

**CITY COUNCIL**

Gary L Hansen, Mayor  
Jim Yoder, Vice Mayor  
Larry Domenighini, Council Member  
Lawrence Mello, Council Member  
Jeff Williams, Council Member



**INTERIM CITY MANAGER**  
Fire Chief, Wayne Peabody

**CITY CLERK**  
Natalie Butler

**201 North Lassen Street  
Willows, CA 95988  
(530) 934-7041  
[www.cityofwillows.org](http://www.cityofwillows.org)**

**CITY COUNCIL REGULAR MEETING AGENDA  
October 11, 2016  
7:00 p.m.**

The City of Willows welcomes you to our meetings, which are regularly scheduled for the second and fourth Tuesdays of each month. Your participation and interest is encouraged and appreciated.

The Brown Act prohibits the Council from taking action on any item not placed on the Agenda in most cases.

Pursuant to Government Code section 54957.5, all non-confidential writings or documents relating to any item on this agenda which have been provided to a majority of the City Council, including those received less than 72 hours prior to the City Council meeting, will be made available for public inspection in the agenda packet located on the table in the lobby at the Willows Civic Center, 201 North Lassen Street, Willows, CA, during normal business hours of 8:00 a.m. to 5:00 p.m. weekdays, excluding holidays. Agendas can also be located on the City's website at [www.cityofwillows.org](http://www.cityofwillows.org).

Should any speakers wish to distribute materials, or staff wish to distribute any supplemental materials to be evaluated in the decision-making process of the legislative body at the meeting, ten (10) copies must be provided to the City Clerk who will distribute them.

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**CITY COUNCIL REGULAR MEETING AGENDA**  
**October 11, 2016**  
**7:00 p.m.**

1. **CALL TO ORDER** – 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CEREMONIAL MATTERS (Proclamations, Recognitions, Awards):**
  - a) The Mayor will present Certificates of Appreciation for unsolicited and unselfish assistance rendered by individuals during a recent fire event in the City of Willows.
5. **PUBLIC COMMENT / WRITTEN COMMUNICATIONS:** Members of the public wishing to address the Council on any item(s) *not on the agenda* may do so at this time when recognized by the Mayor; however, no formal action will be taken unless a majority consensus of the Council directs staff to place the item on a future agenda. ***(Public Comment is generally restricted to three minutes).***
6. **CONSENT AGENDA:** Consent items are considered to be routine by the City Council and will be enacted in one motion. There will be no separate discussion on these items unless a Councilperson requests, in which event the item will be removed from the consent agenda. It is recommended that the Council:
  - a) Consider approval of general checking, payroll & direct deposit check registers.

**PLEASE NOTE:**

Comments from the public are welcome. The Mayor will announce an opportunity for public comments related to **Public Hearings and each subsequent action item on the agenda** at such time as the items are being considered. Please limit comments to three minutes per topic, and one comment per person per topic. Once comments conclude, please allow the Council the opportunity to continue its consideration of the item without interruption.

**7. PUBLIC HEARINGS:**

- a) Conduct the public hearing and upon conclusion, consider 1.) Read by title only the ordinance next in line and; 2.) Pass first reading of an ordinance entitled **“An Ordinance of the City Council of the City of Willows, Repealing, Replacing, and/or Amending certain Sections of Chapter 15 of the City of Willows Municipal Code, to Adopt by Reference and Amend Certain Portions of the 2016 California Building Standards Codes and Approve the Local Findings as set forth in the Codes with the remaining sections currently in place to remain unchanged”**.
- b) Conduct the public hearing and upon conclusion, consider 1.) Read by title only the ordinance next in line and; 2.) Pass first reading of an ordinance entitled **“An Ordinance of the City Council of the Willows, Repealing, Amending, and/or Creating specific Sections of Chapter 15; sub sections 15.10, 15.11, 15.20, 15.30, 15.35, 15.50, 15.55, 15.60, 15.70, 15.75, 15.80, 15.85, 15.90, 15.91, and 15.95 of the City of Willows Municipal Code, and to Adopt by Reference and Amend Certain Portions of the 2016 California Building Standards Codes”**.

**8. ORDINANCES:**

- a) Consider 1.) Passage of second reading by title only and 2.) Adopt an ordinance entitled **“An Ordinance of the City Council of the City of Willows Amending Title II Section 2.70.020 of Chapter 22.70 of the Willows Municipal Code”**.

**9. REGULAR BUSINESS AGENDA / ITEMS REQUIRING COUNCIL ACTION:**

- a) Hold a discussion and consider adoption of a Resolution supporting Willows Unified School District’s Bond “Measure B” on the November 8, 2016 ballot.

**10. COUNCIL/STAFF REPORTS/COMMENTS:** Brief reports by members of the Administrative Staff and the Council regarding correspondence, events and/or meetings attended, and upcoming meetings/events. Reports shall be limited to City business and shall not request or lead to action by the Council at this meeting. Any request that requires Council action will be set by the Council for a future agenda or referred to staff.

- a) Staff Comments/Reports
- b) City Council Comments/Reports

11. **Public Comment on Closed Session item listed below:** Pursuant to Government Code Section 54954.3 the public has an opportunity to directly address the legislative body on the item(s) below prior to the Council convening into Closed Session. Public Comments are generally restricted to three minutes.
12. **Council will convene into Executive Session:** Pursuant to California Government Code Sections 54950 et seq., the City Council will hold a Closed Session. More Specific information regarding this closed session is indicated below:

**a) CONFERENCE WITH REAL PROPERTY NEGOTIATOR, pursuant to Section 54956.8**

**Property:** 139 N. Lassen Street, Willows CA 95988  
**City Negotiator(s):** Interim City Manager Wayne Peabody  
**Negotiating Parties:** City of Willows and Rebecca Harrigan  
**Under Negotiation:** Possible lease terms and length

13. **Reconvene to Open Session & Report out on Closed Session:**

14. **ADJOURNMENT:**

**CERTIFICATION:** Pursuant to Government Code §54954.2 (a), the agenda for this meeting was properly posted on or before October 7, 2016.

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](http://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 at 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

Period

9/24/2016 TO 10/5/2016

General Checking      34004      TO      34080      (UMPQUA CHECK STOCK)  
                                 30679      TO      30680

Payroll Direct Deposit      207719      TO      207757

Payroll Checks      36376      TO      36407

APPROVAL DATE      10/11/2016

Approved \_\_\_\_\_

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
033985	09/21/16	AME01	AMERICAN RIVER COLLEGE	-151.25	.00	-151.25	B60914u	Ck# 033985 Reversed
034003	09/21/16	WILHN	SHAWN WILLIAMS	-150.00	.00	-150.00	B60914u	Ck# 034003 Reversed
034004	09/23/16	ABP01	CERTIFIED/FORTRESS SECURI	72.00	.00	72.00	2707469	ALARM MONITORING 10/1-12/
034005	09/23/16	APP00	AFFORDABLE COMPUTER SOLUT	115.00	.00	115.00	4077	REPAIR LIBRARY COMPUTERS
034006	09/23/16	APP05	THE APPEAL-DEMOCRAT	54.82	.00	54.82	B60923	SUBSCRIPTION RENEWAL 52 W
034007	09/23/16	ATT01	A.T. & T.	86.29 37.23	.00 .00	86.29 37.23	B60923 AB60923	TELEPHONE EXP.-CLETS 8/12 TELEPHONE EXP. EC LIBRARY
			Check Total.....	123.52	.00	123.52		
034008	09/23/16	CAL01	CALIFORNIA WATER COMPANY	2831.14	.00	2831.14	B60923	WATER EXPENSE SEPT 2016
034009	09/23/16*	COA01	COACH DECK LLC.	188.50	.00	188.50	13566994	COACHDECK
034010	09/23/16	COR02	CORBIN WILLITS SYSTEMS	407.87	.00	407.87	B609151	CONT.SERV. FINANCE OCT 20
034011	09/23/16	CUR01	L.N. CURTIS & SONS	1925.80	.00	1925.80	49517	HONEYWLL SCBA ANNUAL SERV
034012	09/23/16	CVC00	CVCWA	820.00	.00	820.00	17-052	MEMBERSHIP 7/1/16-06/30/1
034013	09/23/16	DEM01	DEMCO, INC.	506.24	.00	506.24	5952807	BADGES/LABELS
034014	09/23/16	ENL00	ENLOE MEDICAL CENTER	1167.00	.00	1167.00	B60923	MEDICAL SERVICES
034015	09/23/16	GLE05	GLENN CO. FLEET SERVICES	4673.25	.00	4673.25	FL1646	VEHICLE RENTAL, MAINT & R
034016	09/23/16	GLE12	GLENN COUNTY TAX COLLECTO	639.80	.00	639.80	B60923	PROPERTY TAX 139/145 N LA
034017	09/23/16	LED03	KELLY LEDERER	30.00	.00	30.00	B60923	REIMBURSE PARK PERMIT #94
034018	09/23/16	MAT01	MATSON & ISOM TECHNOLOGY	1940.52	.00	1940.52	22520IN	REPLACE WORKSTATION
034019	09/23/16	MAX01	MAXIMUM SECURITY SYSTEMS	60.00	.00	60.00	27513	PROP. SERVICES PARKS/PUB.
034020	09/23/16	RAM01	RAMSEY'S GLASS	12.90	.00	12.90	15249	REPAIR SYCAMORE PARK EQUI
034021	09/23/16	THRO0	3CORE	1657.50	.00	1657.50	2008	EDA SUPPORT
034022	09/23/16	TRU00	TRUE BLUE PROPANE	93.22	.00	93.22	TANK/1592	TANK & FILLS
034023	09/23/16	VER02	VERIZON WIRELESS	100.08	.00	100.08	1673867	TELEPHONE EXP EC. 9/10-10
034024	09/23/16	WUN01	WUNSCH'S GARAGE	122.11	.00	122.11	65308	REPAIR 2003 SILVERADO
034025	09/23/16	ZAR02	FRANCISCO ZARATE	20.00	.00	20.00	B60923	REIMBURSE LIVE SCAN-SOCCE
			Cash Account Total.....	17260.02	.00	17260.02		
			Total Disbursements.....	17260.02	.00	17260.02		

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
034026	09/29/16	AB000	STEVE ABOLD	200.00	.00	200.00	B60929	PUB. WKS. TOOL PARKS/PUB.
034027	09/29/16	ALV04	TRICIA ALVES	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034028	09/29/16	AME02	AMERIPRIDE UNIFORM SVCS.	659.61	.00	659.61	B60927	AUG/SEPT STMT PER ATTACHE
034029	09/29/16	ATT01	A.T.& T.	944.54	.00	944.54	B60927	TELEPHONE EXP.8/19-9/18/1
034030	09/29/16	AYR00	IAN AYRES	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034031	09/29/16	BAL00	BALDWIN CONTRACTING/ESCRO	11214.74	.00	11214.74	B60927	RETENTION TO ESCROW ACCOU
034032	09/29/16	BOE03	DANIELLE BOELMAN	40.00	.00	40.00	B60927	COED HORSESHOES 1ST PLACE
034033	09/29/16	CHA00	LANCE CHAPMAN	215.00	.00	215.00	B60929	CLOTHING EXP. FIRE DEPART
034034	09/29/16	COR12	SANDRA CORBIN	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034035	09/29/16	DAH00	JASON DAHL	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034036	09/29/16	DAW00	CLAY DAWLEY	107.50	.00	107.50	B60929	CLOTHING EXP. BUILDING DE
034037	09/29/16	EDG00	ADAM EDGINGTON	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034038	09/29/16	FGL00	FGL ENVIRONMENTAL	27.00	.00	27.00	677650A	BACTI ANALYSIS
034039	09/29/16	HIW00	HIWAY TRUCK & AUTO	149.01	.00	149.01	8-11676	BELT TENSIONER
034040	09/29/16	HUG00	KIMBERLY HUGHES	17.00	.00	17.00	B60927	COED HORSESHOES 2ND PLACE
034041	09/29/16	IWO00	IWORQ SYSTEMS	1200.00	.00	1200.00	8247	WORK MGMT AND SEWER MGMT
034042	09/29/16	JOH07	LUCAS JOHNSON	215.00	.00	215.00	B60929	CLOTHING EXP. FIRE DEPART
034043	09/29/16	RNI03	KNIFE RIVER CONSTRUCTION	211048.11	.00	211048.11	B60927	BUTTE STREET PMT #2
034044	09/29/16	LEM01	CAROL LEMENAGER	200.00	.00	200.00	B60929	VEHICLE ALLOW. RECREATION
034045	09/29/16	MCI01	TROY MCINTYRE	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034046	09/29/16	MOW00	MOWBRAY'S TREE SERVICE IN	45.40	.00	45.40	B60927	REFUND BUSINESS LICENSE O
034047	09/29/16	NOR18	NORTHERN CALIF. GLOVES	324.28	.00	324.28	195060	GLOVES/MISC SUPPLIES
034048	09/29/16	PEA00	WAYNE PEABODY	200.00	.00	200.00	B60929	TECHNOLOGY ALLOWANCE OCT
034049	09/29/16	PGE01	PG & E	12745.83	.00	12745.83	B60927	P.G. & E. 8/15-9/13/16
034050	09/29/16	RAM02	DEBRA RAMSEY	200.00	.00	200.00	B60927	SOFTBALL TOURNAMENT REFUN
034051	09/29/16	RHF00	R.H.F. INC.	43.00	.00	43.00	70950	REPLACE TUNING FORK
034052	09/29/16	RIN00	SHARI RINEHART	10.00	.00	10.00	B60927	COED HORSESHOES 3RD PLACE
034053	09/29/16	SAC08	SACRAMENTO VALLEY MIRROR	32.40	.00	32.40	14259	LEGAL AD-PLANNING COMM.
034054	09/29/16	SAI02	TIMOTHY L. SAILSBERY	200.00	.00	200.00	B60929	VEHICLE ALLOW. FINANCE OC
034055	09/29/16	STO00	MICHAEL STOVER	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034056	09/29/16	STO01	STONY CREEK UNIFIED SCHOO	100.00	.00	100.00	B60929	RENT EC LIBRARY OCT 2016
034057	09/29/16	SYK01	GENE SYKES	215.00	.00	215.00	B60929	CLOTHING EXP. FIRE DEPART
034058	09/29/16	TAY21	LANCE TAYLOR	10.00	.00	10.00	B60927	COED HORSESHOES 3RD PLACE
034059	09/29/16	THO05	ROBERT THOMPSON	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034060	09/29/16	TUT00	MILO TUTSCH	17.00	.00	17.00	B60927	COED HORSESHOES 2ND PLACE
034061	09/29/16	VES01	RAY VESSELS	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034062	09/29/16	WAL07	WAL-MART COMMUNITY	641.43	.00	641.43	B60927	SEPTEMBER STMT PER ATTACH
034063	09/29/16	WILHN	SHAWN WILLIAMS	215.00	.00	215.00	B60929	CLOTHING EXP. POLICE DEPT
034064	09/29/16	WILHO	WILLOWS CHRISTIAN CHURCH	250.00	.00	250.00	B60927	REIMBURSE USE OF FELLOWSH
Cash Account Total.....:				243421.85	.00	243421.85		
Total Disbursements.....:				243421.85	.00	243421.85		

REPORT: Oct 05 16 Wednesday  
 RUN: Oct 05 16 Time: 09:30  
 Run By: JANE COLLINS

CITY OF WILLOWS  
 Cash Disbursement Detail Report  
 Check Listing for 10-16 Bank Account.: 1045

PAGE: 001  
 ID #: PY-DP  
 CTL.: WIL

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information
034065	10/05/16	BAR01	BARCELOUX BROTHERS AUTO	515.80	.00	515.80	B61004	SEPT STMT PER ATTACHED
034066	10/05/16	BUT00	BUTTE COLLEGE	525.00	.00	525.00	A16012	PERISHABLE SKILLS TRAININ
034067	10/05/16	CIT06	CITY OF ORLAND	17223.66	.00	17223.66	124	CONT.SERV. LIBRARY JULY-S
034068	10/05/16	COM16	COMCAST CABLE	55.15 145.97 150.97	.00 .00 .00	55.15 145.97 150.97	B61004 AB61004 ABC61004	INTERNET LIBRARY 10/3-11/ INTERNET ADMIN 9/29-10/28 INTERNET PD 9/19-10/18/16
Check Total.....:				352.09	.00	352.09		
034069	10/05/16	COR10	CORNING LUMBER CO., INC.	95.71	.00	95.71	B61004	SEPT STMT PER ATTACHED
034070	10/05/16	GLE09	GLENN CO. OFFICE OF EDUCA	500.00	.00	500.00	B61004	LITERACY PASS THROUGH(CEN
034071	10/05/16	HUT00	JAKE HUTSON	215.00	.00	215.00	B61004	CLOTHING EXP. FIRE DEPART
034072	10/05/16	INT16	INTERSTATE BATTERY SYSTEM	20.41	.00	20.41	30046191	9 VOLT BATTERY
034073	10/05/16	ITF01	INDUSTRIAL TRUCK & FARM	65.98	.00	65.98	B61004	SEPT STMT PER ATTACHED
034074	10/05/16	JOH07	LUCAS JOHNSON	165.00	.00	165.00	B61004	DMV MEDICAL
034075	10/05/16	MTS00	MT SHASTA SPRING WATER CO	40.08	.00	40.08	B61004	WATER-PD
034076	10/05/16	SAC08	SACRAMENTO VALLEY MIRROR	32.40	.00	32.40	14279	LEGAL AD-PLANNING
034077	10/05/16	STO00	MICHAEL STOVER	120.00 495.42	.00 .00	120.00 495.42	B61004 AB61004	EVIDENCE MGMT PER DIEM EVIDENCE MGMT HOTEL
Check Total.....:				615.42	.00	615.42		
034078	10/05/16	USB02	US BANK	792.81	.00	792.81	314156613	EQUIPMENT LEASE 9/20-10/2
034079	10/05/16	VAL14	VALLEY TRUCK & TRACTOR CO	73.84	.00	73.84	655354	MODULE
034080	10/05/16	WILHI	WILLOWS ACE HARDWARE	265.11	.00	265.11	B61004	SEPT SIMT PER ATTACHED
Cash Account Total.....:				21498.31	.00	21498.31		
Total Disbursements.....:				21498.31	.00	21498.31		
Cash Account Total.....:				.00	.00	.00		

REPORT.: Oct 04 16 Tuesday  
 RUN...: Oct 04 16 Time: 11:02  
 Run By.: JANE COLLINS

CITY OF WILLOWS  
 Cash Disbursement Detail Report  
 Check Listing for 10-16 Bank Account.: 1050

PAGE: 001  
 ID #: PY-DP  
 CTL.: WIL

Check Number	Check Date	Vendor Number	Name	Gross Amount	Discount Amount	Net Amount	-----Payment Information-----	
							Invoice #	Description
030679	10/03/16	BAL00	BALDWIN CONTRACTING/ESCRO	21996.08	.00	21996.08	B61004	RETENTION TO ESCROW ACCOU
030680	10/03/16	KNI03	KNIFE RIVER CONSTRUCTION	415898.86	.00	415898.86	B61004	PROGRESS PMT #4
Cash Account Total.....:				437894.94	.00	437894.94		
Total Disbursements.....:				437894.94	.00	437894.94		

October 11, 2016

AGENDA ITEM

TO: Honorable Mayor Hansen and Members of the City Council  
FROM: Wayne Peabody, Fire Chief/Interim City Manager  
SUBJECT: 2016 Fire Code Adoption

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RECOMMENDATION

The City Council conducts a Public Hearing and considers reading by title only and passage of an Ordinance entitled **"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS, REPEALING, REPLACING, AND/OR AMENDING CERTAIN SECTIONS OF CHAPTER 15.15 OF THE CITY OF WILLOWS MUNICIPAL CODE, TO ADOPT BY REFERENCE AND AMEND CERTAIN PORTIONS OF THE 2016 CALIFORNIA FIRE CODES AND APPROVE THE LOCAL FINDINGS AS SET FORTH IN THE CODES WITH THE REMAINING SECTIONS CURRENTLY IN PLACE TO REMAIN UNCHANGED"**

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SITUATION (or BACKGROUND):

As part of its periodic review of the fire code, the California Building Standards Commission this year published the 2016 California Fire Code, which becomes effective January 1, 2017.

These new Fire Codes are based in part on the 2015 International Fire Code, published by the International Code Council, and include the 2016 California Building Code and the 2016 California Fire Code, among other codes.

FINANCIAL CONSIDERATIONS:

Minimal, the new code books were budgeted for and purchased earlier in the year.

NOTIFICATION:

Public Hearing Noticed, the Building Department and the Planning Department have reviewed and commented on the proposed Ordinances.

ALTERNATE ACTION:

1. Approve (by motion)
2. Approve (by motion).... As amended...
3. Request additional information from staff
4. Reject the recommendation and/or direct an item to be returned at a later date.

**RECOMMENDATION:**

The City Council conducts a Public Hearing and considers reading by title only and passage of first reading of an Ordinance entitled **“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS, REPEALING, REPLACING, AND/OR AMENDING CERTAIN SECTIONS OF CHAPTER 15.15 OF THE CITY OF WILLOWS MUNICIPAL CODE, TO ADOPT BY REFERENCE AND AMEND CERTAIN PORTIONS OF THE 2016 CALIFORNIA FIRE CODES AND APPROVE THE LOCAL FINDINGS AS SET FORTH IN THE CODES WITH THE REMAINING SECTIONS CURRENTLY IN PLACE TO REMAIN UNCHANGED”**

Respectfully submitted:



Wayne Peabody  
Fire Chief/Interim City Manager

Attachments:

- 1: Ordinance modifying Chapter 15.15 of Willows Municipal Code
- 2: Exhibit A - Findings of Fact along with jurisdictional revisions and modifications to the codes.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS,  
REPEALING, REPLACING, AND/OR AMENDING CERTAIN SECTIONS OF  
CHAPTER 15.15 OF THE CITY OF WILLOWS MUNICIPAL CODE, TO ADOPT  
BY REFERENCE AND AMEND CERTAIN PORTIONS OF THE 2016  
CALIFORNIA FIRE CODES AND APPROVE THE LOCAL FINDINGS AS SET  
FORTH IN THE CODES WITH THE REMAINING SECTIONS CURRENTLY IN  
PLACE TO REMAIN UNCHANGED**

Whereas, the California Fire Codes are published every three years by the California Building Standards Commission;

Whereas, the California Building Standards Commission has published the 2016 California Fire Codes by amending Title 24 of the California Code of Regulations, effective January 1, 2016;

Whereas, the 2016 California Fire Codes are based in part on the 2015 International Fire Code, published by the International Code Council;

Whereas, the California Fire Codes may be adopted by cities by incorporation by reference;

Whereas, cities may establish more restrictive Fire standards than those set forth in the California Fire Codes, if certain findings are made pertaining to local climatic, geological or topographical conditions; and

Whereas, the 2016 California Fire Codes will automatically become effective without amendment in the City of Willows 180 days after January 1, 2016, unless the City affirmatively amends the Codes otherwise.

The City Council of the City of Willows does ordain as follows:

- 1: Amend, Reenact or Create Sections of Chapter 15 - subsection (s) 15.15.010-15.15.230

Chapter 15: subsection (s) 15.15 of the City of Willows Municipal Code are hereby amended, reenacted and created to read as follows:

**Chapter Fifteen (15.15.010) Adoption of California Fire Codes**

The following publications are hereby adopted by reference and incorporated, as if fully set forth in this Code; except as expressly amended or superseded by the provisions of this Chapter:

15.150.010 The 2016 California Fire Code, Title 24, Part 9 of the California Code of Regulations, including Appendices and Amendments

There is hereby adopted by the City Council of the City of Willows for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain document entitled "2016 Edition of the California Fire Code and Standards with Amendments, Appendices, the 2016 California Building Code Standards with Certain Amendments, and the 2015 International Fire Code and Standards," is adopted as the California Fire Code of the City of Willows and included in and made a part of this code as though set forth at length herein. Additionally, National Fire Protection Association (NFPA) Standards 10, 13, 13R, 13D, 25 with California Amendments, and NFPA 72 with the most recent editions are adopted.

## **EXHIBIT A**

### **Local Findings of Fact**

The City Council finds that in order to best protect the health, safety, and welfare of the citizens of Willows, the City Council should adopt the California Fire Code Standards. The Council further finds that based upon the materials presented and the recommendations of the Fire Chief, it is necessary to make these revisions in order to clarify procedural issues and to provide fire personnel with a better ability to protect the public.

Under the provisions of Section 17958.5 of the Health and Safety Code, local amendments must be based on climatic, geologic and topographical conditions. The following Findings of Fact address each of these situations and present the local conditions which, either singularly, or in combination, justify the amendments to be adopted:

#### **CLIMATE:**

The City, on average, experiences an approximate annual rainfall of 20 inches. This rainfall can normally be expected between October and April. During the winter months, the City may experience periods of heavy rain, which causes local flooding. Winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. During the dry period, temperatures range from 70 degrees to over 110 degrees. These temperatures are often accompanied by light to moderate gusty winds, which couple with agricultural burning may lead to wind driven fires. With increased development spreading into agricultural areas a wind driven fire could have severe consequences, as has been demonstrated on several occasions through out the state.

#### **GEOLOGIC:**

The City is susceptible to flooding hazards resulting from long periods of rain in the Mendocino Forest. The most serious direct flooding hazard threat is from the damage or collapse of buildings and other structures due to water flow. In addition to damage caused by flooding, there is the possibility of flood-induced fires starting because of damage to gas lines, power lines or heat producing appliances and the unavailability of water for fire control due to broken water pumps. In the event of a major flooding or many areas of the City may not be accessible to emergency equipment and, if bridges, freeways or roads are damaged, the City may be isolated from outside assistance.

## **TOPOGRAPHICAL:**

The City borders include flat terrain on the North to the East is the Glenn Colusa Cannel and railroad system. Along the South portions of the City is the Glenn Colusa Cannel continues. To the West is Interstate 5 which then turns from flat terrain to hilly terrain and State Responsibility Area (SRA) land. The railroad, cannel and freeway all create barriers, which may obstruct traffic patterns and delay response time for fire equipment. The water supply within the City is directly affected by the topographical layout. The water distribution system consists of 7 pressure zones, which carry water by gravity from one storage reservoir. Water flow within the City can vary from less than 500 gallons per minute to flows in excess of 1,500 gallons a minute. This wide variation causes major problems to development and fire suppression efforts.

## **SUMMARY:**

The above local climatic, geologic and topographical conditions increase the magnitude, exposure, accessibility problems and fire hazards presented to the Willows Fire Department. Fires in areas determined to be moderate, high or very high fire severity zones, as outline by the State of California (CalFire) fire severity zone map, place additional fire suppression demands on the responding fire agency. A fire following a flood has the potential of causing greater loss of life and damage than the flood itself. The majority of the City's industrial areas are located in the highest flood zones, which also contains the largest concentration of hazardous materials. Hazardous materials, particularly toxic gases, could pose the greatest threat to the largest number of persons, should a significant flood event occur. The Department's resources would have to be prioritized to mitigate the greatest threat, and may be unavailable for vegetation or structure fires.

Other variables that may tend to intensify the situation include:

1. The extent of damage to the water system;
2. The extended isolation due to roadways and/or freeway due to flooding;
3. The extent of roadway damage and/or amount of debris blocking roadways;
4. Climatic conditions (hot, dry weather with high winds);
5. Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours; and,

6. The availability of timely response due to minimal staffing and volunteerism.

**CONCLUSION:**

Local climatic, geologic and topographical conditions impact fire prevention efforts and the frequency, spread, intensity, and the size of fire involving buildings in this community. Further, they impact potential damage to all structures from flooding and subsequent fire. Therefore, it is found to be reasonably necessary that the International Fire Code, the California Fire Code, the California Building Code and State Building Standards Code be changed or modified to mitigate the effects of these conditions.

Furthermore, California Health & Safety Code (CH&SC) Section 17958.7 requires that the modification or change to which findings refer be expressly marked and identified. Therefore, the following table provides code sections that will be modified by this ordinance which are building standards as defined in CH&SC Section 18909, and the associated referenced conditions for modification due to local climatic, geologic and topographical conditions.

**Section Number: Local Climatic, Geologic and Topographical Conditions**

304.1.2	CFC	a, b, c
307	CFC	a, b, c
501.4	CFC	a, b, c
505.1	CFC	b, c
506.1	CFC	a, c
901.6.1.1	CFC	a, b, c
903.2	CFC	a, b, c
<del>903.4.1</del>	<del>CFC</del>	<del>a, b, c</del>
<del>903.4.2</del>	<del>CFC</del>	<del>a, b, c</del>
<del>2703.3.1.4</del>	<del>CFC</del>	<del>a, b, c</del>
2702 5002	CFC	a, b, c
<del>5704.2.9.5.1</del> 5704.2.9.6.1	CFC	a, b, c
5706.2.4.4	CFC	a, b, c
6104.2	CFC	a, b, c
Ch 56	CFC	a, b, c
106.2	CFC	a, b, c
108.1	CFC	a, b, c

**CODE AMENDMENTS:** (The following reference amendments are sections taken from State of California Code)

**Section 304.1.2:**

General Persons owning, leasing, renting, in legal control of the property; and operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons, owning, leasing, or controlling land adjacent to such building or structures shall at all times maintain an effective fire break as stipulated with this code. When property lines are adjacent to roadways the hazard shall be cleared to the center of the roadway.

(A) Definitions. The following words and phrases, with this code, shall be defined as follows:

(1) Compost Pile: A mixture of decayed organic matter (pine needles, leaves, grass clippings etc.) compiled together with the intention to convert compost to fertilizer.

(2) Continuous Fuel: Combustible vegetation whether, living or dead that is adjacent to other similar vegetation without a break.

(3) Debris: Shall mean waste matter, dry grass, dead trees, cut limbs or branches, piles or pine needles or leaves that when dry may be come a fire hazard.

(4) Developed Lot: Structure(s) present on property.

(5) Disking: Shall mean to cultivate with an implement (as a harrow or plow) that turns and loosens the soil as with a series of disks.

(6) Fire Hazard: Anything or act which increases or may cause an increase of the hazard or menace of fire or explosion to a degree greater than that customarily recognized as normal by persons in the public service or preventing, suppressing, or extinguishing fires; or which may obstruct, delay, or hinder, or may become the cause of an obstruction, delay or hindrance to the prevention, suppression or extinguishment of the fire.

(7) Lot: All land within the property lines set forth in the assessor's parcel map or as established by a recorded map or record

(8) Mowing: To cut with a scythe or machine.

(9) Pasture: Land use for the grazing of livestock.

(10) Rubble: Shall mean any rubble, residue, structure or part of portions of a structure, remaining after fire damage to or the demolition or partial demolition of any building or structure in the city.

(11) Vacant Lot: Void of any structures.

(12) Weeds: When mature, bear seeds of downy or wingy nature or dry overgrown grass, etc. Sagebrush, chaparral, scotch broom, trench broom, Manzanita, or any other brush or weeds which attain such large growth as to become, when dry, a fire hazard to property and structures.

(B) Abatement of Hazard – Clearance of rubble, brush, or vegetative growth for Vacant and Developed Lots.

(1) A cleared space around all buildings 30 feet wide at a minimum. The Chief may require cleared space to be larger if a potential fire hazard exists.

(2) A cleared space (fire break) 50 feet wide minimum completely around the perimeter of the property to the street or sidewalk and cross breaks 30-feet wide minimum, every 50 feet maximum. The Chief may require cleared space to be larger if a potential fire hazard exists.

(3) A cleared space extending 30 feet minimum beyond the foliage of any group of trees. The Chief may require cleared space to be larger if a potential fire hazard exists.

The Fire Chief, Fire Inspectors or designated officials may find it necessary to have all weeds, debris, and rubble that could be expected to burn or may cause a life or safety hazard to be removed from the Entire lot, vacant lot, or developed lot.

Cross Reference Article III Weeds and Rubbish Removal, S 8.05.120/8.05.180 of the Willows Code of Ordinance.

**Section 307:**

The Fire Chief, Air Pollution Control Officer, or their authorized representative is authorized to require that open burning be immediately discontinued if he/she determines that smoke emissions are offensive to occupants of surrounding property or if the open burning is determined by the Fire Chief, his or her designee, to constitute a hazardous condition.

The Fire Chief is authorized to enforce a ban on all open burning during periods of critical fire danger.

**Open burning / residential:**

- (A) Is not allowed in the City Limits of Willows.
- (B) To include Burn Barrels, Litter, Brush, Leaves, Debris, Weeds or any other substance.

**Special Event Burning:**

Special event burning is authorized when a permit is obtained for a warming fire or cooking with the following criteria:

- (A) Pit location must be inspected prior to digging;
- (B) Twenty-foot clearance of all vegetation around pit and structures;
- (C) Pit shall be in attendance of an adult at all times;
- (D) Pit shall have a mesh wire top;
- (E) Only unprocessed wood or barbecue charcoal shall be burned in pit.

**Section 501.4:**

An all weather driving surface capable of supporting imposed loads up to 70,000 pounds shall be maintained during all phases of construction.

Fire hydrant(s) capable of meeting minimum fire flows of 1,000 gallons per minute shall be charged and available to all sites under construction prior to the stacking of combustible materials on site. Fire hydrants shall be located within 500' of the furthest most point of construction; use of an existing hydrant shall not interfere the daily routine traffic patterns of City residents.

**Section 505.1:**

Approved numbers for premises identification shall be placed on all new and existing buildings near the doorway or in such a position as to be

plainly visible and legible from the street or access fronting the property during both day and night hours.

Address numbers shall be illuminated for buildings constructed after January 1, 2008. Light sources used to comply with this section shall be controlled by a photoelectric device or by a circuit supplied by a house meter which is used to provide other required lighting during hours of darkness. No switch or other similar device shall be installed. Buildings constructed prior to this date shall comply with all other address requirements.

Address signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance

All properties that are served by a rear access shall install approved numbers for premises identification in such a position as to be plainly visible and legible from the access. Exception: Single family dwelling.

Number shall be contrasting in color to their background.

The minimum size and dimension of the numbers shall be 6 inches in height with 1-inch stroke width or larger readily visible and legible from the adjacent street. Single Family dwelling shall have a minimum size of 4 inches in heights with 1-inch stroke width or larger.

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).

Condominiums, apartment complexes, townhouses, mobile home parks, and multiple commercial buildings shall have installed, at points of entry, an illuminated directory in accordance with Fire Department standards. The directory sign shall consist of the following:

- (A) A plot plan showing private drives.
- (B) Access roads.
- (C) Building location(s) with individual numbers and addresses.
- (D) Fire hydrant locations.
- (E) Name of the complex.

- (F) A reference point on the plot plan indicating the location of the directory.
- (G) A north direction indicator.
- (H) Key box location.
- (I) Hazardous materials information and storage location(s).

All numbering shall be in sequence as approved by the Planning and Fire Departments.

The developer or property owner shall submit to the Fire Department and Building Department detailed plans for review and approval showing size, materials, method of construction, electrical components and wiring diagram, and location of the installation.

### **Section 506.1:**

A key box shall be installed on all new commercial, industrial and R occupancies excluding R-3. The key box shall be an approved type and contain those keys necessary to gain access. Placement shall be approved by Fire chief or designee.

### **Section 901.6.1.1:**

The Fire chief or designee may determine a fire alarm to be unreliable upon receipt of more than four false alarms within a twelve month period. Upon making such finding, the chief may order the following:

(A) Upon the fourth (4<sup>th</sup>) false alarm from the system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$150.00 plus the costs of the response for each false alarm.

(B) Upon the sixth (6<sup>th</sup>) false alarm from the system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$300.00 plus the costs of the response for each false alarm.

(C) Upon the eighth (8<sup>th</sup>) and each subsequent false alarm, from the system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$500.00 plus the cost of the response, as specified in the fire department's approved fee schedule for each occurrence. In addition, the chief may require the system owner to provide standby personnel or take such measures as he/she deems appropriate. Persons or activities required by the chief shall remain in place until a fire department approved fire alarm maintenance firm certifies in writing to the chief that the alarm system

has been restored in a reliable condition. The chief may require such tests as he deems necessary to demonstrate the adequacy of the system.

**Section 903.2:**

An approved automatic fire-extinguishing system shall be installed and maintained in all occupancies and locations as set fourth in this section. A standard automatic sprinkler system shall be installed throughout all buildings:

(A) New commercial, industrial and R occupancies.

(1) Exceptions:

- (a) Detached non-combustible vehicle dispensing canopies classified as a Group M occupancy.
- (b) Detached Car ports of non-combustible construction
- (c) Detached Group B and M occupancies 500 sq. ft. or less

(B) Fire Department Connection (FDC) shall be accessible, identified, and placed within 50 feet of a City Standard Fire Hydrant.

All existing structures shall meet the requirements of this sections when, in the opinion of the chief, a change of occupancy or character of the occupancy is made and a greater hazard to life or property exists or the required fire flows are increased.

**Section 903.4.1:**

~~All electronic monitoring systems shall operate either through a private central station or by an approved direct lease line. Initiation and/or termination of required system supervision shall result in immediate notification to Willows Fire Department.~~

~~All electronic monitoring systems shall be designed and installed in accordance with recognized standards and as approved by the Fire Chief.~~

**Section 903.4.2:**

~~Every fire alarm system installed for the purpose of evacuation, including those systems activated solely by fire sprinkler systems shall be designed so that all occupants of the building shall be notified audibly and visually.~~

**Section 5003.3.1.4:**

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~~The fire department is authorized to clean up or abate the effects of any hazardous material deposited upon or into property of facilities within the city, and any person or persons who intentionally or negligently cause such deposit, or have ownership in the land upon which the deposit is located, shall be liable for the payment of all costs incurred by the fire department as a result of such cleanup or abatement activity. The remedy provided by this section shall be in addition to any other remedies provided by law.~~

**Section 5002:**

For the purpose of this section "hazardous materials" shall be defined as any substances or materials in a quantity or from which, in the determination of the fire chief or his authorized representative, poses an unreasonable and imminent risk to the life, health, or safety of persons or property or to the ecological balance of the environment, and shall include, but not limited to, such substances and explosives, radioactive materials, petroleum or petroleum products or gases, poisons, etiologic (biologic) agents, flammable and corrosives.

For the purposes of this section, "costs incurred by the fire department" shall include, but shall not necessarily be limited to, the following: Actual labor costs of city personnel either for actual clean up or standby time at the scene of the deposit, including worker's compensation benefits, fringe benefits, administrative overhead; cost of equipment operation, cost of materials obtained directly by the city; and costs of any contract labor and materials.

**Section 5704.2.9.5.4: Section 5704.2.9.6.1**

The California Fire Code in which storage of flammable liquids in outside above ground tanks is prohibited in R zones within incorporated limits of the City of Willows.

**Section 5706.2.4.4:**

The California Fire Code in which storage of flammable liquids in outside above ground tanks is prohibited in R zones within incorporated limits of the City of Willows.

**Section 6104.2:**

(A) In the residential incorporated limits of the City of Willows, up to five hundred gallons of combustible liquid meaning LPG may be stored in an above ground or inground tank meeting requirements of sections 6104 of the California Fire Code (2016). Minimum distance must be maintained

per table 6104.3 of the California Fire Code (2016). Tank base must be secured per NFIP (1993) Technical bulletin 7-93. Written notice of having an above ground or inground tank will be placed in the main electrical panel for notification to emergency personnel.

### **Chapter 56:**

Safe and Sane fire works are authorized to be sold that bears the seal of approval of the California State Fire Marshal's Office, provided that a permit is first obtained from the Fire Chief. The Fire Chief may only issue ten (10) permits, permitting the sale of fireworks. Safe and Sane fire works are only authorized to be sold to patrons 16 or older. The sell and firing of fire works are only permitted between June 28<sup>th</sup> and July 6<sup>th</sup>.

### **Chapter 1, Section 106.2:**

For the purpose of providing and maintaining functions necessary for the prevention of fire and for the protection of life and property from fire and panic, the Willows Fire Department does establish a Self-Inspection Program, assuring that applicable "B" and "M" occupancies within the city are inspected on an annual basis for fire safety.

Definition. The following words and phrases, with this code, shall be defined as follows:

- (A) "B" Occupancies: Those building for professional or service-type transactions offices, including storage of records and accounts.
- (B) "M" Occupancies: Building for the display and sale of merchandise, and involving stocks of goods, wares or merchandise, as defined in Section 202 of the California Fire Code.
- (C) Function of Self-Inspection Program. The Willows Fire Department shall deliver, by hand or by mail, its current "Self-Inspection Worksheet" and "Confidential Business Occupancy Information" forms to each "B" and "M" occupancy within the city on a bi-annual basis.
- (D) Failure to Comply: Failure of the business owner, property owner, or person responsible for the property to comply with the requirement to return the Self-Inspection Worksheet duly completed; or fails to correct the deficiencies noted within 14 days shall be issued one warning letter extending the inspection period by seven (7) days. Failure to complete and return the Self-Inspection Worksheet shall result in an inspection of the delinquent

occupancy by Willows Fire Department personnel, for which the business owner will be charged as provided in the City of Willows Schedule of Fees and Charges for City Services.

(E) Further, failure of the business owner or property owner to correct deficiencies found, shall be an infraction; and the city may cause to issue a citation to the business owner or property owner for violation of the terms of this section.

**Chapter 1, Sec 108.1:**

Whenever the Fire Chief or his/her representative disapproves an application or refuses to grant a permit applied for or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Chief to the City Council within 30 days from the date of the decision appealed.

The decision of the City Council shall be final. The council shall render all decisions and findings in writing to the Fire Chief with a conclusion of the hearing.

**AGENDA ITEM**

October 11, 2016

**TO:** Wayne Peabody, Interim City Manager  
**FROM:** Clay Dawley Building Department  
**SUBJECT:** 2016 Building Standards Commission Code Adoption.

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**RECOMMENDATION**

This is a public hearing. The City Council should conduct the public hearing and following closure, by motion, consider reading by title only and passage of an Ordinance entitled **“An Ordinance of the City Council of the City of Willows, Repealing, Amending, and/or Creating specific Sections of Chapter 15; sub sections; 15.10, 15.11, 15.20, 15.30, 15.35, 15.50, 15.55, 15.60, 15.70, 15.75, 15.80, 15.85, 15.90, 15.91 and 15.95 of the City of Willows Municipal Code, and to Adopt by Reference and Amend Certain Portions of the 2016 California Building Standards Codes”**

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**SITUATION**

As part of its periodic review of building codes, the California Building Standards Commission this year published the 2016 California Building Standards Codes, which becomes effective January 1, 2017.

These new Building Standards Codes are based in part on the 2015 International Building Code, published by the International Code Council, and include the 2016 California Building Code and the 2016 California Fire Code, among other codes.

**FINANCIAL CONSIDERATIONS**

Minimal; the purchase of new code books, and continuing education as well as code update training.

**NOTIFICATION**

Public Hearing Notice.

**ALTERNATE ACTIONS**

1. Approve (by motion/resolution) ...
2. Approve (by motion/resolution) ... as amended....
3. Request additional information from staff
4. Reject staff recommendation and/or direct item to be returned at later date.

**RECOMMENDATION**

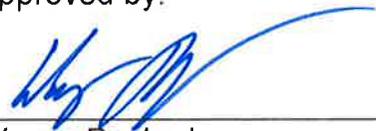
Approve: It is respectfully recommended that the City Council conduct the public hearing and following closure, by motion, consider reading by title only and passage of an Ordinance entitled **“An Ordinance of the City Council of the City of Willows, Repealing, Amending, and/or Creating specific Sections of Chapter 15; sub sections; 15.10, 15.11, 15.20, 15.30, 15.35, 15.50, 15.55, 15.60, 15.70, 15.75, 15.80, 15.85, 15.90, 15.91 and 15.95 of the City of Willows Municipal Code, and to Adopt by Reference and Amend Certain Portions of the 2016 California Building Standards Codes”**

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Respectfully submitted,

  
Clay Dawley  
Building Official

Approved by:

  
Wayne Peabody  
Interim City Manager

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Attachments:

1. Ordinance modifying Chapter 15 of Willows Municipal Code
2. Exhibit A – Local Findings of Fact



only: Chapter 1 (Administrative), as further amended herein, Chapter I (Patio Covers) and Chapter J (Grading).

- 15.11 The 2016 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations.
- 15.20 The 2016 California Electrical Code, Title 24, Part 3 of the California Code of Regulations.
- 15.30 The 2016 California Mechanical Code, Title 24, Part 4 of the California Code of Regulations.
- 15.35 The 2016 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations.
- ~~15.50 The International Property Maintenance Code, 2006 edition, as published by the International Code Council. Repeal in its entirety.~~
- ~~15.55 Solar Energy Code. Repeal in its entirety.~~
- ~~15.60 Swimming Pool, Spa and Hot Tub Code. Repeal in its entirety.~~
- 15.70 The 2016 California Administrative Code, Title 24, Part 1, Chapters 4, 5 and 8 only
- 15.75 The 2016 California Energy Code, Title 24, Part 6 of the California Code of Regulations.
- 15.80 The 2016 California Elevator Safety Construction Code, Title 24, Part 7 of the California Code of Regulations.
- 15.85 The 2016 California Historical Building Code, Title 24, Part 8 of the California Code of Regulations.
- 15.90 The 2016 California Referenced Standards Code, Title 24, Part 9 of the California Code of Regulations.
- 15.91 The 2016 California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations.
- 15.95 Penalties

# “EXHIBIT A”

## Local Findings of Fact

The City Council of the City of Willows finds and declares that the additions, modifications, and changes made to the substantive provisions of the 2016 California Building Standards Codes, as authorized under Health and Safety Code, Section 17958, are necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These findings are as follows:

- A.** **CLIMATE:** The City, on average, experiences an approximate annual rainfall of 20 inches. This rainfall can normally be expected between October and April. During the winter months, the City may experience periods of heavy rain, which causes local flooding. Winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. During the dry period, temperatures range from 70 degrees to over 110 degrees. These temperatures are often accompanied by light to moderate gusty winds, which couple with agricultural burning may lead to wind driven fires. With increased development spreading into agricultural areas a wind driven fire could have severe consequences, as has been demonstrated on several occasions through out the state.
- B.** **GEOLOGIC:** The City is susceptible to flooding hazards resulting from long periods of rain in the Mendocino Forest. The most serious direct flooding hazard threat is from the damage or collapse of buildings and other structures due to water flow. In addition to damage caused by flooding, there is the possibility of flood-induced fires starting because of damage to gas lines, power lines or heat producing appliances and the unavailability of water for fire control due to broken water pumps. In the event of a major flooding or many areas of the City may not be accessible to emergency equipment and, if bridges, freeways or roads are damaged, the City may be isolated from outside assistance.
- C.** **TOPOGRAPHICAL:** The City borders include flat terrain on the North to the East is the Glenn Colusa Canal and railroad system. Along the South portions of the City is the Glenn Colusa Canal continues. To the West is Interstate 5 which then turns into flat terrain hilly terrain and State Responsibility Area (SRA) land. The railroad, canal and freeway all create barriers, which may obstruct traffic patterns and delay response time for fire equipment. The water supply within the City is directly affected by the topographical layout. The water distribution system consists of 7 pressure zones, which carry water by gravity from one reservoir. Water flow within the City can vary from less than 1000 gallons per minute to flows in excess of 2,000 gallons a minute. This wide variation causes major problems to development and fire suppression efforts.
- D.** **SUMMARY:** The above local climatic, geologic and topographical conditions increase the magnitude, exposure, accessibility problems and fire hazards presented to the Willows Fire Department. Fires in areas determined to be moderate, high or very high fire severity zones, as outline by the State of California (CalFire) fire severity zone map, place additional fire suppression demands on the

responding fire agency. A fire following a flood has the potential of causing greater loss of life and damage than the flood itself. The majority of the City's industrial areas are located in the highest flood zones, which also contains the largest concentration of hazardous materials. Hazardous materials, particularly toxic gases, could pose the greatest threat to the largest number of persons, should a significant flood event occur. The Department's resources would have to be prioritized to mitigate the greatest threat, and may be unavailable for vegetation or structure fires.

Other variables that may tend to intensify the situation include:

1. The extent of damage to the water system;
2. The extended isolation due to roadways and/or freeway due to flooding;
3. The extent of roadway damage and/or amount of debris blocking roadways;
4. Climatic conditions (hot, dry weather with high winds);
5. Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours; and,
6. The availability of timely response due to minimal staffing and volunteerism.

**E. CONCLUSION:** Local climatic, geologic and topographical conditions impact fire prevention efforts and the frequency, spread, intensity, and the size of fire involving buildings in this community. Further, they impact potential damage to all structures from flooding and subsequent fire. Therefore, it is found to be reasonably necessary that the International Fire Code, the California Fire Code, the California Building Code and State Building Standards Code be changed or modified to mitigate the effects of these conditions.

Furthermore, California Health & Safety Code (CH&SC) Section 17958.7 requires that the modification or change to which findings refer be expressly marked and identified. Therefore, the following table provides code sections that will be modified by this ordinance which are building standards as defined in CH&SC Section 18909, and the associated referenced conditions for modification due to local climatic, geologic and topographical conditions.

Section Number: Local Climatic, Geologic and Topographical Conditions

109.2	CBC	a, b, c
304.3	UAC	a, b, c
109.3	CBC	a, b, c
501.2	CBC	a, b, c
903.2	CBC	a, b, c
903.4.1	CBC	a, b, c

## CODE ADOPTED

### **Adoption of California Building Standards Commission Codes**

The following publications are hereby adopted by reference and incorporated, as if fully set forth in this Code; except as expressly amended or superseded by the provisions of this Chapter:

- 15.10                   The 2016 California Building Code, Title 24, Part 2 of the California Code of Regulations, including the following Appendices only: Chapter 1 (Administrative), as further amended herein, Chapter I (Patio Covers) and Chapter J (Grading).
- 15.11                   The 2016 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations.
- 15.20                   The 2016 California Electrical Code, Title 24, Part 3 of the California Code of Regulations.
- 15.30                   The 2016 California Mechanical Code, Title 24, Part 4 of the California Code of Regulations.
- 15.35                   The 2016 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations.
- ~~15.50                   The International Property Maintenance Code, 2006 edition, as published by the International Code Council. Repeal in its entirety.~~
- ~~15.55                   Solar Energy Code. Repeal in its entirety.~~
- ~~15.60                   Swimming Pool, Spa and Hot Tub Code. Repeal in its entirety.~~
- 15.70                   The 2016 California Administrative Code, Title 24, Part 1, Chapters 4, 5 and 8 only
- 15.75                   The 2016 California Energy Code, Title 24, Part 6 of the California Code of Regulations.
- 15.80                   The 2016 California Elevator Safety Construction Code, Title 24, Part 7 of the California Code of Regulations.
- 15.85                   The 2016 California Historical Building Code, Title 24, Part 8 of the California Code of Regulations.
- 15.90                   The 2016 California Referenced Standards Code, Title 24, Part 9 of the California Code of Regulations.

- 15.91 The 2016 California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations.
- 15.95 Penalties

**CODE AMENDMENTS:** (The following referenced amendments are sections taken from State of California codes)

**109.2 Schedule of permit fees:**

On buildings, structures, electrical gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as set fourth in the 1997 Uniform Administration Code table 3A-3H

**304.3 Plan review fees:**

When submittal documents are required by other sections of this code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fees shall be 65 percent of the building permit fees as indicated in Section 304.3 of the 1997 Uniform Administrative Code.

**109.3 Building permit valuations:**

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent system. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The fee schedule is based upon the current cost construction valuation established either taking the actual contract price for such work or shall be determined by the use of the latest publication of "Building Valuation Data," or equivalent as published by the International Code Council. The "Building Valuation Data" shall be periodically modified to meet the inflationary cost associated with labor and material increase which are found in the "Building Cost Index" tables published in the Engineering New-Record by The McGraw-Hill Companies. Final building permit valuation shall be set by the building official.

**501.2 Address Illumination:**

Addressing shall be illuminated at night in all new buildings. Address signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

Address numbers shall be illuminated for buildings constructed after January 1, 2011. Light sources used to comply with this section shall be controlled by a photoelectric device or by a circuit supplied by a house meter which is used to provide other required lighting during hours of darkness. No switch or other similar device shall be installed. Buildings constructed prior to this date shall comply with all other address requirements

The minimum size and dimension of the numbers shall be 6 inches in height with 1-inch stroke width or larger readily visible and legible from the adjacent street. Single Family dwelling shall have a minimum size of 4 inches in heights with 1-inch stroke width or larger.

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).

All numbering shall be in sequence as approved by the Building and Fire Department.

The developer or property owner shall submit to the Fire Department and Building Department detailed plans for review and approval showing size, materials, method of construction, electrical components and wiring diagram, and location of the installation.

**Section 903.2:**

(1) An approved automatic fire-extinguishing system shall be installed and maintained in all occupancies and locations as set forth in this section. A standard automatic sprinkler system shall be installed throughout all buildings:

(a) New commercial, industrial and R occupancies.

(1)Exceptions:

- (a) Detached non-combustible vehicle dispensing canopies classified as a Group M occupancy.
- (b) Detached Car ports of non-combustible construction
- (c) Detached Group B and M occupancies 500 sq. ft. or less

(2) Fire Department Connection (FDC) shall be accessible, identified, and placed within 50 feet of a City Standard Fire Hydrant.

(3) All existing structures shall meet the requirements of this sections when, in the opinion of the chief, a change of occupancy or character of the occupancy is made and a greater hazard to life or property exists or the required fire flows are increased.

**903.4.1 Monitoring**

~~Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.~~

~~(a) Requirements. All electronic monitoring systems shall operate either through a private central station or by an approved direct lease line. Initiation and/or termination of required system supervision shall result in immediate notification to Willows Fire Department.~~

~~(b) Standards. All electronic monitoring systems shall be designed and installed in accordance with recognized standards and as approved by the Fire Chief.~~

**Exceptions:**

~~(a) Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.~~

~~(b) Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.~~

Section 8 Filing of Ordinance

The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission.

Section 9 Effective Date and Publication

This Ordinance shall take effect thirty days after its adoption and published in summary format prior to adoption and within fifteen (15) days after its adoption in a newspaper of general circulation published and circulated in the City of Willows.

INTRODUCED and passed first reading on the 11<sup>th</sup> day of October, 2016.

**PASSED AND ADOPTED** by the City Council of the City of Willows on the 25th day of October 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_  
Gary Hansen, Mayor

ATTEST:

Natalie Butler, City Clerk

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**AGENDA ITEM**

October 11, 2016

**TO:** Honorable Mayor Hansen and Members of City Council  
**FROM:** Natalie Butler, City Clerk  
**SUBJECT:** Consideration and possible adoption of an Ordinance Amending Title II, Section 2.07 of the Willows Municipal Code; establishing regulations regarding Library Board of Trustee Meetings

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**RECOMMENDATION**

Staff recommends that the Council pass second reading by title only and adopt an Ordinance Amending Title II, Section 2.70.020 of Chapter 2.70 of the Willows Municipal Code.

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**SUMMARY**

At their August 11, 2016 meeting, the Willows Library Board of Trustees took action on an item to make a recommendation to the City Council to adopt an Ordinance to amend Code 2.70.020 of the Willows Municipal Code. Their recommendation was that the Council allow for the Board of Library Trustees meeting times, places and frequency be established by resolution. Currently the Ordinance states that the board must meet at least once per month, and the board has expressed that they would like to conduct their meetings once every other month. Library Director, Jody Meza, has expressed that the Orland Library Board meets every other month and that seems to work out well for them and she indicated that she would be in favor of Willows also holding meetings every other month.

This Ordinance passed first reading by title only at the City Council's September 27, 2016 and therefore, it is staff's recommendation that the Council pass second reading by title only and adopt the attached Ordinance amending Section 2.70.020 of the Willows Municipal Code.

**FINANCIAL CONSIDERATIONS**

None

**RECOMMENDATION**

Staff recommends that the Council pass second reading by title only and adopt an Ordinance Amending Title II, Section 2.70.020 of Chapter 2.70 of the Willows Municipal Code.

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Respectfully submitted,.



Natalie Butler  
City Clerk

**ORDINANCE NO 727-2016**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILLOWS  
AMENDING TITLE II SECTION 2.70.020 OF CHAPTER 2.70 OF THE  
WILLOWS MUNICIPAL CODE**

**WHEREAS**, the City Council of the City of Willows hereby intends to and does amend Section 2.70.020 of the Willows Municipal Code,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Chapter 2.70, **section 2.70.020** of the Willows Municipal Code is hereby amended to read as follows:

**2.70.020 Meetings of board – Quorum – Officers – Records.**

~~The board of library trustees shall meet at least once a month at such time and place as they may fix.~~ *The City Council shall establish by Resolution the time, place and frequency of the Library Board of Trustees regular meetings.* A majority of the board shall constitute a quorum for the transaction of business. The board shall appoint one of their members president, who shall serve for one year and until his/her successor is appointed, and in his/her absence, shall select a president pro tem. The board shall cause a proper record of their proceedings to be kept and shall comply with all open meeting laws.

**SECTION 2:** It is found and determined that all formal actions of this City Council concerning and relating to the adoption of this Ordinance were adopted in open meetings of this City Council, and that all deliberations of this City Council and any of its committees that resulted in such formal actions were in accordance with all legal requirements, and the Codified Ordinances of the City Council.

**SECTION 3:** The City of Willows City Council may make rules or regulations and from time to time may amend, revoke, or add rules and regulations, not consistent with this Section, as they may deem necessary or expedient in respect to establishing the time, place and frequency of its regular meetings.

**SECTION 4. Severability.** Should any provision of this ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this ordinance or the application of this ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 5. Effective Date.** This ordinance shall take effect and be in force thirty (30) days after its adoption as provided by Government Code Section 36937.

**SECTION 6. Certification.** The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published in accordance with State Law.

**I HEREBY CERTIFY** that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Willows on the 27th day of September, 2016 and passed and adopted at a regular meeting thereof, held on the 11th day of October, 2016, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

ATTESTED:

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Gary Hansen, Mayor

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Natalie Butler, City Clerk

**AGENDA ITEM**

October 11, 2016

TO: Honorable Mayor Hansen and Members of the City Council  
FROM: Wayne Peabody, Interim City Manager  
SUBJECT: Measure B Bond

**RECOMMENDATION:**

- 1: Council consideration of support for the Measure B Bond Referendum on the November 8<sup>th</sup> Ballot

**SITUATION (or BACKGROUND):**

Jim Lambert spokesperson for the Measure B bond proposal is requesting the City Council to officially support Measure by Adopting a Resolution of Support encouraging citizens to vote "yes" on B.

**FINCIAL CONSIDERATIONS:**

- 1: N/A

**NOTIFICATION:**

- 1: Jim Lambert, local business representative supporting Measure B

**ALTERNATE ACTIONS:**

- 1: Request additional information from Jim Lambert
- 2: Reject staff recommendation

**RECOMMENDATION:**

- 1: Council consideration of support for the Measure B Bond Referendum on the November 8<sup>th</sup> Ballot

Respectfully Submitted

  
Wayne Peabody  
Interim City Manager

**ATTACHMENT:**

A: Fact Sheet about Measure B Bond

B: Resolution of Support

On Tuesday, November 8, 2016, all voters in the Willows Unified School District will be asked to vote on Measure B. Measure B is an \$8 million school bond to renovate and modernize the District's older schools, upgrade classrooms, libraries, science and computer labs, and upgrade school safety and security throughout the District.

**Measure B funds will:**

- Renovate and modernize the District schools to provide all students with 21<sup>st</sup> Century classrooms and technology.
- Replace portables with permanent classrooms
- Repair and replace leaky roofs
- Upgrade security systems to improve safety on school campuses and protect students.
- Replace windows and aging heating, plumbing and electrical systems to improve energy efficiency
- Make other repairs to outdated facilities

**All Measure B funds will be spent on Willow Schools.** The District Facilities Master Plan is available at the District Office or on the District website. Every school will receive funds to make critical repairs to school facilities. If Measure B is approved by voters, the District will be eligible for state matching funds—depending on the outcome of the state bond, Proposition 51.

**Measure B funds will be used to provide students and teachers throughout the District with comparable classrooms and facilities.** The bond will also provide all schools with long term facility maintenance funds and updated instructional technology. Bond funds provide a local, stable source of funds that cannot be taken away by the state.

**Measure B will not use Capital Appreciation Bonds (CABs).** The resolution calling for the election specifically prohibits the use of CABs. In addition, the District has strictly limited the interest rate and has set a maximum term of 25 years for the bonds.

**Measure B provides for strict accountability as bond funds are spent.** The School Board adopted a very specific resolution when calling for the election. All of the construction projects are listed in the resolution and must be independently audited each year. In addition, an Independent Citizens Oversight Committee will monitor and review all bond expenditures. This committee of local residents and taxpayers will make sure that all bond funds are spent as planned for the benefit of local students.

**Measure B will not be used for school administrator or teacher salaries.** All of the money generated by Measure B will pay for school improvements and upgrades as outlined in the District's Project List. The average yearly cost to property owners in the District would be \$45 per \$100,000 of assessed valuation (not market value).

**Construction costs cannot be paid for by lottery funds.** State law (Government Code Section 8880.5) forbids the use of lottery funds for school construction.

**For more information about the Willows Unified School District and Measure B, please visit the District's web site at [www.willowsunified.org](http://www.willowsunified.org)**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF WILLOWS IN SUPPORT OF THE  
WILLOWS UNIFIED SCHOOL DISTRICT'S  
BOND MEASURE B ON THE NOVEMBER 2016  
BALLOT**

**WHEREAS**, the Willows Unified School District has identified critical renovation and modernization needs necessary to improve the quality of education in the District, including repairing or replacing leaky roofs, modernizing and renovating outdated classrooms, restrooms and school facilities, replacing deteriorating temporary portables with permanent classrooms, making health, safety, and handicapped accessibility improvements and upgrading P.E. fields and facilities for school and community use;

**WHEREAS**, state funding levels are insufficient to meet the many urgent facilities needs of the Willows Unified School District;

**WHEREAS**, the Willows Unified School District will ask voters to approve a much needed facilities bond measure on the November 8, 2016 statewide primary election ballot;

**WHEREAS**, the bond measure requires strict fiscal accountability and all funds will be controlled locally and none of the funds can be spent on salaries, pensions or benefits for teachers, administrators or other school employees with an independent citizens' oversight committee to ensure that funds are spent properly; and

**WHEREAS**, the City Council of the City of Willows acknowledges that investment in school facilities is critical so that our children have safe and secure places in which to learn;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOWS**, recognizing that the Willows Unified School District provides essential education services to children in our community, does hereby endorse Bond Measure B of the Willows Unified School District.

**PASSED AND ADOPTED** by the City Council of the City of Willows at its regularly scheduled meeting on October 11, 2016 held at Willows, California:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Gary Hansen, Mayor

ATTEST: \_\_\_\_\_  
Natalie Butler, City Clerk