity to Interstate 5 and State Highway 162, increased noise level associated with project traffic is not anticipated to significantly increase ambient noise levels in the area. Additionally, the lack of sensitive noise receptors in this vicinity is low, and therefore, impacts associated with this issue are not expected to be significant. Given the standard nature of project construction, and the lack of blasting or pile driving, no significant groundborne vibration impacts are anticipated. (a, b, c, d)

As noted in Section 7 (Hazards and Hazardous Materials), there is a public use airport in the vicinity. However, because the project is located at a sufficient distance from the airport, anticipated noise impacts associated with the airport are not anticipated at this location. The project would not be exposed to significant noise from airport activities. (e, f)

Mitigation Measures:

14. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday, unless authorized alternative hours are approved by the city manager.

12. POPULATION AND HOUSING

Would the project:	Potential y Significan t Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project proposes construction of a small-scale Tractor Supply Company. As such, additional employment opportunities may lead to a small increase in population if jobs are filled by individuals from outside the area who choose to relocate to Willows. However, the City's General Plan designates adequate areas within the existing City limits for additional residential development should the need arise for more homes based upon jobs created by the subject project. The Willows General Plan projects population growth based in part upon its land use designations in the Land Use Diagram and the Housing Element. The project is consistent with the General Plan designation for the site; as such, it would not alter population growth projections used by the General Plan. (a)

The project site is vacant, with no residences or other structures. Therefore, no housing units would be lost, and no people would be displaced. No mitigation is required with respect to this item. (b, c)

13. PUBLIC SERVICES

Would the project result in:	Potential y Significan t Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. PUBLIC SERVICES

Would the project result in:	Potential y Significan t Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The subject project lies within the service area of the City of Willows Fire Department. The Willows Fire Department has reviewed the project plans for conformity with State Law regarding fire hydrants, vehicular access, fire alarm annunciation, and fire sprinklers. In keeping with standard practice, the proposed project will be required to comply with any conditions required by the Willows Fire Department aimed at ensuring that fire protection impacts are less than significant.⁹ No certificate of occupancy is issued until standard conditions are met. (a)

To date, the Willows Police Department and other City departments have not indicated that new or expanded facilities would be required for the provision of services to the project site. (b)

Willows Unified School District currently serves approximately 1,750 students in four local schools. A review of the District's web site did not indicate that the District schools were at capacity. Given the nature of the subject project, it is not anticipated that the local schools will be significantly impacted by this project. As discussed in Section 12 (Population and Housing), the project may attract a small number of additional residents to the City, some of which likely would be children. However, it is not anticipated that the increase in the number of children directly attributed to this project would not have a significant impact on Willows Unified School District facilities. (c)

The City manages three parks – Jensen Park, Sycamore Park, and Central Park. It is anticipated that any additional residents the project would attract would place a minimal additional demand on park services. No additional mitigation is required with respect to this item. (a, b, c, d, e).

⁹Letter from Chief Wayne Peabody, regarding fire department conditions for project.

Mitigation Measures:

15. The proposed project shall demonstrate compliance with Fire Department Conditions, prior to issuance of the Occupancy Permit for the project.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

As noted in Section 13 (Public Services), the project could indirectly generate add additional demand for park services by increasing employment and overall population of the City of Willows. However, given the relatively small population increase estimates for the project site, the project is not expected to have a significant impact on existing parks and recreational facilities within the City of Willows. No further mitigation is required with respect to this issue. (a, b)

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed project includes the construction of a 19,031 square foot retail building and 20,542 square feet of additional outdoor display areas. Project traffic generation will include both delivery truck and customer trips. According to the project applicant, likely delivery activity would include:¹⁰

- Two trucks from one of the Tractor Supply Company's (TSC's) Distribution Centers each week, one delivering general merchandise and the other delivering feed. Trucks would deliver during normal business hours. Typically each truck takes approximately two hours to complete the delivery. Most of the deliveries would be made on semi-van trailers, but some will utilize flatbed trailers.
- Three to four deliveries will be made each week by vendor direct ships or on common carriers. Truck types will vary depending on the load. These deliveries will normally be made between 8 AM and 6 PM. They typically last 15-30 minutes.
- UPS/FedEx type deliveries will be made daily at varying times.

According to the project applicant, typical customer traffic counts and hours for a typical TSC store are as follows:¹¹

APPLICANT ESTIMATE OF PROJECT TRIPS		
	Weekdays	Weekends
Daily Total Count	200-250	250-400
Peak Period per Hour	25-50	35-55

The Institute of Transportation Engineers (ITE) Manual, *Trip Generation, 9th Edition* provides trip generation rates for Tractor Supply stores. When calculating trip generation using the ITE rates, outside storage areas are not included in the overall gross floor area measurements. However, if the storage

¹⁰Letter from Tim Hoelscher, Director of Real Estate, dated February 23, 2013.

¹¹ Letter from Tim Hoelscher, Director of Real Estate, dated July 9, 2012.

areas are located within the principal outside faces of the exterior walls, they are included in the overall gross floor area of the building used in calculating likely trips. The following table provides an estimate of project generated trips based on the ITE rates.

ESTIMATE OF PROJECT TRIP GENERATION BASED ON ITE RATES		
	Weekday Trips	Saturday Trips
Trips Per 1,000 GFA	1.4	3.17
Gross Floor Area (GFA):		
Just Building: 19,031	26.6434	60.32827
With Outdoor Display Areas: 39,573	55.4022	125.44641
Note: ITE Land Use 810: Tractor Supply Store. Rates used are the average rates. Weekday rates range from 0.75-1.83; Saturday rates range from 2.12-4.90.		

The applicant's estimates of peak hour trips are similar, but slightly lower than those obtained using the average ITE rates.

The project would marginally increase traffic volumes on surrounding streets and nearby intersection locations. The City's only adopted Circulation Element (Land Use, Open Space, Conservation and Circulation Elements of the City of Willows General Plan dated March 10, 1981) does not establish level of service standards for its roadway system. City's Engineering Department has reviewed the project plans and trip generation and has identified conditions of approval that will ensure that impacts to the City's street system are less than significant. (a,b)

The nearest airport to the project site is the Willows Glenn County Airport located approximately 0.45 miles southwest of the project site. The site is not located in either the Clear Zone or the Approach Safety Zone of the airport. There are no significant airport related issues identified relative to potential development at this location. (c)

The project would not include any hazardous design features such as sharp curves or dangerous intersections on- or off-site, nor does the project propose any hazardous or incompatible uses. The project includes two driveways on Humboldt Avenue. City's Engineering Department has reviewed the project plans and has identified conditions of approval that will ensure that project circulation does not result in any on or off-site hazards. (d)

Construction activities and staging areas for the project would be primarily confined to the site with the exception of new utility connections within adjacent street right-of-way. When work performed within the public right-of-way becomes necessary, appropriate City permits and approvals would be obtained. As a result, the proposed site improvements would maintain vehicular access while improving on-site circulation and ingress/egress at both driveway locations. Therefore, the project would result in no significant impacts with regard to emergency access. (e)

Based on the City's Municipal Code, 63 parking stalls are required to serve project operations. The proposed project includes 80 stalls. Project parking capacity is anticipated to be adequate. (f)

The proposed project includes on-site bike racks. The project is therefore supportive of the City's alternative transportation goals. (g)

Mitigation Measures:

16. Improvements to Humboldt Avenue shall include reconstruction of the structural section of the roadway from the existing centerline of the street westerly for the entire frontage of the parcel proposed for development. The structural section of all road improvements shall be designed based upon a geotechnical investigation that provides the basement soils R-value and expansion pressure test results. A copy of the geotechnical report shall also be submitted with the first set of

improvement plan check-prints. The Traffic Index for design of the structural section of the roadway shall be at a minimum of 7.

17. Improvements to Humboldt Street shall include street widening such that the new street width for the frontage of the property aligns the new curb, gutter and sidewalk with the existing improvements to the north. All new public improvements shall be per City Standards.
18. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs and other regulatory and informational signs shall be installed at locations determined by the City Engineer.
19. Street lighting shall be designed to provide to meet safety requirements and minimize glare. Street light standard and luminaries of the design, spacing, and locations shall be approved by the City Engineer. All lighting must have shields as specified in the City Standards. If the existing streetlight on the property needs to be relocated to accommodate new street or onsite improvements, it shall be the developer's responsibility to relocate the light.
20. Ramps for disable persons meeting the most recent standards shall be provided on the site, at the driveway intersections and at the limits of the improvements where they do not adjoin existing sidewalk improvements. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks. Surfacing at the pedestrian crossings of both of the driveways shall be designed per the most current ADA standards.
21. Proposed grading, signage and landscaping along the frontage of the property shall be designed in such a manner and be such size so as to not preclude adequate sight distance for cars entering or exiting either of the driveways.
22. All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
23. Haul routes for all trucking associated with this project shall be restricted to Humboldt Avenue and Wood Street. No truck traffic should use any of the adjacent residential streets.

16. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potential y Significan t Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significan t Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The City of Willows will provide wastewater services for the project site. The sewer lateral for the project must meet City Standards or the occupancy permit for the project will not be issued.

The California Water Company would provide water to the project site. California Water Company can serve the project site with a main extension from the existing CWS water system in accordance with the main extension rules provided in the California Public Utilities Commission tariffs. The proposed project includes connection to the existing water line along North Humboldt Avenue for fire water, domestic and landscape water provision.

The project is consistent with the existing General Plan Designation and Zoning for the site and has thus been anticipated in the Water Plan and sewage treatment planning for the area. Therefore, existing water and wastewater facilities will be adequate to accommodate the demand generated by the project. Thus, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. (a,b,d,e)

Drainage patterns under the proposed project would be similar to the existing conditions. (See also discussion under 8 – Hydrology and Water Quality). The proposed project includes connection to the existing storm drain line along North Humboldt Avenue. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, and impacts would be less than significant. (c)

Solid waste disposal is provided at the Glenn County Landfill. The County has not indicated that the landfill is nearing capacity at this time. The proposed project design makes provisions for the proper placement of trash enclosures, including screening and access provisions. (f, g)

17. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Would the project:	Potential Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Section 1 (Aesthetics) provides an analysis of issues surrounding visual considerations related to the proposal. No significant impacts are anticipated. The project air quality impacts are anticipated to be less than significant, as discussed in Section 3 (Air Quality). As discussed in Section 4 (Biological Resources), the project would have no significant impacts on plant and animal species and communities. Although no cultural resources have been identified on the project site, the project could have impacts on cultural resources that are currently unknown. Mitigation measures described in Section 5 (Cultural Resources) would reduce any potential impact to a level that is less than significant. With respect to geology (Section 6, Geology and Soils) and hazards (Section 7, Hazards and Hazardous Materials) potential impacts can be reduced to an insignificant level given adherence to recommended mitigation measures. Section 8 (Hydrology and Water Quality) describes potential impacts and recommended mitigation measures associated with this topic. Section 11 (Noise) provides mitigation regarding potential noise generators at this site. Section 13 (Public Services) recommends mitigation to address potential impacts associated with fire protection issues. As discussed in Section 15 (Transportation/Traffic), the project, in conjunction with other development, would add to traffic in the City of Willows vicinity, with related impacts noise. However, the impacts of the project associated with these issues are less than significant with mitigation, and are not cumulatively considerable given recommended mitigation measures. (a.)

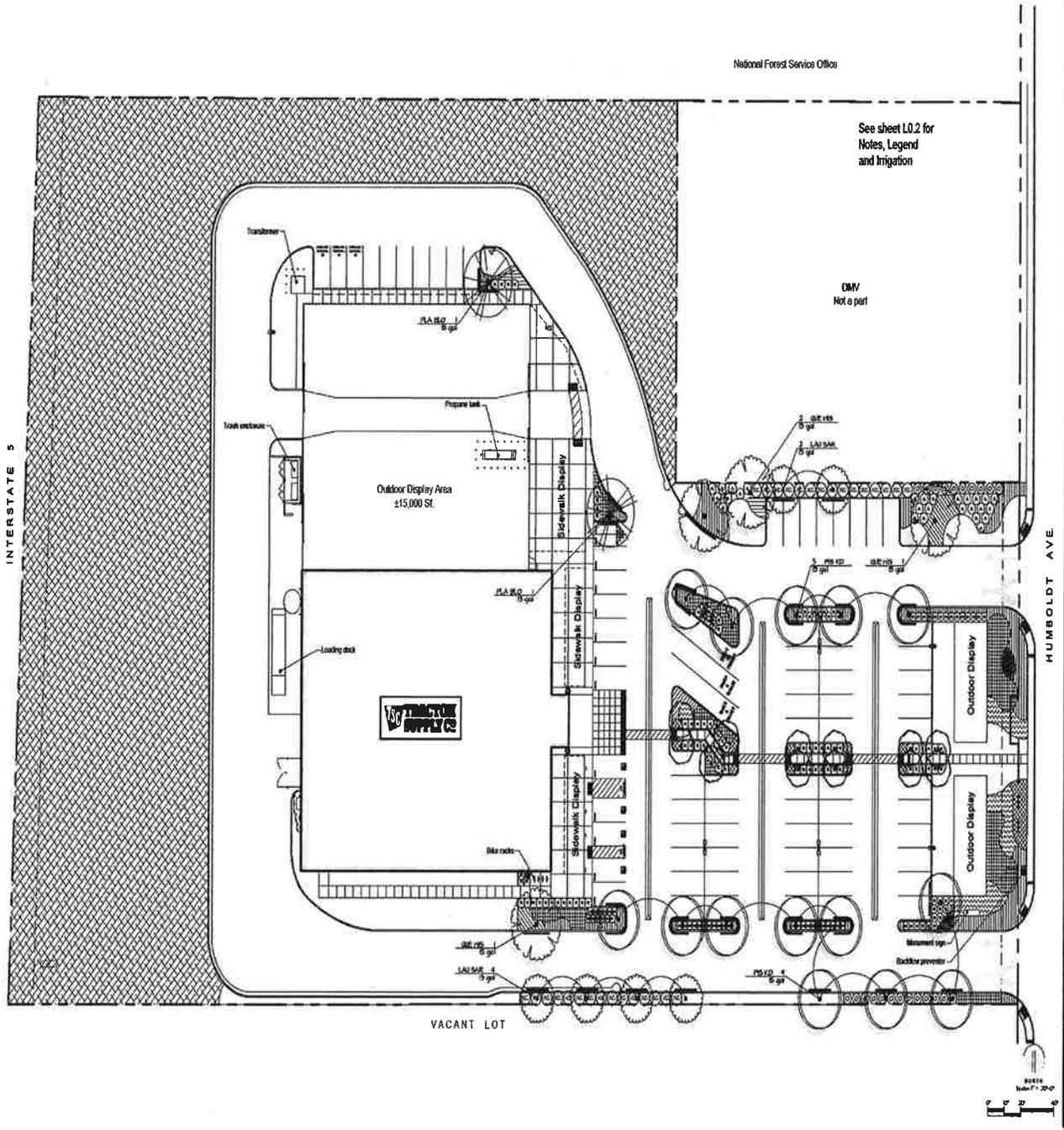
The project does not have impacts that are individually limited but which can be considered cumulatively considerable. All such impacts are considered less than significant. Furthermore, there are no environmental

effects resulting from the project that pose a substantial adverse impact on humans, either directly or indirectly.
(b, c)

ADDITIONAL REFERENCES

1. City of Willows General Plan. July 2000
2. *City of Willows Municipal Code - Zoning Regulations. Title 18, 1991*
3. Glenn County General Plan. June 1993
4. California Department of Toxic Substances Control. Hazardous Waste and Substances Sites List. www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm.
5. Central Valley Regional Water Quality Control Board, Web site - GeoTracker for Regulated Facilities.
6. California Integrated Waste Management Board. Solid Waste Information System (SWIS) database. www.ciwmb.ca.gov/SWIS/.

LANDSCAPE PLAN



National Forest Service Office

See sheet L0.2 for
Notes, Legend
and Irrigation

DMV
Not a part



www.kla.com

101 N. Herk St. Suite 201, Santa CA 95220
(916) 435-1232 (916) 435-1234



Tractor Supply Co.
Humboldt Avenue
Willits, CA



Tractor Supply
Humboldt Avenue,
Willits, CA

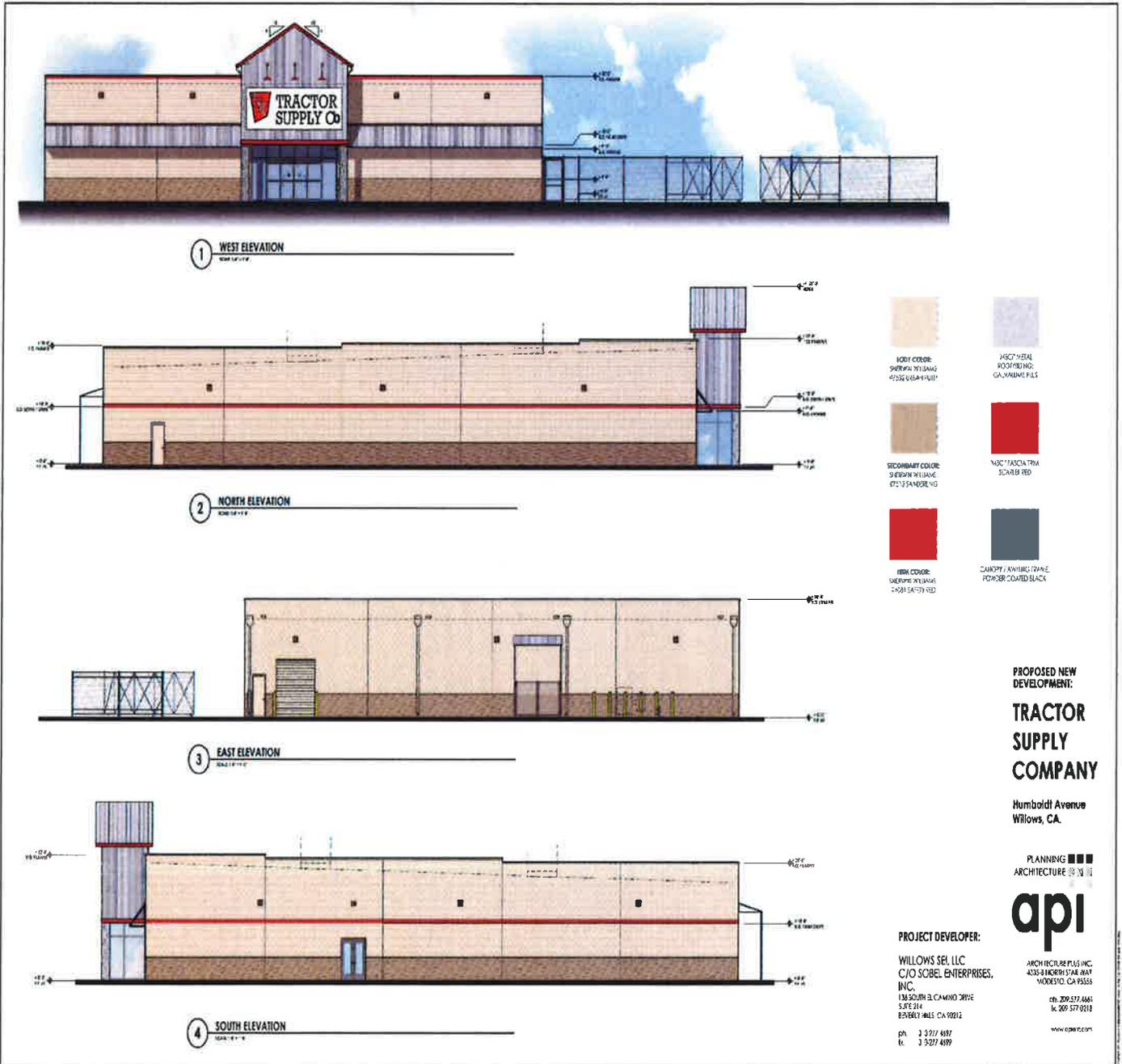
Wilkes SEI, LLC
101 N. Herk St., Suite 201
Humboldt, CA 95220
(916) 435-1232
(916) 435-1234

Preliminary
Landscape
Plan

Date: 7/20/14
Scale: August 8, 2014
Drawn: [Name]
Check: [Name]
Project No: 14-07-DR-14-05
Rev: 1

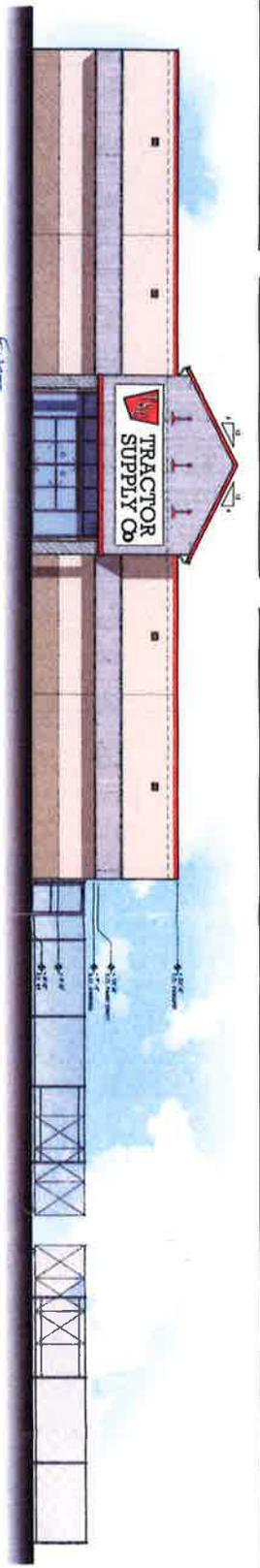
Rect. Tractor:
L0.1

EXTERIOR ELEVATIONS

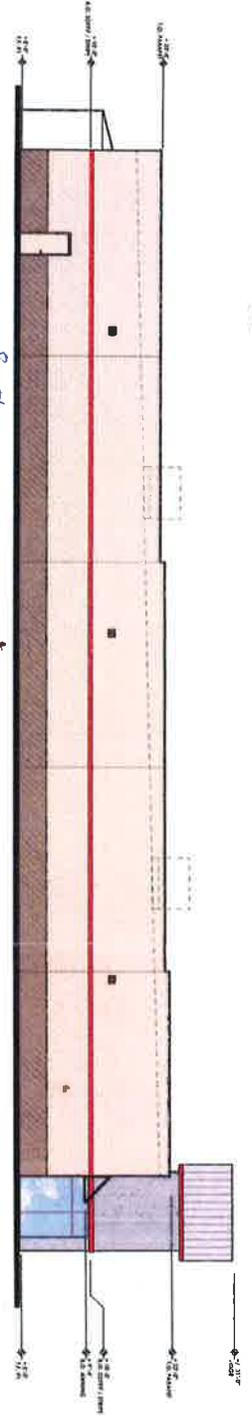


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 AUG 19 2014
 City of Willows

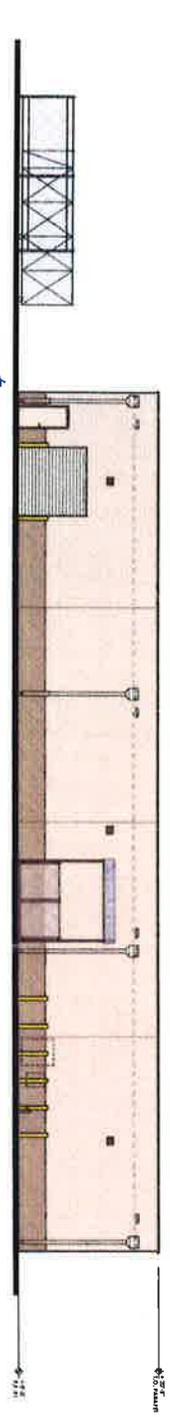
1 *East*
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



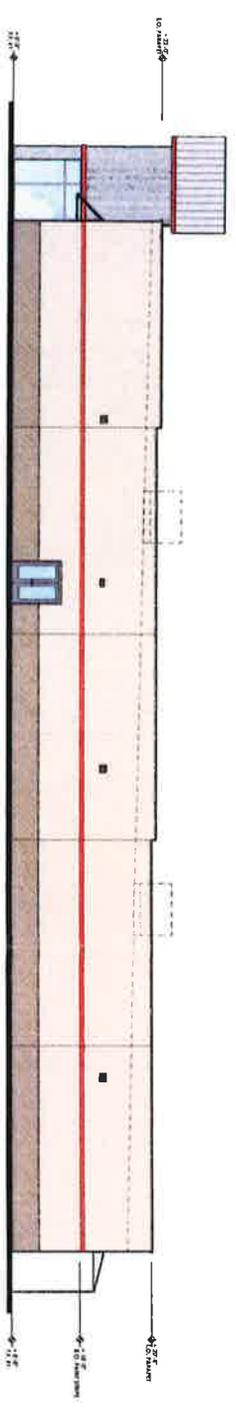
2 *South*
 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



3 *West*
 EAST ELEVATION
 SCALE 1/8" = 1'-0"



4 *North*
 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



-  BODY COLOR: SERRIN WALLS / TRACOR SHIMMER / TRACOR SHIMMER
-  SECONDARY COLOR: SERRIN WALLS / TRACOR SHIMMER
-  TRIM COLOR: SERRIN WALLS / TRACOR SHIMMER
-  TRACTOR SIGN: MODERN CANTONVILLE PLUS
-  TRACTOR SIGN: SCALE 1/8"
-  CANOPY / AWNING FRAME: POWDER COATED BLACK

PROPOSED NEW DEVELOPMENT:
TRACTOR SUPPLY COMPANY
 Humboldt Avenue
 Willows, CA.

PLANNING ARCHITECTURE

api

PROJECT DEVELOPER:
 WILLOWS SEI, LLC
 C/O SOBEL ENTERPRISES, INC.
 136 SOUTH E. CAMINO DRIVE
 SUITE 214
 BREVERT HILLS, CA 95212
 PH 310.577.4897
 FX 310.577.4899

ARCHITECTURE BY INC
 4333 N NORTH STAR WAY
 MODERNO, CA 95356
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 FX 209.577.0213
 WWW.API-ARCH.COM

CUSTOM-BILT METALS

LAST-TIME® Brand Products

SHOP DRAWING / SUBMITTAL REVIEW



REVIEWED
 REVISE AND RESUBMIT

REVIEWED WITH CHANGES NOTED
 REJECTED

This review is for general conformance with plans and specifications only. Approvals are subject to subcontractors performance within the confines of the contract documents. Review of dimensions will not serve to relieve the subcontractor of contractual responsibility for any deviation from the contract requirements.

Chris Myers - WRN PM - 9-15-14

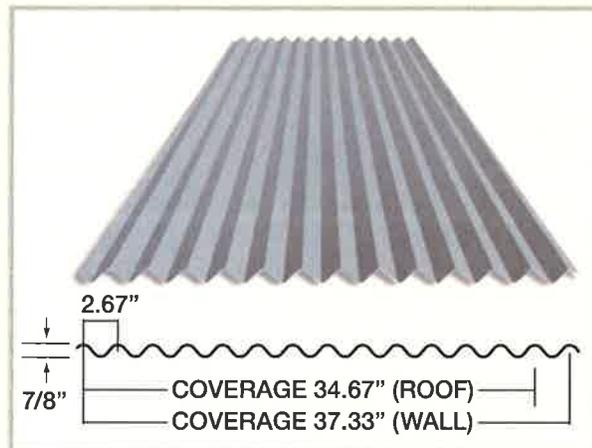
 W.R. NEWMAN
GENERAL CONTRACTORS

CONTOUR CORRUGATED METAL ROOF AND WALL PANELS



Corrugated metal roof and wall panels offer a visual design element that can enhance a variety of architectural styles. Its look ranges from historical or rustic designs in natural or weathered metals to an edgier contemporary look in painted colors.

CONTOUR CORRUGATED 7/8" THROUGH-FASTENED PANEL



MATERIAL AND FINISHES:

- 26, 24, 22 gauge available in:
 - All of our Standard and Premium Colors with a 70 percent PDVF (Polyvinylidene Fluoride) resin-based coating system supplied as Coated Kynar 500® material with Titan® Cool Roof
 - Bare Zincolume® Plus
- 16 oz. and 20 oz. Copper
- 22 gauge Weathering Steel

All Custom-Bilt Metals Contour corrugated roof and wall panels use ULTRA-Cool® technology by PPG® Industries that reflects more heat than virtually any other coating and will not fade. Our metal roof and wall panels help earn credits towards LEED certification.

Contour Corrugated 7/8" Section Properties

Gauge	Wt. (lbs/ft')	S+ (in ² /ft)	1+ (in ⁴ /ft)	S- (in ² /ft)	1- (in ⁴ /ft)
26	1.00	0.062	0.029	0.062	0.029
24	1.24	0.076	0.035	0.076	0.035
22	1.55	0.0932	0.042	0.0932	0.042

Allowable Distributed Load (psf)

Gauge	Span	Basis	Span (ft-in.)				
			2-0	3-0	4-0	5-0	6-0
26	SS	f	310	138	78	50	34
		L/180	310	94	40	20	12
	DS	f	310	138	78	50	34
		L/180	310	138	78	49	28
24	SS	f	388	172	97	62	43
		L/180	388	172	75	38	22
	DS	f	380	169	95	61	42
		L/180	380	113	48	24	14
22	SS	f	466	207	117	75	52
		L/180	459	136	57	29	17
	DS	f	466	207	117	75	52
		L/180	466	207	117	71	41
22	SS	f	583	259	146	93	65
		L/180	583	257	108	55	32
	DS	f	583	259	146	93	65
		L/180	583	257	108	55	32

Allowable Span (ft-in.)

Gauge	Span	Basis	Allowable Load (psf)			
			20	30	40	50
26	SS	f	7-10	6-5	5-6	5-0
		L/180	5-0	4-4	4-0	3-8
	DS	f	7-10	6-5	5-6	5-0
		L/180	6-8	5-10	5-4	4-11
24	SS	f	8-8	7-1	6-2	5-6
		L/180	5-4	4-8	4-3	3-11
22	DS	f	8-8	7-1	6-2	5-6
		L/180	7-2	6-3	5-8	5-3
	TS	f	9-9	7-11	6-10	6-2
		L/180	6-7	5-9	5-2	4-10
22	SS	f	9-8	7-10	6-10	6-1
		L/180	5-8	4-11	4-6	4-2
	DS	f	9-8	7-10	6-10	6-1
		L/180	7-7	6-7	6-0	5-6
22	TS	f	10-9	8-9	7-7	6-10
		L/180	7-0	6-1	5-6	5-1

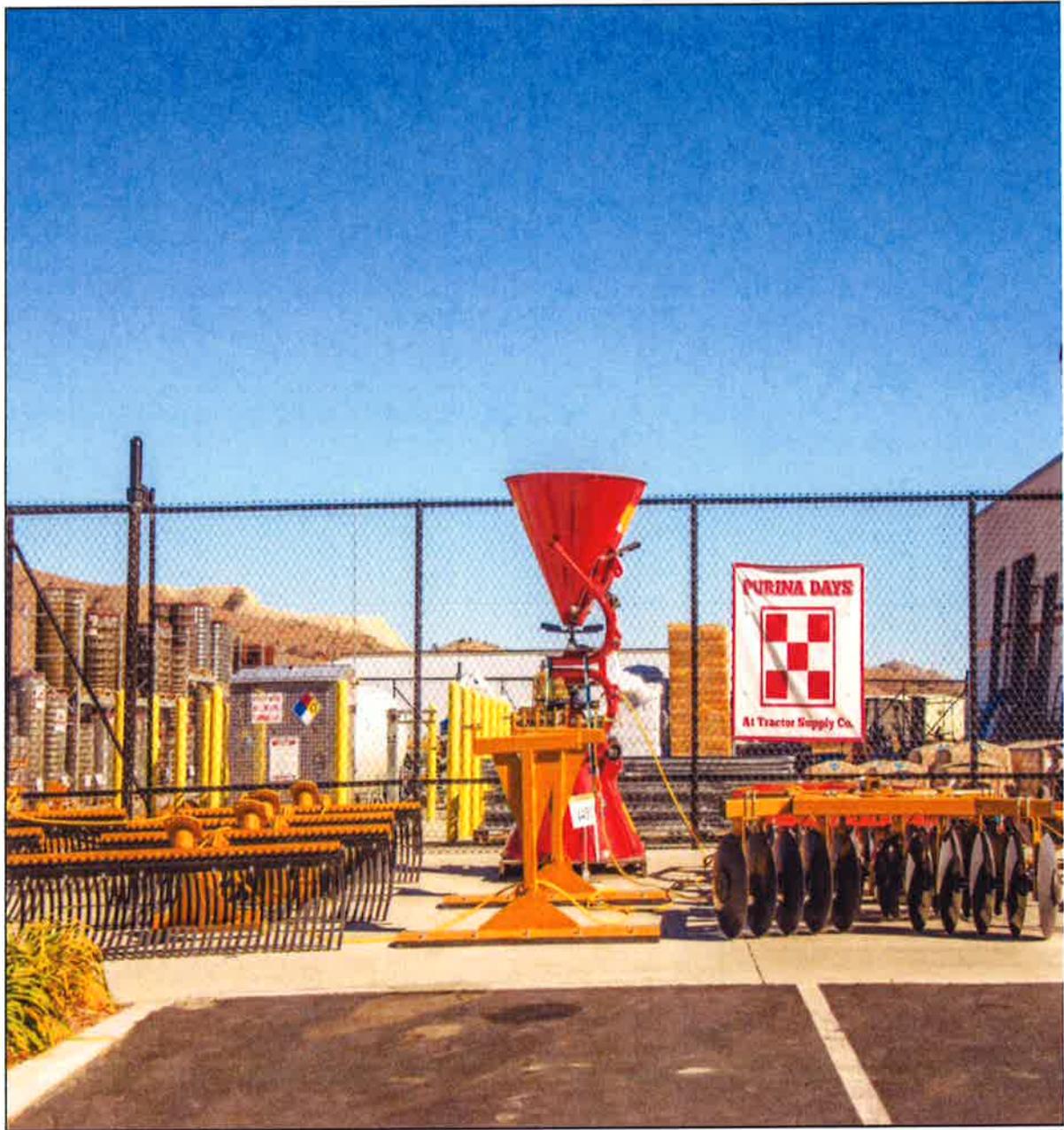


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Planning Commission Agenda Report:

November 19, 2014

Project: Use Permit (file# UP-14-11) Request to establish a Planned Sign Program for an existing commercial building

Applicant(s)/Owner: Ben & Rae Ann Titus/same

Project Location: 311 N. Butte Street

Parcel No: 002-142-009

Zoning: Central Commercial (CC)

General Plan: General Commercial

Project Description:

The applicants have submitted a planning application for a Use Permit in order to establish a Planned Sign Program for an existing 18,000 square foot commercial building located on the corner of N. Butte Street and W. Willow Street. The applicants are in the middle of doing a tenant improvement restoration project on this building and signs are an integral part of the project, as the project will allow for more leased areas, which in turn will require business signage. The proposal is to bring continuity to the signage for future tenants to the building via a Planned Sign Program. Two exhibits are attached for the Commission's review and recommendation. Currently there are four leased tenants in the commercial building.

Review Process:

This matter is before the Planning Commission pursuant to Section 18.125.200 Comprehensive Sign Law/Planning Commission Review.

Zoning/General Plan:

The project site is zoned Central Commercial (CC), and allows for a number of retail services and uses. Zoning to the north, south, east and west are the same as the project site. All of the surrounding uses are commercial in nature.

The General Plan Land Use Designation for this parcel is General Commercial, which allows for service related businesses.

Background:

The applicants purchased the building approximately ten years ago and over time the building has undergone several interior changes resulting in more leased area. Currently the applicants are doing tenant improvements that will be used as housing administrative offices and leased to Northern Valley Indian Health (NVIH). More tenant improvements are being planned in the future for the area in the northwestern section of the building. There are currently 4 leased spaces in the building, (*H&R Block, PEP Consulting, Carb Essentials, and Alves Door Co.*) The applicants submitted an application to GWIL in October of 2014 requesting approval of their exterior design proposal (which included signage) for the building. The project was taken before the City Council at their October 28, 2014 regular meeting for action on granting Façade Improvement funding for the exterior portion of the project. The Council granted approval for funding assistance with stipulations in the resolution that all programmatic rules, regulations and procedures have been fully vetted to the absolute satisfaction of the Administrative Management Staff of the City of Willows. The need to establish a Planned Sign Program per the Comprehensive Sign Law is one of the stipulations being referred to.

Use Permit Discussion:

Section 18.125.200 states, that a Planned Sign Program, with Planning Commission review through a Use Permit process is required for all multi-tenant facilities or any signage program proposing an aggregate sign area exceeding 50 square feet. The subject building is an 18,000 square foot commercial building which currently houses four tenants, with expected future tenants in the current remodeled portion of the building. Staff has met with the property owners and discussed the requirement under Code Section 18.125.200 which requires a Planned Sign Program. Therefore the property owners submitted an application to do so.

The subject building sits on a major corner of the downtown (Willows St and Butte St.) and has suite frontage on both street sides. Currently the signage for the existing four suites is 177.77 square feet. When the newly renovated suite is leased to NVIH, they will want signage for their business. As mentioned earlier, the applicants are proposing in the future to do more tenant improvements for the northwestern portion of their building which will result in the need for more business signage. Adopting a Planned Sign Program that would be aesthetically pleasing and functional for the commercial complex is the task at hand. Attached are two examples of Master Sign Program. The difference between them is the style of sign that each suite would be allowed to have. One proposal is to have all signs be illuminated channel letters and the other proposal is to have all signs be painted signs, affixed above the suite. The two attached draft Master Sign Programs are intended to provide the Commission with a choice on what type of signage they would like to see for this building.

The applicants desire to utilize the two existing sign cabinets that are located on the upper corner of the building at Butte and Willow Street. Currently these cabinets are being used for Alves Door Company business signage. The proposal is to place the name of the building (*Willows Butte Suites*) in these two existing sign cabinets with suite numbers and directional arrows in smaller font below the name. (*see attached photo*).

All of these sign changes will take place upon the existing uses relocating and new businesses leasing the suites.

As this parcel is located within the Downtown Business District and within the Downtown Design Guidelines, signage is subject to the guidelines. The criteria set forth within the guidelines states that all signs should relate proportionately in placement and size to other building elements, and sign style and color should complement the building façade. The criteria further states that the wording of signs should be limited to the occupant's names and/or company logo and should not include advertising or services rendered. Words describing the type of commercial use are permitted.

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15301, Class 1, Existing Facilities

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing. As of the date of preparation of this report no written public comments have been received.

Staff Recommendation:

Staff recommends adoption of the attached resolution recommending Use Permit approval for Ben & Rae Ann Titus to establish a Planned Sign Program for property located at 311 N Butte Street, Assessors

Parcel Number 002-142-009, subject to the conditions of approval as shown in Attachment #2, and the selected Program (A or B)

Planning Commission Options:

1. Adopt the Resolution approving the Use Permit application with conditions
2. Deny the Use Permit application with findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. City Council Resolution approving Downtown Façade Improvement Funding
4. Floor Plan for 311 N Butte Street
5. Planned Sign Program Option A
6. Planned Sign Program Option B
7. Wooden Sign Samples

Submitted by:



Karen Mantele
Principal Planner

**THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING
THE PLANNING COMMISSION DECISION ON THE USE PERMIT PURSUANT TO Chapter
18.135.060**

PC RESOLUTION NO. _____-2014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING A USE PERMIT (FILE# UP-14-11) TO BEN & RAE ANN TITUS TO ESTABLISH A PLANNED SIGN PROGRAM FOR AN EXISTING 18,000 SF COMMERCIAL BUILDING FOR PROPERTY LOCATED AT 311 N. BUTTE STREET, ASSESSORS PARCEL NUMBER 002-142-009

WHEREAS, the applicants, Ben & Rae Ann Titus have filed for Use Permit approval to establish a Planned Sign Program for an existing commercial building; and,

WHEREAS, City of Willows Municipal Code Section 18.125.200 states a planned sign program is required for all multi-tenant facilities or any signage program proposing an aggregate sign area exceeding 50 square feet and subject to Use Permit approval by the Planning Commission, and,

WHEREAS, the Planning Commission did, on November 19, 2014, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, notice of the Planning Commission meeting held on November 19, 2014, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Use Permit proposal to establish a Master Sign Program for an existing 18,000 SF commercial building located at 311 N. Butte Street, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit file UP-14-11, Sign Program _____, subject to the attached conditions of approval set forth in Attachment #2;

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of November, 2014, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Kerri Warren, Chairperson

ATTEST: _____
Recording Secretary

**USE PERMIT CONDITIONS OF APPROVAL FOR
BEN & RAE ANN TITUS/PLANNED SIGN PROGRAM
FOR PROPERTY LOCATED AT 311 N. BUTTE STREET
APN; 002-142-009**

PC approval date: _____, 2014

General

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
3. Any and all exterior lighting to be used for signage shall be installed shall be designed and to meet safety requirements and minimize glare onto adjacent property or residential areas. All lighting must meet the City Standards. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets.
4. All conditions required by the Planning Commission shall be completed and installed prior to use of the site/building.
5. Upon Planning Commission approval applicant shall meet with city staff to review all conditions associated with the project.
6. Permanent directional signage shall be installed as shown on site plan.
7. All future sign for this commercial building shall obtain City approval prior to installation per the Comprehensive Sign Law.

Building Department

8. The applicant shall submit for review structural and electrical details for any and all signage areas requiring review.

Fire Department

9. Signage to meet Willows Municipal Code Section 15.15.100 Premises Identification
10. The electrical room shall be identified with a sign on the exterior door.
11. All suites shall be identified by illuminated numbers above the door to suite.

CC Resolution

RESOLUTION No. 29-2014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOWS APPROVING THE USE OF DOWNTOWN FAÇADE IMPROVEMENT FUNDS FOR BEN & RAEANN TITUS, OWNERS OF AN EXISTING COMMERCIAL BUILDING LOCATED AT 311 NORTH BUTTE STREET

WHEREAS, on June 13, 2000, the City Council of the City of Willows adopted the Community Vision and Action Plan per Resolution No. 16-2000 which recommended a Community Goal to establish a Façade Improvement Program (PROGRAM), and

WHEREAS, on June 24, 2008 the City Council of the City of Willows adopted Resolution No. 31-2008 implementing a Downtown Façade Improvement Program, and,

WHEREAS, funding is available for the PROGRAM through partial allocation of the Wal-Mart Economic Impacts contribution, and

WHEREAS, Ben & RaeAnn Titus have requested the use of PROGRAM funds not to exceed \$12,000, to assist façade improvement on the Rental property located at 311 N Butte Street, within the Central Commercial Zoning district, and

WHEREAS, Plaster/Stucco, Painting, Signage and Landscaping are eligible items under the PROGRAM, and

WHEREAS, in an effort to further the goal of providing assistance to businesses within the Central Commercial Zoning District for downtown revitalization, it is recommended that the Council consider approving the use of PROGRAM funds for this Façade Improvement project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Willows does hereby resolve as follows:

1. That any reimbursement of project expense, associated with this application process; is exclusively conditioned contingent upon full approval from the Greater Willows Improvement League (GWIL); and
2. That all programmatic rules, regulations and procedures have been fully vetted to the absolute satisfaction of the Administrative Management Staff of the City of Willows; and
3. That the City Council hereby commits funding anticipated not-to-exceed \$12,000 of the PROGRAM funds to Ben & RaeAnn Titus to complete the project.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on this 28th day of October, 2014, by the following vote:

AYES:	Domenighini, Taylor-Vodden, Mello, Hansen & Mayor Cobb
NOES:	None

ABSENT: None
ABSTAIN: None

APPROVED:

ATTESTED:

Mayor Jeffrey Cobb

Natalie Butler, City Clerk

FLOOR PLAN



**BUTTE-WILLOW SUITES
311 NORTH BUTTE STREET**

MASTER PLANNED SIGN CRITERIA PROGRAM

I. Purpose & Intent

- a. This sign criteria program has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the complex for the mutual benefit of all tenants and to comply with the regulations of the City of Willows.
- b. The intent of this sign criteria is to offer the tenant design flexibility and to incorporate common design elements that will enhance the building. The signs specified will offer optimal tenant identity when designed in conformance with the design standards.
- c. Conformance will be strictly enforced, and any installed non-conformance or unapproved signs will be removed at the tenants' expense.

II. General Requirements

- a. Prior to fabrication or applying for City approvals, each tenant shall submit to the Landlord, for written approval, three copies of detailed shop drawings (1 in full color) indicating the location, size, layout, design, color, illumination, materials and method of attachment.
- b. All signs shall be reviewed by the Landlord for conformance with sign criteria. Approval or disapproval of sign submittals shall remain the sole and absolute right of the Landlord.
- c. All permits and fees for signs and their installation shall be obtained by the Tenant or its representative.
- d. All signs shall be constructed at the Tenants' expense.
- e. Tenants shall be responsible for the installation and maintenance of the sign(s). Should Tenants sign require maintenance or repair. Landlord shall give Tenant 30 (thirty) day written notice to affect the maintenance of repair. Should tenant fail to do so, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of notice.

III. Style

- a. Tenant sign shall be individual channel letters, 5" deep with acrylic faces.
- b. If the Tenant does not have an established exterior sign identity, the style of lettering shall be similar to Helvetica Medium.

IV. Construction Requirements

- a. All channel letters are to be fabricated using pre finished aluminum or painted with automotive or equivalent paint materials.
- b. All sign bolts, fastenings and clips shall be hot dipped galvanized iron, stainless steel, aluminum, brass, bronze, nickel, or cadmium plated. No black iron materials of any type will be permitted.
- c. All cabinets, conductors, crossovers, transformers, wiring and other equipment must be concealed behind the sign fascia.
- d. The face of the channel letters and logos shall be acrylic plastic (3/16th minimum) fastened to the metal frame by a trim cap matching the color of the letter returns.
- e. All signs and their installation must comply with the local building and electrical codes and bear a UL label and manufactures label.

V. Installation

- a. All signs will be inspected by the Landlord's approved superintendent for conformance.
- b. Tenant's sign contractor shall completely install and connect the sign display.
- c. The sign contractor shall repair any damage to the building caused by his work. All penetrations of the building shall be neatly sealed in watertight condition and shall be patched the adjacent finish to Landlords satisfaction. Damage to the building that is not repaired by the sign contractor shall be corrected at Tenant's expense.

VI. Location

- a. All signs shall be centered fascia vertically and horizontally as detailed in drawings submitted.

VII. Guarantee

- a. The entire sign display will be guaranteed for one year against defects and material and workmanship. Defective parts shall be replaced.

VII. Insurance

- a. The Sign Company shall carry workmen's compensation and public liability insurance against all damaged suffered or done to any and all persons and/or property while engaged in the construction or installation of signs in the amount of \$1,000,000 per occurrence.

VIII. Size and Length of Sign

- a. Each tenant will be allowed one sign above their suite facing the street (Butte or Willow).
- b. Signage will be a maximum of 18 inches high
- c. No sign shall be allowed to exceed 80% leased frontage
- d. Tenant signs shall be illuminated channel letters

IV. Sign Copy

- a. Wording of sign shall not include the product sold except as part of Tenant's name, insignia or logo.

X. Color

- a. Variations of color from one Tenant to another is encouraged. All letters of the sign shall be one color.
- b. Logo colors may differ from the sign colors.
- c. Trim and caps to be dark bronze.

XI. Logos

- a. Each tenant will be permitted to display one (1) logo subject to the Landlord's approval. The logo area shall be included within the sign area limitation. The logo shall be defined as a graphic symbol with construction as required for Tenants' channel letters.

XII. Expiration of Lease Term

- a. At the expiration or sooner termination of Tenants' lease term, Tenant shall remove its sign(s), patch and paint the sign fascia to match the adjacent finish to the Landlord's satisfaction.

Exhibit B**BUTTE-WILLOW SUITES
311 NORTH BUTTE STREET****MASTER PLANNED SIGN CRITERIA PROGRAM****I. Purpose & Intent**

- d. This sign criteria program has been established for the purpose of maintaining a continuity of quality and aesthetics throughout the complex for the mutual benefit of all tenants and to comply with the regulations of the City of Willows.
- e. The intent of this sign criteria is to offer the tenant design flexibility and to incorporate common design elements that will enhance the building. The signs specified will offer optimal tenant identity when designed in conformance with the design standards.
- f. Conformance will be strictly enforced, and any installed non-conformance or unapproved signs will be removed at the tenants' expense.

II. General Requirements

- f. Prior to fabrication or applying for City approvals, each tenant shall submit to the Landlord, for written approval, three copies of detailed shop drawings (1 in full color) indicating the location, size, layout, design, color, illumination, materials and method of attachment.
- g. All signs shall be reviewed by the Landlord for conformance with sign criteria. Approval or disapproval of sign submittals shall remain the sole and absolute right of the Landlord.
- h. All permits and fees for signs and their installation shall be obtained by the Tenant or its representative.
- i. All signs shall be constructed at the Tenants' expense.
- j. Tenants shall be responsible for the installation and maintenance of the sign(s). Should Tenants sign require maintenance or repair, Landlord shall give Tenant 30 (thirty) day written notice to affect the maintenance of repair. Should tenant fail to do so, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of notice.

III. Style

- c. Tenant sign shall be painted wooden signs prepared by a licensed sign company.
- d. If the Tenant does not have an established exterior sign identity, the style of lettering shall be similar to Rockwell extra bold for the business name and Forte font for the address/suite number.

IV. Construction Requirements

- f. All painted signs are to be fabricated using quality wood and painted with a high end paint.
- g. All sign bolts, fastenings and clips shall be hot dipped galvanized iron, stainless steel, aluminum, brass, bronze, nickel, or cadmium plated. No black iron materials of any type will be permitted.
- h. All signs and their installation must comply with the local building and electrical codes and bear a UL label and manufactures label.

V. Installation

- a. All signs will be inspected by the Landlord's approved superintendent for conformance.
- b. Tenant's sign contractor shall completely install and connect the sign display.

- c. The sign contractor shall repair any damage to the building caused by his work. All penetrations of the building shall be neatly sealed in watertight condition and shall be patched the adjacent finish to Landlords satisfaction. Damage to the building that is not repaired by the sign contractor shall be corrected at Tenant's expense.

VI. Location

- b. All signs shall be centered fascia vertically and horizontally as detailed in drawings submitted.

VII. Guarantee

- b. The entire sign display will be guaranteed for one year against defects and material and workmanship. Defective parts shall be replaced.

VII. Insurance

- b. The Sign Company shall carry workmen's compensation and public liability insurance against all damaged suffered or done to any and all persons and/or property while engaged in the construction or installation of signs in the amount of \$1,000,000 per occurrence.

VIII. Size and Length of Sign

- e. Each tenant will be allowed one sign above their suite facing the street (Butte or Willow).
- f. No sign shall be allowed to exceed 80% leased frontage.

IV. Sign Copy

- b. Wording of sign shall not include the product sold except as part of Tenant's name, insignia or logo.

X. Color

- a. Variations of color from one Tenant to another is encouraged. All letters of the sign shall be one color.
- b. Logo colors may differ from the sign colors.
- c. Trim and caps to be dark bronze.

XI. Logos

- b. Each tenant will be permitted to display one (1) logo subject to the Landlord's approval. The logo area shall be included within the sign area limitation. The logo shall be defined as a graphic symbol with construction as required for Tenants' channel letters.

XII. Expiration of Lease Term

- b. At the expiration or sooner termination of Tenants' lease term, Tenant shall remove its sign(s), patch and paint the sign fascia to match the adjacent finish to the Landlord's satisfaction.

Wooden Sign Samples

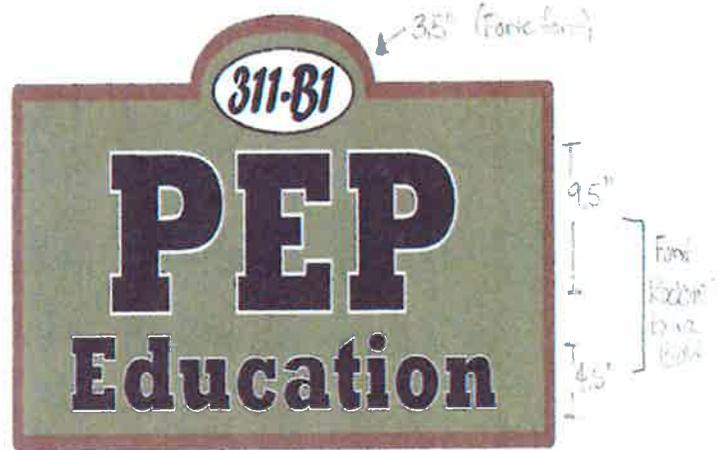
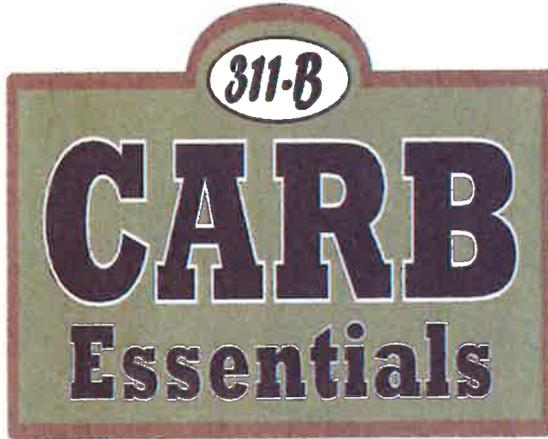
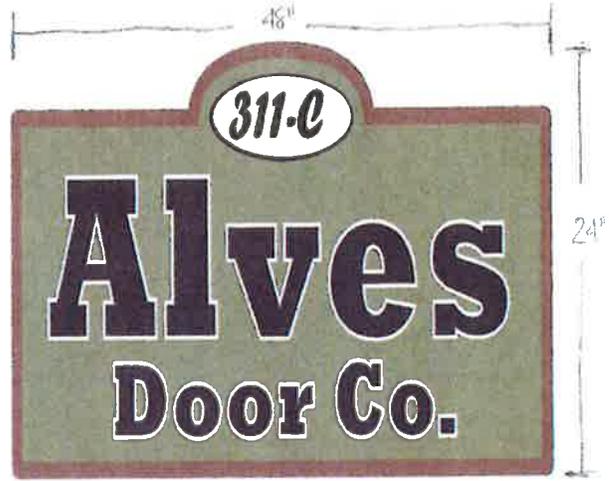
Sign Size: 36" W x 72" L

Willow Butte = 8.5", Rockwell extra bold

Suites = 12.25", Rockwell extra bold

G-L & A-F = 8.5", Forte







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Planning Commission Agenda Report:

November 19, 2014

Project: Design Review (file# DR-14-07) Request to approve installation of outdoor playground equipment system
 Applicant(s)/Owner: Walden Academy Charter School/St. Monica's Catholic Church
 Project Location: 1149 W. Wood Street
 Parcel No: 005-370-010
 Zoning: R-1 (Single-Family Residential)
 General Plan: Low Density Residential

Project Description:

The applicant has submitted a Design Review application requesting approval to install outdoor equipment (a playground system) for the School, to be located south of the staff room and learning center unit and behind the existing school building. The playground area will not be visible from Wood Street. The proposed system is rated for children ages 5 to 12 years of age. The structure area will be 30 feet by 41 feet 4", with the structure poles being 8- 9 feet high. The structure, called the "Around the Bend" system series, delivers maximum fitness value with its durable, ground-based, obstacle course design. Kids will find endless climbing, balancing and body coordination opportunities as they move from one adventure to the next. The School feels this system will be a great addition to their physical education program. The Walden School proposes to purchase a system that is from a family owned and operated company in Pennsylvania, therefore the play structure will be USA made. The company (*Playworld Systems*) has two ISO certifications (9001 and 14001) which are awarded to those companies that demonstrate commitment to performance in manufacturing and shipping of high quality products. Engineered wood fiber under the structure with appropriate border encompassing the area is being proposed.

Review Process:

This matter is before the Planning Commission pursuant to Section Chapter 2.45.030 of the City of Willows Municipal Code.

Zoning/General Plan:

The project site is zoned R-1, and the School use has an approved Use Permit. Zoning to the north is R-1, south is Wood Street, east is R-3 and west is Entryway. The General Plan Land Use Designation for this parcel is Low Density Residential, which allows for serving single family residential uses. A school in close proximity to residential uses is compatibility, as well as the zoning has allowed the school via a Use Permit.

Project Analysis:

Materials and Colors Used. The proposed playground system is made of a PVC-Free Eco-Armor, a long lasting polyethylene (PE) coating that is 100 % recyclable, and a durable alternative to traditional PVC coatings. Eco-Armor is phthalate free, lead free, and cadmium free, making it safe for the users and the environment. The play systems use Superdurable Polyester Powder Coating which provides enhanced, light stable pigments for superior UV stability and fade resistance. An extra layer of rust protection on weld joints, brackets, and high traffic areas are used. All of the hardware is stainless steel to prevent rust and corrosion. All exposed hardware is tamper-resistant for added security.

All of the systems have rotomolded plastic components that are made of shatter-proof HDPE plastic that are compounded pigmented resins, providing twice as much impact resistance than the commonly used dry-blended resin. The systems are backed by a 15-year warranty as the plastics are UV resistant so the colors stay brighter longer. The systems have double banded clamps which are die cast aluminum alloy and features an exclusive S-lap design that eliminates all clamp string entanglement concerns, making it 10 times stronger than required. The hinged clamp is backed by a lifetime warranty.

The tubing is cold-formed steel tubing which provides high-shielded, high-tensile strength and has an interior resistant coating. The tubing is washed and sanitized before application of a baked-on powder-coating for a strong molecular adhesion to all tubing, components and posts. Posts are either galvanized steel or recycled aluminum and feature this triple coating process, backed by a lifetime warranty. Post caps are factory installed and riveted in place for maximum durability and vandal resistance, and also have a lifetime warranty.

All of the ropes climbing activities are made from 5/8' wire rope covered in polyimide yard (carpet fiber) for superior abrasion resistance and UV color fastness. The 4-strand design provides the best grip for climbing per the company design standards.

The proposal is to purchase the Blue and Gold color system as shown on the attached color exhibit.

Parking/Signage/Landscaping: Not applicable with this project.

Lighting: Currently there is a wall pack light which is mounted to the staff room unit/building adjacent to the playground area. The school does not anticipate the need for additional lighting as the use of the playground system will take place during school hours; therefore no new lighting is proposed.

The project was reviewed internally by the city departments for comments/conditions which proposed conditions are reflected with those comments.

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15301, Class 1, Existing Facilities.

Staff Recommendation:

Staff recommends adoption of the attached resolution recommending Design Review approval for Walden Academy Charter School to install an outdoor equipment/playground system for property located at 1149 W. Wood Street, Assessors Parcel Number 005-370-010, subject to the conditions of approval as shown in Attachment #2 and exhibited on Attachments 3-5.

1. Adopt the Resolution approving the Design Review applications with conditions
2. Deny the Design Review applications with findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Letter from applicant
4. Color photos of playground system

5. Site Plan

Submitted by:



Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE# DR-14-07) TO WALDEN ACADEMY CHARTER SCHOOL TO INSTALL AN OUTDOOR EQUIPMENT/ PLAYGROUND SYSTEM FOR THE SCHOOL AT PROPERTY LOCATED AT 1149 W. WOOD STREET, ASSESSORS PARCEL NUMBER 005-370-010

WHEREAS, the applicant, Walden Academy, has filed for Design Review approval to install an outdoor equipment/playground system at the School; and,

WHEREAS, City of Willows Municipal Code Section 2.45.030 states that all new structures require Design Review approval, and,

WHEREAS, the Planning Commission did, on November 19, 2014, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to install an outdoor equipment/playground system at the Walden Academy, an existing use located at 1149 W. Wood Street, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review file# DR-14-07, subject to the attached conditions of approval set forth in Attachment #2; and Attachments 3-5.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of November, 2014, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Kerri Warren, Chairperson

ATTEST: _____
Recording Secretary

**DESIGN REVIEW CONDITIONS OF APPROVAL FOR
WALDEN ACADEMY CHARTER SCHOOL
FOR PROPERTY LOCATED AT 1149 W. Wood Street
APN; 005-370-010**

PC approval date: _____, 2014

General

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
3. The developer shall adhere to the design and specification of the Architectural Design Review approval. A final shall not be issued in part or whole for any of the project (installation of a playground system) subject to design review unless and until the work specified in the design review approval has been completed.
4. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the Building Official for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
5. All conditions required by the Planning Commission shall be completed and installed prior to use of the site.

Building Department

6. The applicant shall apply for and obtain all necessary Building Permits for the project.
7. All of the conditions of approval shall be placed on the set of plans prepared for review.
8. The applicant shall provide detailed plans showing compliance with 2013 CBC (11B-240; 11-B-1008).
9. All contractors/sub-contractors shall obtain a City business license prior to commencing operation. (Contact Finance Department).

Public Works Department

10. The applicant shall provide 2 sets of engineered drawings of the footings for the playstructure.
11. The applicant shall, upon completion of construction, provide an inspection report from a Certified Playground Safety Inspector.

Applicant's Letter

October 22, 2014

City of Willows
Karen Mantale
201 N. Lassen St.
Willows, CA 95988

Walden Academy
Landry Otterson
1149 W. Wood St.
Willows, CA 95988

Dear Ms. Mantale,

Walden Academy is proposing the installation of a 30' x 41' 4" playground system 10' north of the Kindergarten room, room 6 according to plans, and 10' east of room 5. This playground system will accommodate play from all grades at staggered recesses. It is a small playground not exceeding 9' in height, but will offer students a varied play experience as well as exercise. The play structure allows for the students to have a choice for their free play whether it is on the structure or the grass area, reducing congestion in one given area. The play structure will only be used during school session hours with proper monitoring by staff or qualified adults.

If you have any questions, please contact Landry Otterson at (530) 517-0771.
Thank you for your time and consideration.

Respectfully,



Landry Otterson
Walden Academy Project Coordinator

Color Photos of Structure



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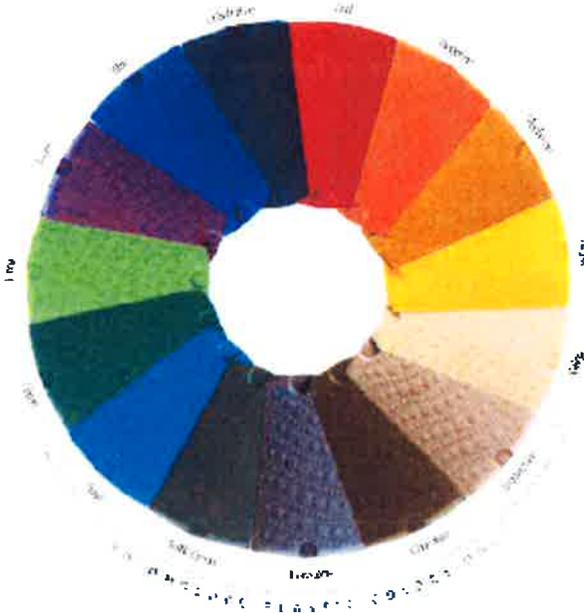
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Keeping Play Colorful

2014 Color Chart

Rotomolded & Sheet Plastic Colors
 Aqua, Baltic Green, Gayatri, Glacier and
 Bluestone are only available in rotomolded plastic.



Component & Post Colors
 Playworld Systems uses Super-Turbid Polymer Powder
 Coating, which uses enhanced light-stable pigments for
 superior UV stability and color resistance.



Two-Color Plastics

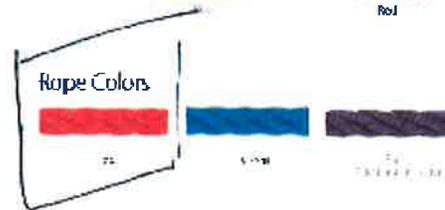
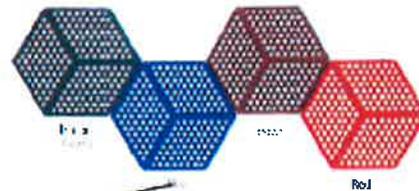


Origins™ Boulders Colors

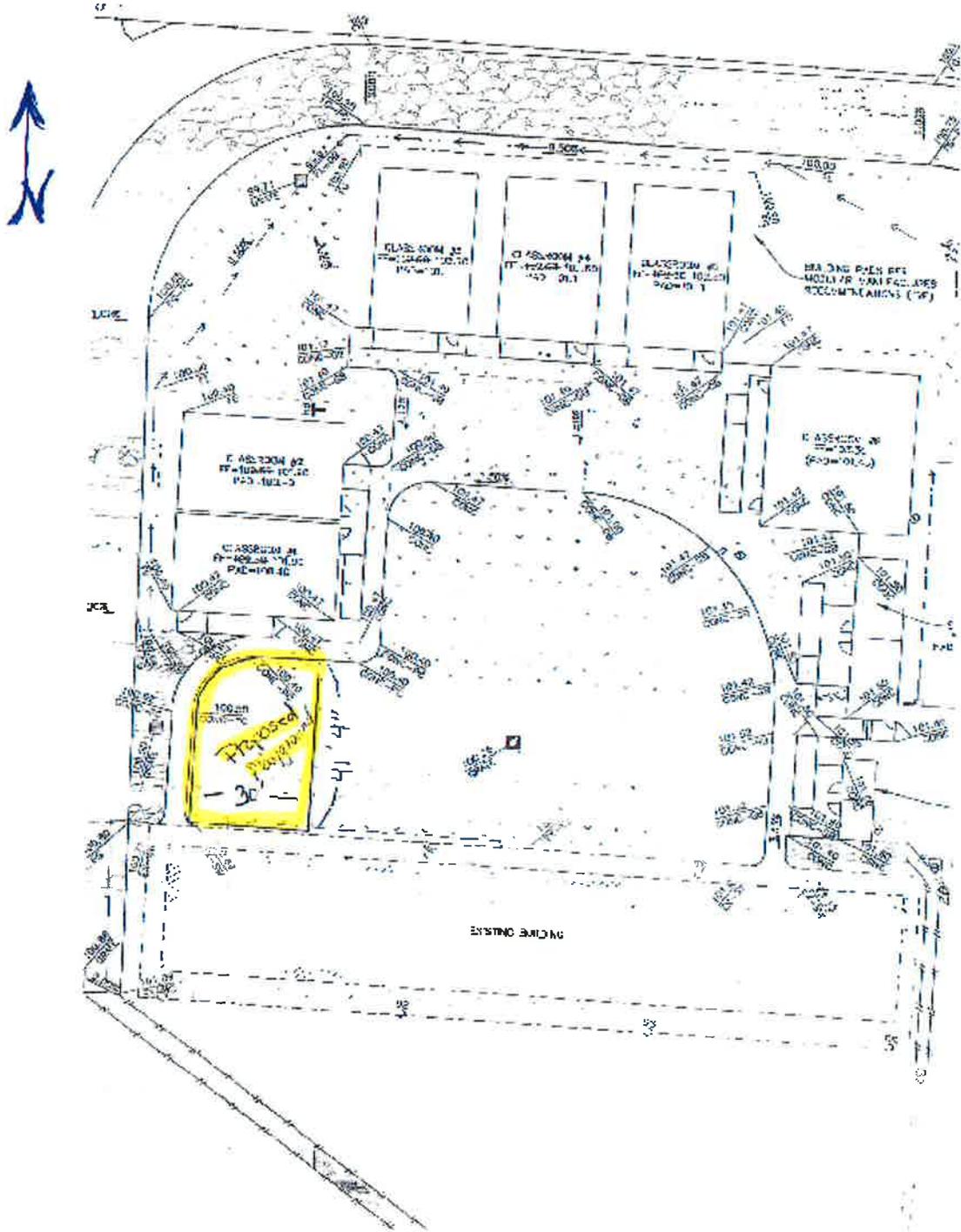


Eco-Armor™ Colors

Playworld Systems is proud to have eliminated 99.999%
 of PVCs from our products with Eco-Armor, our more
 durable, PVC-free, thermoplastic Polyethylene (PE) coating.



SITE PLAN



October 22, 2014

City of Willows
Karen Mantele
201 N. Lassen St.
Willows, CA 95988

Walden Academy
Landry Otterson
1149 W. Wood St.
Willows, CA 95988

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Landry Otterson
Walden Academy Project Coordinator

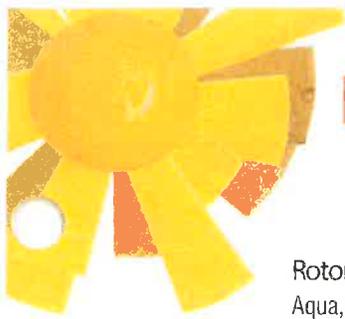


Front View



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Keeping Play Colorful

2014 Color Chart

Rotomolded & Sheet Plastic Colors

Aqua, Bottle Green, Graystone, Chocolate and Brownstone are only available in rotomolded plastic.



Component & Post Colors

Playworld Systems uses Super Durable Polyester Powder Coating, which uses enhanced, light-stable pigments for superior UV stability and fade resistance.



Two-Color Plastics

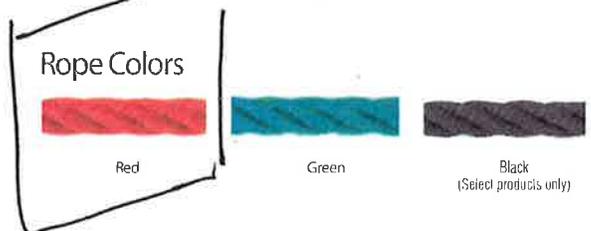
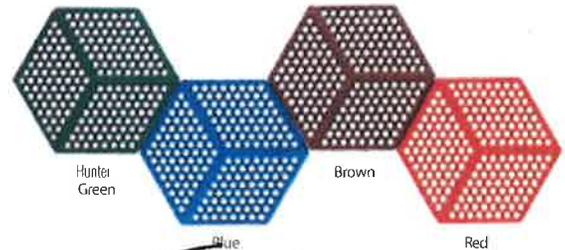


Origins™ Boulders Colors



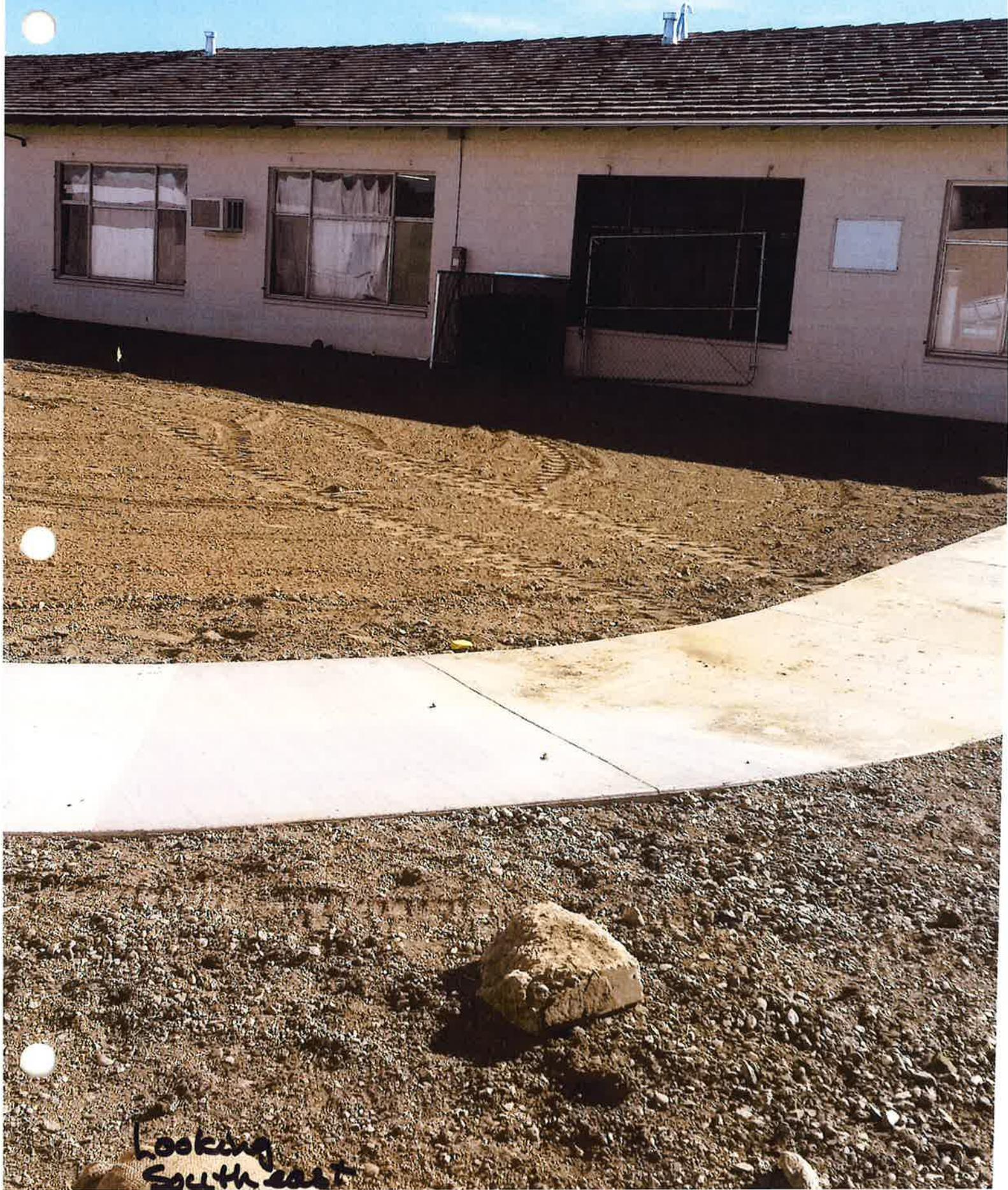
Eco-Armor® Colors

Playworld Systems is proud to have eliminated 99.999% of PVCs from our products with Eco-Armor, our more durable, PVC-free, thermoplastic Polyethylene (PE) coating.





Looking South



Looking
South east