



# Willows Planning Commission Meeting

December 2, 2025  
Willows City Hall  
6:00 PM

Planning Commission  
Sherry Brott, Chair  
Keith Corum, Vice Chair  
Cristina Ocampo, Commissioner  
Robyn Nygard, Commissioner  
Michael McNeil, Commissioner

City Planner  
Delanie Garlick

City Clerk  
Karleen Price

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

## Agenda

Watch online via Zoom: <https://us06web.zoom.us/j/81435701746>

Remote viewing of the Planning Commission meeting for members of the public is provided for convenience only. In the event that the remote viewing connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote viewing.

If you have documents you would like to submit to the Planning Commission, please deliver or mail them to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: [planning@cityofwillows.org](mailto:planning@cityofwillows.org).

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CHANGES TO THE AGENDA**
5. **PUBLIC COMMENT & CONSENT CALENDAR FORUM**

All items on the Consent Calendar are considered routine and may be approved with a single vote unless removed for separate discussion by the Chair and Commissioners. Individuals wishing to speak on Consent items or matters not on the agenda are asked to complete a Speaker Card and submit it to the City Clerk. All remarks shall be directed to the Chair and Commissioners and are limited to three minutes. By law, the Commission cannot discuss or take action on items not listed on the posted agenda.

- a. **Minutes Approval**

Recommended Action: Approve the amended minutes of the July 17, 2024 Planning Commission meeting and the minutes of the October 7, 2025 Planning Commission meeting.  
Contact: Karleen Price, City Clerk, [kprice@cityofwillows.org](mailto:kprice@cityofwillows.org)

6. **PUBLIC HEARING**

All matters in this section of the agenda are formal public hearings and will be acted on individually. Individuals wishing to speak on these items are asked to complete a Speaker Card and submit it to the City Clerk. Comments should be directed to the Chair and Commissioners and are limited to three minutes. If you have any documentation that you would like distributed to the Council, please give it to the City Clerk for distribution.

a. **Willows Travel Plaza / Design Review (File#25-05) and Lot Merger (File#25-01) / 1481 S. Tehama Street**

Recommended Action: Receive the Staff Report and attachments, discuss, and upon conclusion, consider approving the Design Review and Lot Merger and adopting the attached resolution (Attachment 1).

Contact: [planning@cityofwillows.org](mailto:planning@cityofwillows.org)

**7. DISCUSSION & ACTION CALENDAR**

All matters on the Discussion & Action calendar will be discussed and acted on individually. Individuals wishing to speak on these items are asked to complete a Speaker Card and submit it to the City Clerk. Comments should be directed to the Chair and Commissioners and are limited to three minutes. By law, the Commission cannot discuss or take action on items not listed on the posted agenda.

a. **Wayfinding Sign Design Review**

Recommended Action: Review and approve, with or without modifications, the “Welcome to Willows” wayfinding sign design prepared by SignCo (Attachment 1) and the classic antique poles (Attachment 2).

Contact: [planning@cityofwillows.org](mailto:planning@cityofwillows.org)

**8. COMMENTS & REPORTS**

- a. Commission Comments & Reports
- b. Staff Comments & Reports

**9. ADJOURNMENT**

**This agenda was posted on November 26, 2025.**

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Karleen Price, City Clerk

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. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). 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*



# **PUBLIC COMMENT & CONSENT CALENDAR FORUM**



# Willows Planning Commission Action Meeting Minutes July 17, 2024

Planning Commission  
Pedro Bobadilla, Chair  
Maria Ehorn, Vice Chair  
Llanira Valencia, Commissioner  
Holly Myers, Commissioner  
Sherry Brott, Commissioner

## 1. CALL TO ORDER– 6:00 PM

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Commissioners Present: Commissioners Myers, Brott and Valencia.

Commissioners Absent: Chair Bobadilla, Vice Chair Ehorn.

## 4. CHANGES TO THE AGENDA

None

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

### a. Minutes Approval

Action: Minutes approved with amendments for the May 15, 2024, Planning Commission Meeting.

**Moved/Seconded:** Commissioner Valencia/Commissioner Brott

**Yes:** Commissioners Myers, Brott and Valencia

**No:** None

**Absent:** Chair Bobadilla, Vice Chair Ehorn

## 6. PUBLIC HEARING

### a. Minor Use Permit/ File #UP-24-02/W. Sycamore Street @ N. Plumas

Hearing Open: 6:14PM, Closed: 6:27PM

#### Public Comment

Jan Smith

Brian Thomas

Lorri Pride

**Action:** Denied Minor Use Permit.

**Moved/Seconded:** Commissioner Brott/Commissioner Myers

**Yes:** Commissioners Brott and Myers

**No:** Commissioner Valencia

**Absent:** Chair Bobadilla, Vice Chair Ehorn

## 7. DISCUSSION & ACTION CALENDAR

### a. **Retail/Dispensary Cannabis Businesses – Zoning Review**

Action: Declined to recommend any changes to current zoning rules regarding retail/dispensary cannabis businesses.

#### **Public Comment**

Doug Ross

Lorri Pride

Jan Smith

**Motion to not alter the current zoning that retail cannabis businesses are allowed to operate under a conditional use permit.**

Moved/Seconded: Commissioner Brott/Commissioner Valencia

Yes: Commissioners Brott, Myers, and Valencia

No: None

Absent: Chair Bobadilla, Vice Chair Ehorn

### b. **Revising Architectural Board of Review Municipal Code- Colors**

Action: Discussed options for expanded color options to be pre-approved in the municipal code. Continued to a later date for further discussion and action.

#### **Public Comment**

Doug Ross

**Moved/Seconded:** Commissioner Valencia/Commissioner Brott

**Yes:** Commissioners Brott, Myers, and Valencia

**No:** None

**Absent:** Chair Bobadilla, Vice Chair Ehorn

### c. **Commission Direction: Mobile Food Trailers in Entryway (E) Zone**

Action: Determined that a mobile food trailer is not a compatible use in the Entryway (E) Zone.

#### **Public Comment**

Lorri Pride

Jan Smith

**Moved/Seconded:** Commissioner Brott/Commissioner Valencia

**Yes:** Commissioners Brott, Myers, and Valencia

**No:** None

**Absent:** Chair Bobadilla, Vice Chair Ehorn

**8. COMMENTS & REPORTS**

- a. Commission Comments & Reports
- b. Staff Comments & Reports

**9. ADJOURNMENT – 7:51 PM**

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Karleen Price, City Clerk



# Willows Planning Commission Action Meeting Minutes October 7, 2025

Planning Commission  
Sherry Brott, Chair  
Keith Corum, Vice Chair  
Cristina Ocampo, Commissioner  
Robyn Nygard, Commissioner  
Vacant, Commissioner

## 1. CALL TO ORDER— 6:02 PM

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Commissioners Present: Vice Chair Corum, Commissioner Nygard, Commissioner Ocampo

Commissioners Absent: Chair Brott

## 4. CHANGES TO THE AGENDA

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

### a. Minutes Approval

**Motion to approve the minutes of September 2, 2025, Planning Commission Meeting.**

Moved/Seconded: Commissioner Nygard/Commissioner Ocampo

Yes: Vice Chair Corum, Commissioner Nygard, and Commissioner Ocampo

No: None

Absent: Chair Brott

Abstain: None

### b. 245 S Sonoma St / Lot Merger Application / LM25-02

**Motion to approve the request to merge the two parcels, identified as Assessor Parcel Numbers 003-181-009 and 003-181-011, into one parcel.**

**Moved/Seconded:** Commissioner Nygard/Commissioner Ocampo

**Yes:** Vice Chair Corum, Commissioner Nygard, and Commissioner Ocampo

**No:** None

**Absent:** Chair Brott

**Abstain:** None

## 6. DISCUSSION & ACTION CALENDAR

### a. Taco Bell Paint / Design Review (File# DR25-06) and Conditional Use Permit / 1301 W. Wood St.

**Motion to approve Taco Bell Paint / Design Review (File# DR25-06).**

**Moved/Seconded:** Commissioner Ocampo/Commissioner Nygard

**Yes:** Vice Chair Corum, Commissioner Nygard, and Commissioner Ocampo

**No:** None

**Absent:** Chair Brott

**Abstain:** None

**b. Wayfinding Sign Design Review**

**Motion to approve the recommendations of the Ad-Hoc Committee for the Wayfinding Sign design.**

**Moved/Seconded:** Commissioner Ocampo/Commissioner Nygard

**Yes:** Vice Chair Corum, Commissioner Nygard, and Commissioner Ocampo

**No:** None

**Absent:** Chair Brott

**Abstain:** None

**Directed staff to bring back the final mock-ups for review and approval by the Planning Commission.**

**7. COMMENTS & REPORTS**

**a. Commission Comments & Reports**

**b. Staff Comments & Reports**

Community Development & Services Director Joe Bettencourt advised the Commission that the November 4, 2025, Planning Commission meeting has been canceled due to a scheduling conflict and that a Special Planning Commission meeting has been scheduled for November 3, 2025. Bettencourt also informed the Commission that Michael McNeil will be appointed to the Planning Commission at the next City Council meeting and will be sworn in prior to the meeting scheduled for November 3, 2025.

**7. ADJOURNMENT – 6:20 PM**

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Karleen Price, City Clerk





# PUBLIC HEARING



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Date: December 2, 2025

To: Planning Commission

From: Amy Rossig, Harris & Associates  
Joe Bettencourt, Community Development & Service Director

Subject: Willows Travel Plaza / Design Review (File#25-05) and Lot Merger (File#25-01) / 1481 S. Tehama Street

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**Recommendation:**

Receive the Staff Report and attachments, discuss, and upon conclusion, consider approving the Design Review and Lot Merger and adopting the attached resolution (Attachment 1).

**Rationale for Recommendation:**

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Chapter 18.141 and 17.55.240.

**Background:**

The project site is located at 1481 S. Tehama Street and is comprised of the following Assessor's Parcel Numbers (APNs): 017-340-013, 017-340-016, 017-340-017, 017-340-023, 017-340-024, and 017-340-025. The applicant is requesting Design Review approval for the expansion of the existing convenience store and fueling station. The proposal includes enlarging the store to approximately 7,607 square feet; adding showers, a lounge, and a fast-food restaurant with drive-through; constructing new diesel fueling lanes; installing EV and truck-charging stations; developing an RV fueling canopy; reserving areas for future hydrogen and CNG fueling; and constructing a truck service center with service pits, wash facilities, and a truck scale. Additional site improvements include adding approximately 24,700 square feet of landscaping, a detention area, sidewalks, and parking areas.

**Discussion & Analysis:**

**Zoning**

The project site contains split zoning. Assessor Parcel Numbers (APN) 017-340-023 and 017-340-025 are zoned Highway Commercial and APN 017-340-013, 017-340-016, 017-340-017 and 017-340-024 are zoned General Commercial / Light Manufacturing / Planned Development. Both the Highway Commercial zone and base zoning of General Commercial allow for commercial uses, including automobile service stations. This use is defined as a place for servicing, washing and fueling of motor vehicles, including minor automobile repairs, and sales of incidental merchandise thereto, and is permitted per WMC Chapter 18.65.020 and 18.60.020. As part of future planning efforts, the split zoning on the site will be corrected so that the entire project area is located within a single zoning district.

The proposed expansion is therefore consistent with all applicable zoning regulations and intended land-use designations. Moreover, the Highway Commercial zoning is specifically intended to support high-intensity

commercial services that cater to regional motorists. The site's immediate proximity to Interstate 5 makes it an appropriate and strategic location for a truck stop and multi-fuel service center. The project supports the existing development pattern of the corridor and enhances regional travel services without introducing incompatible uses.

It is worth noting, that during the review process, the project was circulated to various County and State agencies for comment, including the Glenn County Department of Planning and Community Development Services Agency. In their response, the Planning and Community Development Services Agency noted that Glenn County has a Right to Farm policy, which affirms the County's support for ongoing agricultural operations. As such, farming activities in the surrounding area, may generate occasional inconvenience to patrons of the proposed travel plaza, including, but not limited to, odors, fumes, and dust. These conditions are typical of active agricultural regions and are generally temporary in nature, varying with seasonal patterns and weather conditions.

#### Project Description and Improvements

The existing facility was constructed in 2003, and currently includes a 4,320 square foot convenience store, with a drive-thru window, six (6) fueling pumps and a fueling canopy. The applicant is proposing to:

- Increase the size of the convenience store to 7,607 square feet in size which would include a fast-food restaurant with a designated drive-thru lane, showers and a lounge
- Construct two (2) multi-product fueling pumps and canopy for recreational vehicles,
- Construct twelve (12) electric vehicle charging stations, six (6) electric truck charging stations, and nine (9) diesel fueling lanes and canopy,
- Construct a truck service center with an office, waiting area, two (2) service pits and a truck washing area, and a truck scale
- Install above ground fuel tanks, two future alternative fuel canopies to support hydrogen and compressed natural gas, and supporting fueling storage area.

#### Access and Circulation

Access to the site will continue to be provided from North Court and South Tehama Street. The site currently contains one improved encroachment on South Tehama Street which is approximately 44 feet wide with a curb and sidewalk, and one encroachment on North Court. There is also a second, unimproved encroachment along South Tehama Street that is approximately 160 feet long. The project proposes to improve this 160-foot segment to create two separate encroachments: one 155-foot wide access area for trucks and an 86 foot wide exit to serve trucks and alternative fueling area. This area would be improved with curb, sidewalk, landscaping, and a detention basin to manage stormwater. Additionally, South Court will be abandoned and incorporated into Parcel B following the lot merger. Full abandonment of the roadway is subject to approval by the City of Willows City Council.

#### Parking

Pursuant to WMC Chapter 18.120.020(3)(a), retail sales and service uses are required to provide one parking space for every 300 square feet of floor area. Based on this standard, the 7,607 square foot convenience store would require 26 spaces, and the 8,907 square foot truck service area would require 30 parking spaces. In total, 56 parking spaces are required. The applicant is proposing to construct 185 total spaces, including 85 designated semi-truck spaces, thereby substantially exceeding the minimum parking requirements.

#### Signage

The signage plan (Attachment 4) includes plans for the new proposed signage. The existing price sign at North Court and South Tehama Street will be retained and refaced. An existing pylon sign behind the convenience store will be relocated closer to Interstate 5 for improved visibility. The proposed pylon sign will be 80 feet tall, includes digital fuel pricing, and features a black background with rounded acrylic "Willows Truck Stop" lettering and a

decorative mallard feature. Prior to issuance of the building permit for the pylon sign, final approval from Caltrans will be required.

Two new monument signs, each approximately 8 feet in height and 11 feet in width, will be installed along South Tehama Street. These will display pricing for gasoline, diesel, and alternative fuels, and include a decorative rock base and the mallard logo with “Willows Truck Stop” branding.

The canopies will include the fuel branding name and logo, consistent with the operator’s standard branding and identification.

#### Trash

The project plans identify a trash enclosure located west of the drive-through entrance. The proposed enclosure is approximately 93 square feet and designed to accommodate two 6-cubic-yard containers and one 4-cubic-yard container. During project review, Waste Management determined that additional capacity would be beneficial to adequately serve the development. As a condition of approval, prior to building permit approval, the site plan will be revised to double the capacity of trash enclosure.

#### Lot Merger

The applicant proposes merging the parcels into two parcels. This request is consistent with the Willows Zoning Ordinance. Under WMC Chapters 18.65.040 and 18.60.040, the minimum parcel size in the applicable zones is 5,000 square feet. Once merged, the parcels will be 1.46 acres and 8.16 acres in size, significantly exceeding minimum requirements and supporting coordinated development across the site.

#### **Project Due Diligence:**

While the project is a permitted use and the design review process does not require the preparation or review of technical studies, the applicant has voluntarily provided the following technical reports:

- Cultural Resources, prepared by ECORP Consulting, Inc. – The report conducted a records search for the project area on July 8, 2025, examined topographic maps, aerial photographs, soil data, and literature review and concluded that the project area has a low potential for historic-era resources due to the lack of built environmental features. Further, a search by the Native American Heritage Commission found the Sacred Lands File to be negative.
- Biological Resources Assessment, prepared by ECORP Consulting, Inc. – This report found that the majority of the site consists of developed or distributed land cover types and is devoid of vegetation or dominated by nonnative ruderal herbaceous species. The site is also void of aquatic resources and therefore would have no impact to aquatic resources.
- Geotechnical Report, prepared by Gularte & Associates, Inc. – As part of this report, three exploratory borings were conducted at a maximum depth of 40 feet below ground surface to classify the soil type and obtain samples for laboratory testing. Recommendations were included in the report to minimize seasonal heave/shrinkage effects of the native clay during construction.
- Phase I Environmental Site Assessment, prepared by Gularte & Associates, Inc. – This report concluded that further environmental assessments and/or testing is required.
- Traffic Impact Study, prepared by RICK – the Study analyzed traffic volumes, intersection level of service and intersection queuing. The results of the intersection level of service (LOS) analysis showed that the study intersections currently operate at an acceptable LOS A during the AM and PM peak hours. The Opening Year (2027) conditions analysis results with the addition of project traffic showed that the study intersections are expected to operate at an acceptable LOS A or B during the peak hours. Therefore, no traffic operational issues were identified associated with the proposed project. The results of the

intersection queuing analysis showed that the 95th percentile queue lengths currently do not exceed the available storage lengths at the study intersections during the AM and PM peak hours. The Opening Year (2027) conditions intersection queuing analysis results also showed that the 95th percentile queue lengths during the AM and PM peak hours are not expected to exceed the available storage lengths at the study intersections either without or with the proposed project. Therefore, the addition of traffic generated by the proposed project is not anticipated to result in queuing issues at the study intersections during the peak hours.

Full copies of the studies are available upon request with the City of Willows Planning Division.

### **Stakeholder Review:**

As discussed throughout this report, the project was circulated to various agencies for review and comment based on their respective areas of expertise. The project was distributed to the following agencies, and the responses received are summarized below:

- City of Willows Fire Department – Conditions of Approval included.
- City of Willows Engineering Department – Conditions of Approval included.
- City of Willows Building Department – Conditions of Approval included.
- City of Willows Public Works / Sewer Department – Conditions of Approval included.
- Caltrans – The review is in process and comments are expected the first week of December. It is anticipated that the comments will not alter the design of the project.
- California Department of Fish and Wildlife – No comment received.
- Regional Water Quality Control Board – No comment received.
- Glenn County Environmental Health – Conditions of Approval included.
- Air Pollution Control Board – Conditions of Approval included.
- Resource Planning & Development District - No comment received.
- Glenn County Resource Conservation District – No comment received.
- Glenn County Sheriff Department – No comment received.
- U.S. Fish and Wildlife Service – No comment received.
- AT&T – No comment received.
- PG&E - No comment received.
- Comcast Cable - No comment received.
- Waste Management – Comments have been received, and a condition of approval has been incorporated into the project based on the outcome of those discussions.
- California Water Service – No comment received.

### **Consistency with Council Priorities and Goals:**

The project is consistent with Priority #4: Community Engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing.

The project is also consistent with Priority #2: Economic Development. As it is a new development within the City, it has the potential to contribute to economic growth. By creating jobs and attracting new businesses, the project can play a significant role in contributing to the local economy.

### **Fiscal Impact:**

The project has a Cost Recovery Agreement and deposit on file.

**Attachments:**

- Attachment 1: Resolution XX-2025
- Attachment 2: Conditions of Approval
- Attachment 3: Site Plan / Elevations / Landscape Plans
- Attachment 4: Signage Plan
- Attachment 5: Lot Merger Legal Description
- Attachment 6: Lot Merger Plot Map
- Attachment 7: Design Review Analysis



**City of Willows  
Resolution XX-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE DESIGN REVIEW AND LOT MERGER APPROVAL FOR THE EXPANSION OF THE CONVENIENCE STORE, INSTALLATION OF DIESEL FUELING LANES, EV AND TRUCK CHARGING STATIONS, RECREATIONAL VEHICLE CANOPY, FUTURE HYDROGEN AND CNG FUELING AREAS, A TRUCK SERVICE CENTER WITH PITS AND WASH, A TRUCK SCALE AND RELATED SITE WORK TO HILBERS INCORPORATED, ON BEHALF OF THE PROPERTY OWNERS, GURDANSHAN SINGH AND WILLOWS TRAVEL PLAZA LLC, FOR THE PROPERTY LOCATED AT 1481 S. TEHAMA STREET ASSESSOR'S PARCEL NUMBERS 017-340-013, 017-340-016, 017-340-017, 017-340-023, 017-340-024, 017-340-025 WITHIN THE HIGHWAY COMMERCIAL AND GENERAL COMMERCIAL / LIGHT MANUFACTURING / PLANNED DEVELOPMENT ZONE**

**WHEREAS**, the applicant, Hilbers Incorporated, on the behalf of the property owner, Gurdanshan Singh and Willows Travel Plaza LLC, has submitted an application for a Design Review and Lot Merger approval to expand the convenience store to approximately 7,607 square feet; addition of showers, lounge, and a fast-food restaurant with drive-through; installation of diesel fueling lanes, EV and truck charging stations, an RV fueling canopy, future hydrogen/CNG fueling areas, a truck service center with pits and wash, a truck scale, and related site work; and

**WHEREAS**, City of Willows Municipal Code Chapter 18.141 requires all new commercial buildings and physical improvements to obtain Design Review approval; and,

**WHEREAS**, City of Willows Municipal Code Chapter 17.55.240 requires lot line adjustments and lot mergers to be submitted to the Planning Commission for review and approval; and

**WHEREAS**, notice of the Planning Commission meeting held on December 2, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

**WHEREAS**, the Planning Commission did, on December 2, 2025 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 does find that the proposed project qualifies as a Categorical Exemption under Section 15301 (Class 1), 15303 (Class 3), 15304 (Class 4), 15305 (Class 5) and 15311 (Class 11) pursuant to the California Environmental Quality Act (CEQA); and

**WHEREAS**, pursuant to Chapter 18.141.060 of the Zoning Ordinance, the design is found to be compliant with the defined criteria including materials and color, landscaping, and circulation.

**NOW THEREFORE, BE IT RESOLVED,** that the Planning Commission of the City of Willows does hereby find that the Design Review and Lot Merger to expand the convenience store to approximately 7,607 square feet; addition of showers, lounge, and a fast-food restaurant with drive-through; installation of diesel fueling lanes, EV and truck charging stations, an RV fueling canopy, future hydrogen/CNG fueling areas, a truck service center with pits and wash, a truck scale, and related site work is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Design Review File # 25-05 and Lot Merger File # 25-01, subject to the attached conditions of approval.

**PASSED AND ADOPTED** by the Planning Commission of the City of Willows this 2<sup>nd</sup> day of December 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

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Sherry Brott, Chair

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Karleen Price, City Clerk



**Conditions of Approval**  
**Design Review (File#25-05) and Lot Merger (File#25-01)**  
**Willows Travel Plaza / 1481 S. Tehama Street**  
**APNs: 017-340-013, 017-340-016, 017-340-017, 017-340-023, 017-340-024, 017-340-025**  
**Planning Commission Approval Date: December 2, 2025**

**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 project.
2. If the subject project has not begun construction within one (1) year after the date of granting the 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.
3. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
4. The Architectural Design Review approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
5. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade improvements, to include the proposed material/color scheme of the new building, compliant parking spaces, landscaping, signage, trash enclosure and necessary site improvements as shown on the plans submitted with the application. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
6. 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. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
7. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
8. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
9. 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 of 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.
10. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.

**BUILDING DEPARTMENT**

11. 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.
12. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
13. Development impact fees shall be paid at the time of building permit issuance.
14. The final adopted conditions of approval for this Design Review approval and the adopted final Conditions of Approval, shall be on the plans submitted for review.

**FIRE DEPARTMENT**

15. All applicable fire fees shall be paid prior to the issuance of a building permit.
16. All fire and alarm systems must meet the approval of the Fire Chief and be in compliance with current California Fire Code.
17. A Knox box shall be installed per Fire Chief approval. WMC 15.15.130
18. All exit doors shall be marked as such. Main entrance shall be marked with "This door is to remain unlocked during business hours"
19. The building address signing shall meet all WMC 15.15.100 criteria and be reviewed by the Fire Department prior to approval.
20. Provide fire extinguishers in accordance with the 2025 CFC.
21. Additional hydrants will need to be placed in the rear of the complex by the tractor parking area. Final locations to be approved by the Fire Chief
22. A ball valve shut off shall be installed and marked with "Fire Department Gas Shut off" on the customer side of the commercial gas meter.
23. Emergency Fuel Shut off buttons shall be installed and marked at least every other pump at the commercial fueling island
24. Fire alarm system and sprinkler control systems shall be visibly marked and in a consolidated location.
25. On site road surface will meet requirements of CFC Chapter and Sec 15.15.090 Fire Apparatus Access Roads
26. Red curbs may be required and will be reviewed, at the time of construction by the Fire Chief.
27. Distributive antenna system (DAS) shall be installed and compatible with Glenn County Fire radio frequencies and Glenn County Sheriff radio frequencies if the building construction type negatively impacts radio communication use within the structure. If the building does not have a DAS system installed, a report must be furnished to the Fire Department proving that adequate radio transmission and reception can be achieved in the building. Chapter 5, section 510 of the 2025 California Fire Code outlines minimum standards for ingoing and outgoing signal strengths.

**GLENN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT**

28. The applicant will need to plan check and obtain health/food permits from the Glenn County Environmental Health Department. A copy of the permits shall be provided to the City.

**GLENN COUNTY AIR POLLUTION CONTROL DISTRICT**

29. Aboveground fuel tanks must comply with California Fire Code, Title 24, Part 9.
30. The facility must create a Spill Prevention Control and Countermeasures Plan (SPCC) certified by an approved licensed Professional Engineer in accordance with the California Health & Safety Code.

31. Updates to the existing facility Hazardous Material Business Plan (HMBP) must be submitted electronically in the California Environmental Reporting System (CERS).
32. Any changes or additions to permitted equipment requires an Authority to Construct permit from the Air Pollution Control District prior to construction.
33. Following completion of the project, the District will require vapor testing to be completed prior to operation. The Air Pollution Control District staff must be informed prior to this testing such that they may be present.
34. Electrical Vehicle Fueling Systems must be compliant with Title 4, Section 4002.11 of the California Code of Regulations.

#### **CALTRANS**

35. All required permits and approvals from Caltrans shall be submitted to the Community Development Director prior to issuance of a building permit.

#### **WASTE MANAGEMENT**

36. Prior to building permit approval, the site plan shall be revised to increase the trash enclosure to approximately 186 square feet and to accommodate four 6-cubic-yard containers and two 4-cubic-yard containers.

#### **ENGINEERING DEPARTMENT**

##### **General Conditions:**

37. 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.
38. 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.
39. All existing overhead utilities (of 26,000 volts or less) and proposed utilities, both on-site and along project frontages, shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.
40. 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:**

41. 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, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
42. 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.

- 43. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
- 44. Construction stormwater pollution prevention measures as indicated in the ESCP shall be consistent with the details in the most recent version of the California Stormwater Quality Association (CASQA) Stormwater Best Management Handbook-Construction or the Caltrans Storm Water Quality Handbook Construction Site BMPs Manual.
- 45. Truck Wash shall adhere to the state water code section 1095, requiring recycled water.

46. Roadway Improvements:

- a. 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.
- b. Where new roadway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer.
- 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. 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.
- e. Accessible ramps and path of travel meeting the most recent standards shall be provided at all 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.
- f. Applicant shall provide curb, gutter, contiguous 5-foot wide sidewalk and driveway aprons to meet current ADA requirements along entire project frontage. It is acceptable that the existing curb, gutter, sidewalk, driveways remain if they meet City/ADA requirements. Any concrete repairs shall be to the nearest concrete joint.
- g. New streetlights shall be installed at the intersection of S. Tehama and County Road 57. 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.
- h. Applicant shall rehabilitate existing pavement as follows: Install rubberized cape seal on North Court, and along South Tehama from Road 57 to edge of the project boundary.

47. Water and Sanitary Sewer Improvements:

- a. All public water and sewer mains must be located in public right-of-way wherever possible. Where public water and sewer mains must be located on private property, all necessary easement dedications must be made prior to final acceptance of the project by the City.

- b. 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.
- c. All proposed water improvements shall adhere to the standards and requirements of Cal Water, including but not excluding backflow, meters, connections, and appurtenances.

48. 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.

- b. Post-development off-site flows shall not exceed pre-development flows.
- c. The capacity and condition of existing drainage facilities downstream of the development shall be analyzed and off-site drainage improvements shall be constructed as necessary. Site grading and drainage improvements shall be shown on the improvement plans.
- d. With the submittal of the improvement plans, the developer's engineer shall submit for review and approval a Final Storm Water Low Impact Development Submittal prepared by a Registered Civil Engineer in conformance with the State Storm Water LID regulations. Site improvements shall incorporate Low Impact Design (LID) principles and permanent post-construction storm water pollution BMPs. CASQA or Caltrans standards shall be used in determining the appropriate LID sizing and use.
- e. Prior to issuance of any building permit, Applicant shall submit for review and approval by the City Engineer, a Post Construction Stormwater Operations and Maintenance Plan that provides a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs.
- f. Maintenance and inspection of all storm water Best Management Practice (BMP) facilities on private land are the responsibility of the property owner. This responsibility shall run with the land and be legally recorded, executed, and transferred upon sale of the property. Property owners shall inspect, or ensure the inspection by a qualified professional, of all storm water BMP facilities at least once a year. Records of maintenance and inspections shall be retained on the property for a period of 5 years.

**Surveyor and Land Acquisition Conditions:**

- 49. The developer shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements shall be provided by separate instrument. The developer shall prepare all necessary legal descriptions and deeds.
- 50. The project requires the City to vacate the right-of-way for South Court, which must be abandoned per Streets and Highways Code sections 8300-8357. The applicant is required to

provide all documentation and pay all fees associated with this process. Scope will likely include the following, but additional items may be required:

- a. Full survey of the area and identify all existing utilities in the right-of-way that will be impacted by the vacation. Applicant will need to coordinate with City which utilities will continue to need easements and which can be abandoned.
- b. Provide plat and legal description showing what is to be abandoned and what easements need to be reserved as part of the vacation for specific utilities.
- c. The applicant shall provide any required documentation to complete the vacation, which might include an appraisal of the land to determine a purchase price, and reimbursing the City for the cost

51. The applicant to complete and record the Lot Line Adjustment/Merger.

**Construction Conditions:**

52. 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.
53. 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.
54. 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 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.
55. 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.
56. 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.
57. 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.
58. 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.
59. All streets, curbs, gutters, sidewalks or other public facilities damaged 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.

60. The applicant shall submit a proposed haul route for all trucking associated with this project to the City Engineer for review and approval prior to commencement of construction.
61. Dust control must be maintained to the City's satisfaction.
62. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.

**Release of Securities Conditions:**

63. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
64. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid.
65. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
66. 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.
67. 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.
68. 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.

WILLOWS TRAVEL PLAZA  
CHEVRON, TRUCK FUELING, TRUCK  
REPAIR & ALTERNATE FUELS

1481 Tehama Road, Willows, CA 95988

Attachment 3



K12 Architects, Inc  
3090 Fite Circle, #104  
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

STAMPS:

PROJECT:

WILLOWS  
PLAZA  
C-STORE

1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

PROJECT NUMBER: 24-012 PROJECT DATE: 04-14-2025

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001

CONSULTANTS

Civil Engineer

M H M  
1204 E Street, Marysville, CA 95661  
P: (530) 742-6485  
Contact: John Mallen

Landscape Architect

Perry Designs  
2351 Pintail Lane, Placerville, Ca 95667  
P: (916) 223-0645  
Contact: Carol Brown

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 017-340-013; 016: 017; 024

ZONING: Highway Commercial and General Commercial

PROJECT SITE AREA (GROSS): (8.11 ACRES) 353,092 S.F.  
LANDSCAPING AREA (GROSS): 24,784 S.F.  
LANDSCAPING PERCENTAGE: 7%

BUILDING DATA:

STRUCTURE	C.B.C. OCCUP.	TYPE OF CONST.	AREA
C-STORE	M	V B	7,607 S.F.
TRUCK SERVICE CENTER	M	V B	8,907 S.F.
ABOVE GROUND TANK ENCL.	B	V B	9,643 S.F.
AUTO FUEL CANOPY 01	M	II B	3,104 S.F.
AUTO FUEL CANOPY 02	M	II B	697 S.F.
TRUCK/RV FUEL CANOPY	M	II B	4,654 S.F.
ALTERNATE FUEL CANOPY 01	M	II B	1,025 S.F.
ALTERNATE FUEL CANOPY 02	M	II B	1,025 S.F.

FIRE SPRINKLERS: YES C-STORE & TRUCK SERVICE CENTER

PARKING DATA: PER SEC. 18.120 OF CITY OF WILLOWS ZONING CODE

BUILDING AREA	PARKING RATIO/REQ.	REQ'D.
C-STORE: 7,607 SF		(1:300 SF) = 26
TRUCK SERVICE: 8,907 SF		(1:300 SF) = 30
TOTAL REQ'D PARKING		= 56

PARKING PROVIDED

REGULAR SPACES	= 43
COMPACT	= 3
VAN ACCESSIBLE	= 1
REGULAR ADA SPACES	= 4
ELECTRIC VEHICLE CHARGING	= 8
SEMI TRUCK SPACES	= 85
ELECTRIC SEMI TRUCK CHARGING	= 6
AIR / WATER	= 2
FUELING CANOPY 01	= 12
FUELING CANOPY 02	= 4
TRUCK FUELING CANOPY	= 9
ALT. FUELING CANOPY 01 & 02	= 8
TOTAL	= 185

DRAWING INDEX

GENERAL

A001 COVER SHEET

ARCHITECTURAL

A101 SITE PLAN  
A102 ENLARGED SITE PLAN  
A103 ENLARGED SITE PLAN  
A104 ENLARGED SITE PLAN  
  
A200 C STORE DEMO FLOOR PLAN  
A201 C STORE FLOOR PLAN  
A202 TRUCK SERVICES FLOOR PLAN  
A203 ABOVE GROUND TANK ENCLOSURE PLAN AND ELEVATIONS  
A301 C STORE EXISTING EXTERIOR ELEVATIONS  
A302 C STORE EXISTING EXTERIOR ELEVATIONS  
A303 C STORE EXTERIOR ELEVATIONS  
A304 C STORE EXTERIOR ELEVATIONS  
A305 TRUCK SERVICES EXTERIOR ELEVATION  
A306 TRUCK SERVICES EXTERIOR ELEVATIONS  
A307 AUTO FUEL CANOPY 01 PLAN & REFLECTED CEILING PLAN  
A308 AUTO FUEL CANOPY 01 ELEVATIONS  
A309 AUTO FUEL CANOPY 02 PLAN & REFLECTED CEILING PLAN  
A304 AUTO FUEL CANOPY 02 ELEVATIONS  
A305 TRUCK FUELING CANOPY PLAN & REFLECTED CEILING PLAN  
A306 TRUCK FUELING CANOPY ELEVATIONS  
A307 ALTERNATIVE FUEL CANOPY 01 & 02 PLAN & REFLECTED CEILING PLAN  
A308 ALTERNATIVE FUEL CANOPY 01 & 02 ELEVATIONS

CIVIL

GR1 GRADING AND DRAINAGE PLAN  
SEC1 GRADING SECTIONS  
UT UTILITY PLAN  
TT TRUCK TURN EXHIBIT

LANDSCAPE

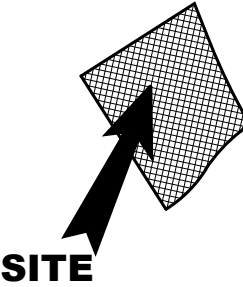
LP1 PRELIMINARY PLANTING PLAN

SCOPE OF WORK

THIS PROJECT WILL COMBINE 5 LOTS INTO ONE LOT. WE WILL ALSO ABANDON SOUTH COURT WITH THE CITY. THE EXISTING AUTO FUEL ISLANDS WILL REMAIN AND WE WILL ADD A SEPARATE ISLAND FOR RV FUELING. THE EXISTING CONVENIENCE STORE AND GSR WILL REMAIN AND BE RENOVATED. WE WILL ALSO ADD ONTO THE CONVENIENCE STORE ABOUT 2,000 SF. WE WILL ADD 8 BICYCLES SPACES FOR AUTOS AND 8 BICYCLES FOR TRUCKS.

WE WILL ADD 9 TRUCK DISPENSER LANES WITH FUELING ON BOTH SIDES. THERE WILL BE A TRUCK SERVICE CENTER WITH TIRE, OIL CHANGES AND TRUCK WASH AND A TRUCK SCALE. WE WILL HAVE PARKING FOR 84 TRUCKS. THERE WILL BE FUTURE ALTERNATIVE FUELS OF HYDROGEN AND CNG. WE WILL HAVE ABOVE GROUND DIESEL STORAGE TANKS FOR THE TRUCKS.

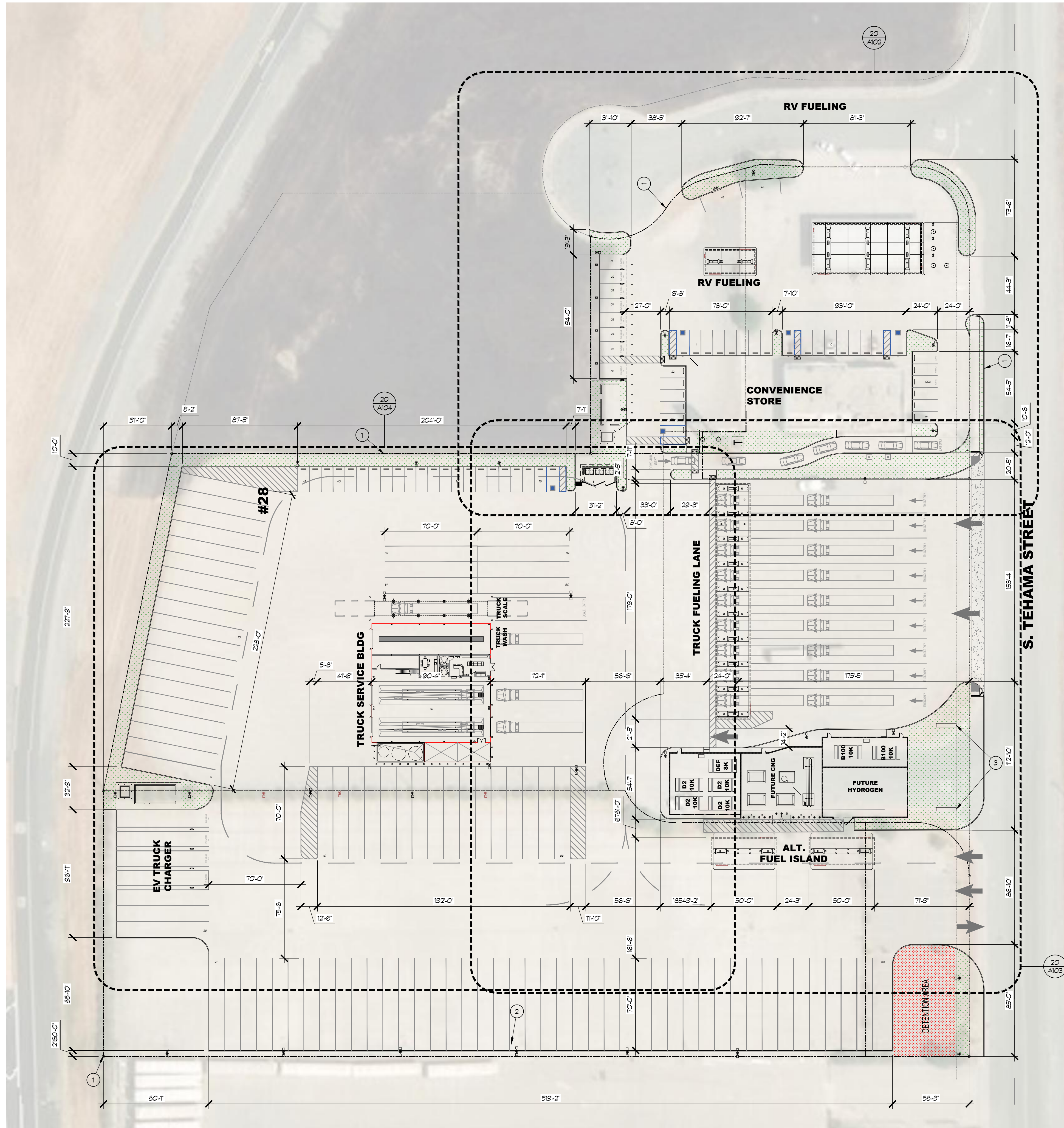
VICINITY MAP



SCALE: N.T.S.







SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER

SITE LEGEND

- NEW LANDSCAPING
- BIO SWALE, DETENTION



K12 Architects, Inc  
3090 Fite Circle, #104  
Sacramento, CA 95827  
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

STAMPS

PROJECT:

WILLOWS  
PLAZA  
C-STORE

1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

PROJECT NUMBER: 24-012 PROJECT DATE: 04-14-2025

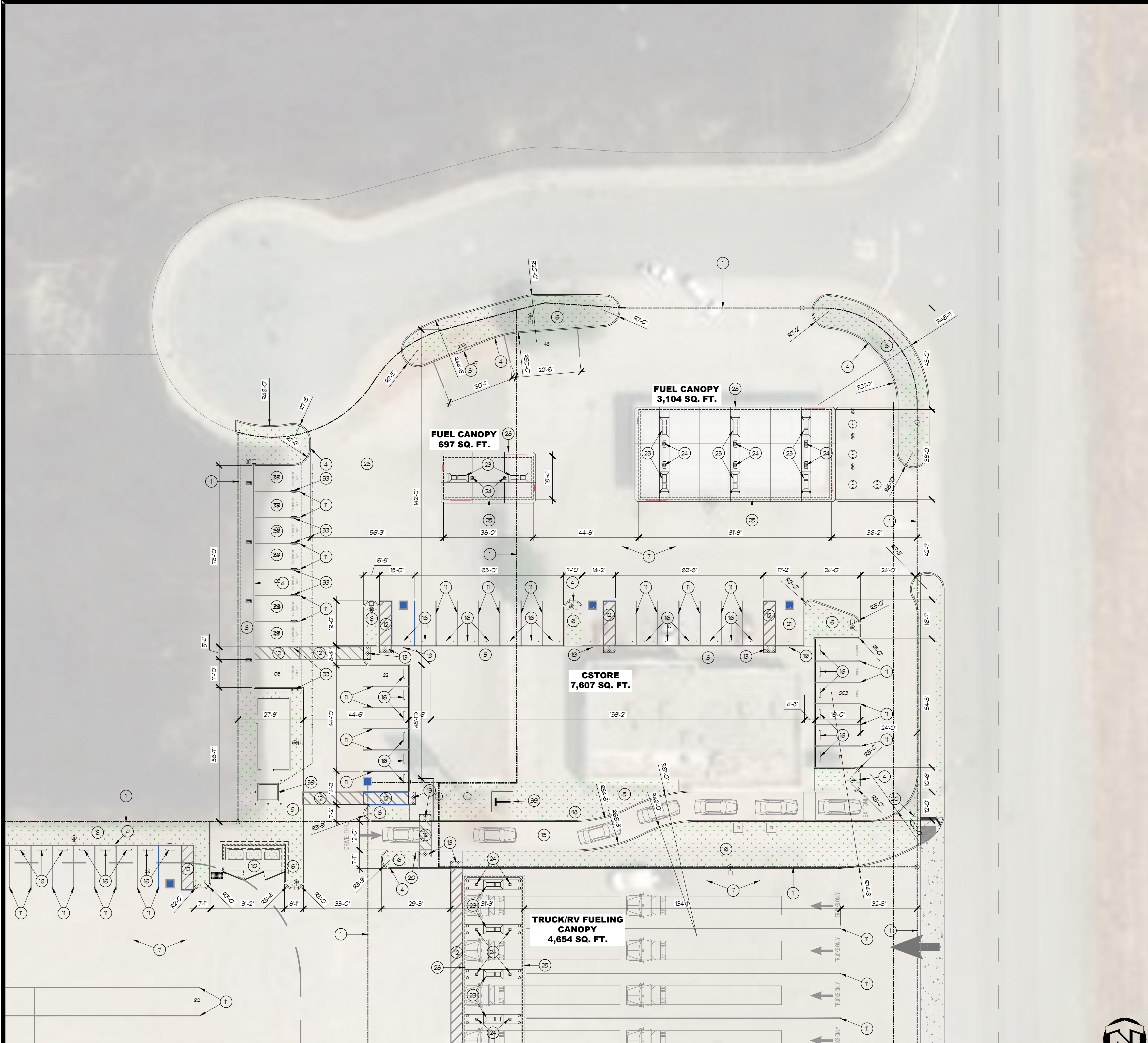
SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

A101





SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER
- 4 6" HIGH CONCRETE CURB, SEE DETAIL 18/A103
- 5 CONCRETE WALK, SLOPE SIDEWALK MAX 1:20 CROSS SLOPE NOT MORE THAN 2%, SEE DETAIL 19/A103
- 6 LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- 7 A/C PAVING.
- 8 ACCESSIBLE CURB RAMP
- 9 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY SACK FINISH, TYPICAL SEE DETAIL 10/A102
- 10 TRASH ENCLOSURE AND CONC. APPROACH APRON
- 11 4" WIDE PAINT STRIPS, WHITE, UNLESS NOTED OTHERWISE
- 12 4" WIDE PAINT STRIPS, WHITE, AT 3'-0" O.C. TYP.
- 13 DETECTABLE WARNING SURFACE
- 14 NEW DRIVEWAY - SEE CIVIL DWGS-THE EXISTING PUBLIC LANDSCAPING TO BE REMOVED AND REPAIRED AS NEEDED TO INSTALL DRIVEWAY APPROACHES.
- 15 VEHICLE STACKING
- 16 CONC. WHEEL STOP
- 17 10' WIDE LANDSCAPE SETBACK
- 18 CASHIER PAY STATION
- 19 ACCESSIBLE POLE MOUNTED SITE SIGN
- 20 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A102
- 21 ACCESSIBLE VAN PARKING STALL
- 22 CLASS II RACK FOR 12 BICYCLES, INSTALL PER MFR. SPECIFICATIONS, SEE DETAIL 13/A102
- 23 MULTI-PRODUCT FUEL DISPENSER
- 24 CANOPY COLUMN
- 25 DASHED LINE OF CANOPY ABOVE
- 26 UNDERGROUND FUEL STORAGE TANKS
- 27 FUEL VENT STACK WITH CARBON CANISTER
- 28 CONCRETE PAVING.
- 29 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 20/A102
- 30 CONCRETE WHEEL STOP, SEE DETAIL 14/A102
- 31 AIR & WATER SERVICE (SEE 19/A102)
- 32 NEW CROSSWALK, COORDINATE WITH CIVIL AND SIDEWALK ON OTHER SIDE. MUST MISS THE REQUIRED PORKCHOP.
- 33 REFER TO 18 & 20/A105 FOR ELECTRICAL VEHICLE CHARGING STATION EQUIPMENT DETAILS.
- 34 TS 6" SQUARE BOLLARD, SEE DETAIL 2/A102
- 35 CONCRETE PAD AT FUEL DISPENSING STATION CANOPY WILL BE NONCOATED CONCRETE SURFACE, CBC 408.1
- 36 VAN ACCESSIBLE EV CHARGING ONLY
- 37 EV CHARGING ONLY
- 38 2 - GAS METER
- 39 ELECTRICAL TRANSFORMER.

SITE LEGEND

- NEW LANDSCAPING
- BIO SWALE, DETENTION

K12 Architects, Inc

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Sacramento, CA 95827

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CONSULTANTS:

PROJECT:

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

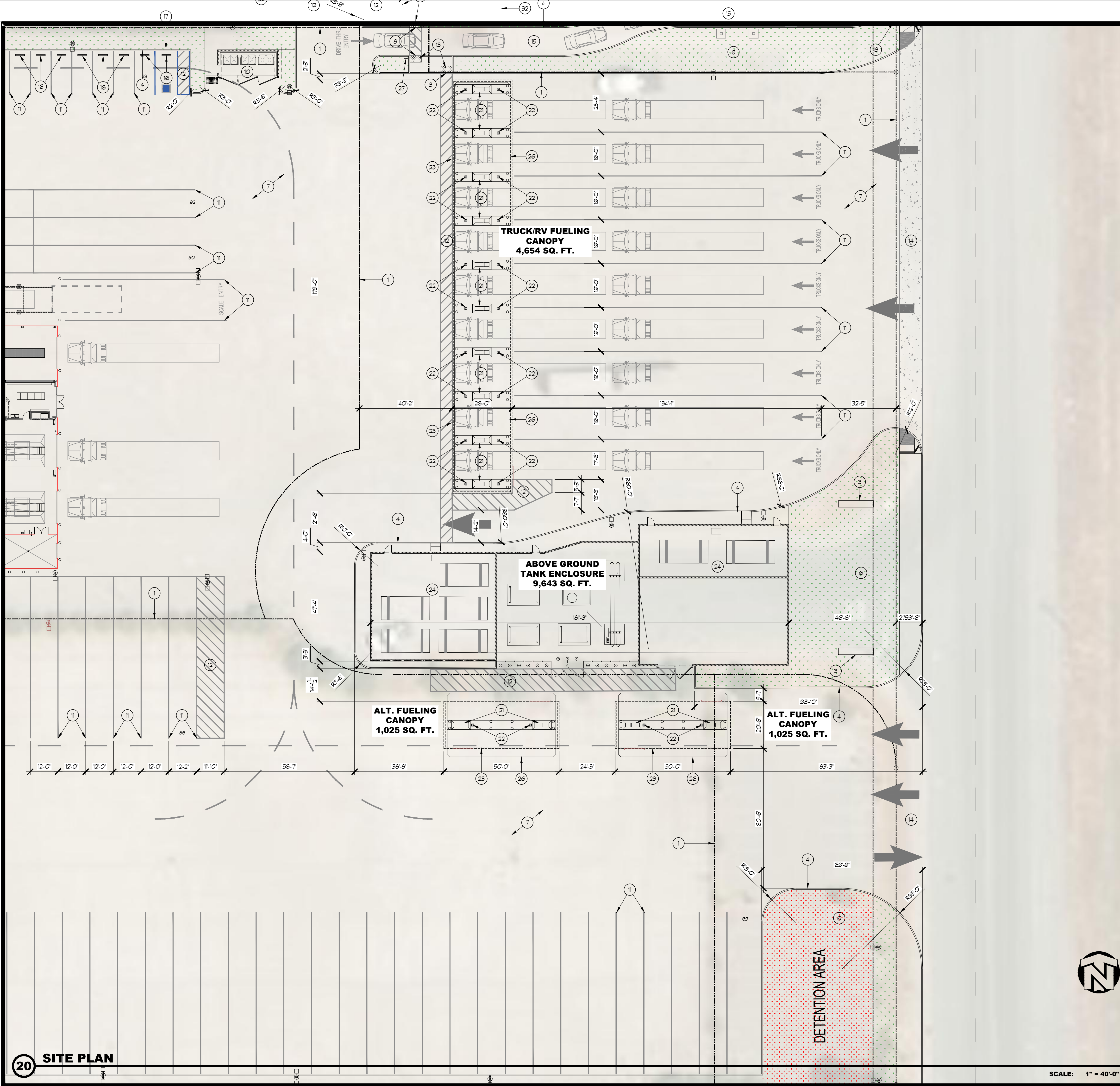
PROJECT NUMBER: 24-012 PROJECT DATE: 04-14-2025

SHEET CONTENTS:

ENLARGED C-STORE SITE PLAN

SHEET NUMBER: A102





20 SITE PLAN

SCALE: 1" = 40'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER
- 4 6" HIGH CONCRETE CURB, SEE DETAIL 18/A103
- 5 CONCRETE WALK, SLOPE SIDEWALK MAX 1:20 CROSS SLOPE NOT MORE THAN 2%, SEE DETAIL 19/A103
- 6 LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- 7 A/C PAVING.
- 8 ACCESSIBLE CURB RAMP
- 9 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY SACK FINISH, TYPICAL SEE DETAIL 10/A102
- 10 TRASH ENCLOSURE AND CONC. APPROACH APRON
- 11 4" WIDE PAINT STRIPS, WHITE, UNLESS NOTED OTHERWISE
- 12 4" WIDE PAINT STRIPS, WHITE, AT 3'-0" O.C. TYP.
- 13 DETECTABLE WARNING SURFACE
- 14 NEW DRIVEWAY - SEE CIVIL DWGS-THE EXISTING PUBLIC LANDSCAPING TO BE REMOVED AND REPAIRED AS NEEDED TO INSTALL DRIVEWAY APPROACHES.
- 15 VEHICLE STACKING
- 16 CONCRETE WHEEL STOP, SEE DETAIL 14/A102
- 17 ACCESSIBLE POLE MOUNTED SITE SIGN
- 18 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A102
- 19 ACCESSIBLE VAN PARKING STALL
- 20 CLASS II RACK FOR 12 BICYCLES, INSTALL PER MFR. SPECIFICATIONS, SEE DETAIL 13/A102
- 21 MULTI-PRODUCT FUEL DISPENSER
- 22 CANOPY COLUMN
- 23 DASHED LINE OF CANOPY ABOVE
- 24 ABOVEGROUND FUEL STORAGE TANKS
- 25 FUEL VENT STACK WITH CARBON CANISTER
- 26 CONCRETE PAD AT FUEL DISPENSING STATION CANOPY WILL BE NONCOATED CONCRETE SURFACE, CBC 406.7
- 27 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 20/A102
- 28 REFER TO 18 & 20/A105 FOR ELECTRICAL VEHICLE CHARGING STATION EQUIPMENT DETAILS.
- 29 TS 6" SQUARE BOLLARD, SEE DETAIL 2/A102
- 30 VAN ACCESSIBLE EV CHARGING ONLY
- 31 EV CHARGING ONLY
- 32 ELECTRICAL TRANSFORMER

SITE LEGEND

- NEW LANDSCAPING
- BIO SWALE, DETENTION



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CONSULTANTS:

STAMPS:

PROJECT:

**WILLOWS PLAZA C-STORE**

1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

PROJECT NUMBER: 24-012 PROJECT DATE: 04-14-2025

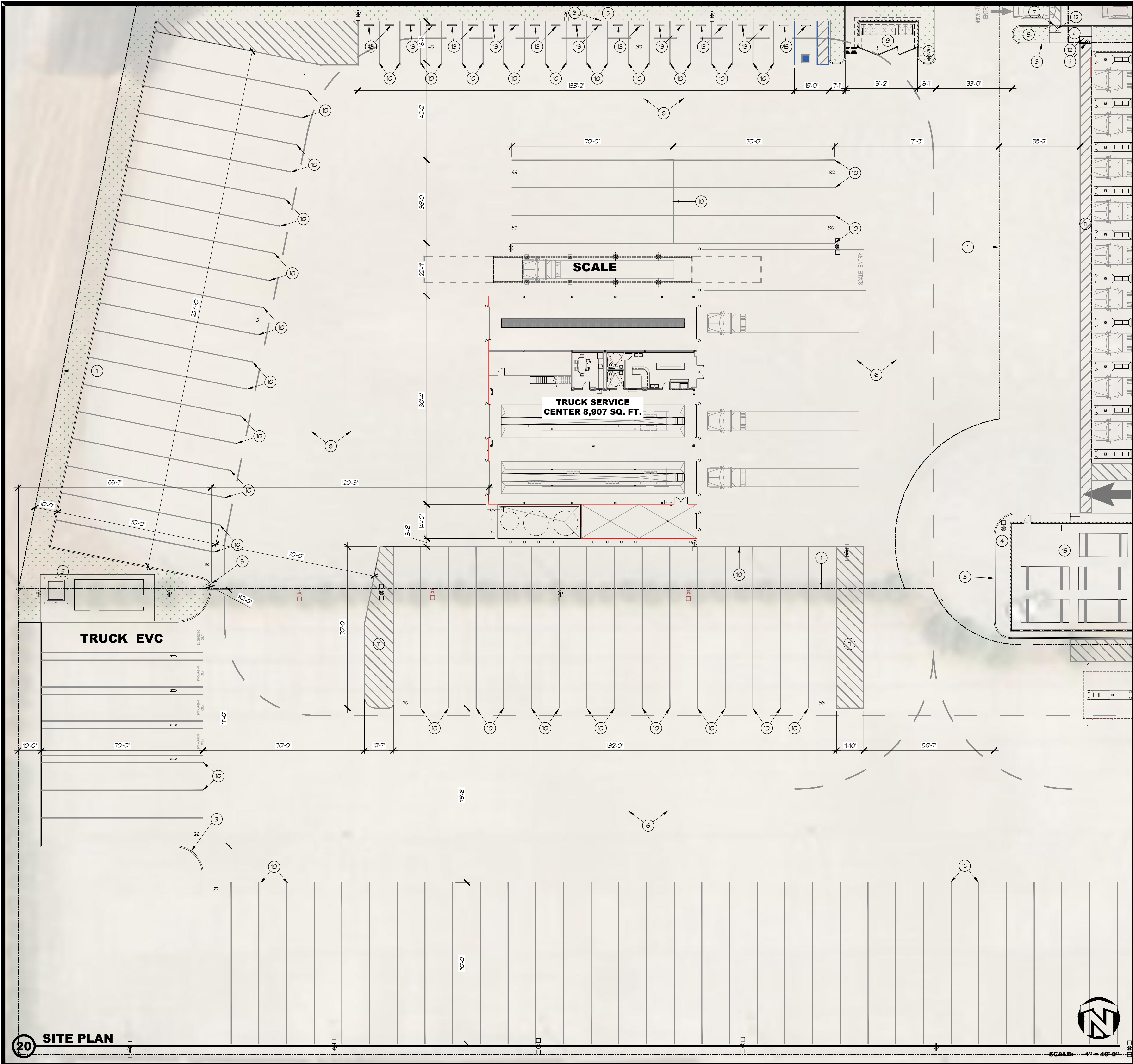
SHEET CONTENTS:

**ENLARGED TRUCK FUELING SITE PLAN**

SHEET NUMBER:

**A103**





**SITE PLAN KEYNOTES**

- 1 PROPERTY LINE
- 2 SETBACK
- 3 6" HIGH CONCRETE CURB, SEE DETAIL 18/A103
- 4 CONCRETE WALK, SLOPE SIDEWALK MAX 1:20 CROSS SLOPE NOT MORE THAN 2%, SEE DETAIL 19/A103
- 5 LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- 6 A/C PAVING.
- 7 ACCESSIBLE CURB RAMP
- 8 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY BACK FINISH, TYPICAL, SEE DETAIL 10/A102
- 9 TRASH ENCLOSURE AND CONC. APPROACH APRON
- 10 4" WIDE PAINT STRIPS, WHITE, UNLESS NOTED OTHERWISE
- 11 4" WIDE PAINT STRIPS, WHITE, AT 3'-0" O.C. TYP.
- 12 DETECTABLE WARNING SURFACE
- 13 CONCRETE WHEEL STOP, SEE DETAIL 14/A102
- 14 ACCESSIBLE POLE MOUNTED SITE SIGN
- 15 ABOVE GROUND TANKS

**SITE LEGEND**

- NEW LANDSCAPING
- BIO SWALE, DETENTION



**Architects**

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Sacramento, CA 95827

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CONSULTANTS:

STAMPS

PROJECT:

**WILLOWS  
PLAZA  
C-STORE**

**1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

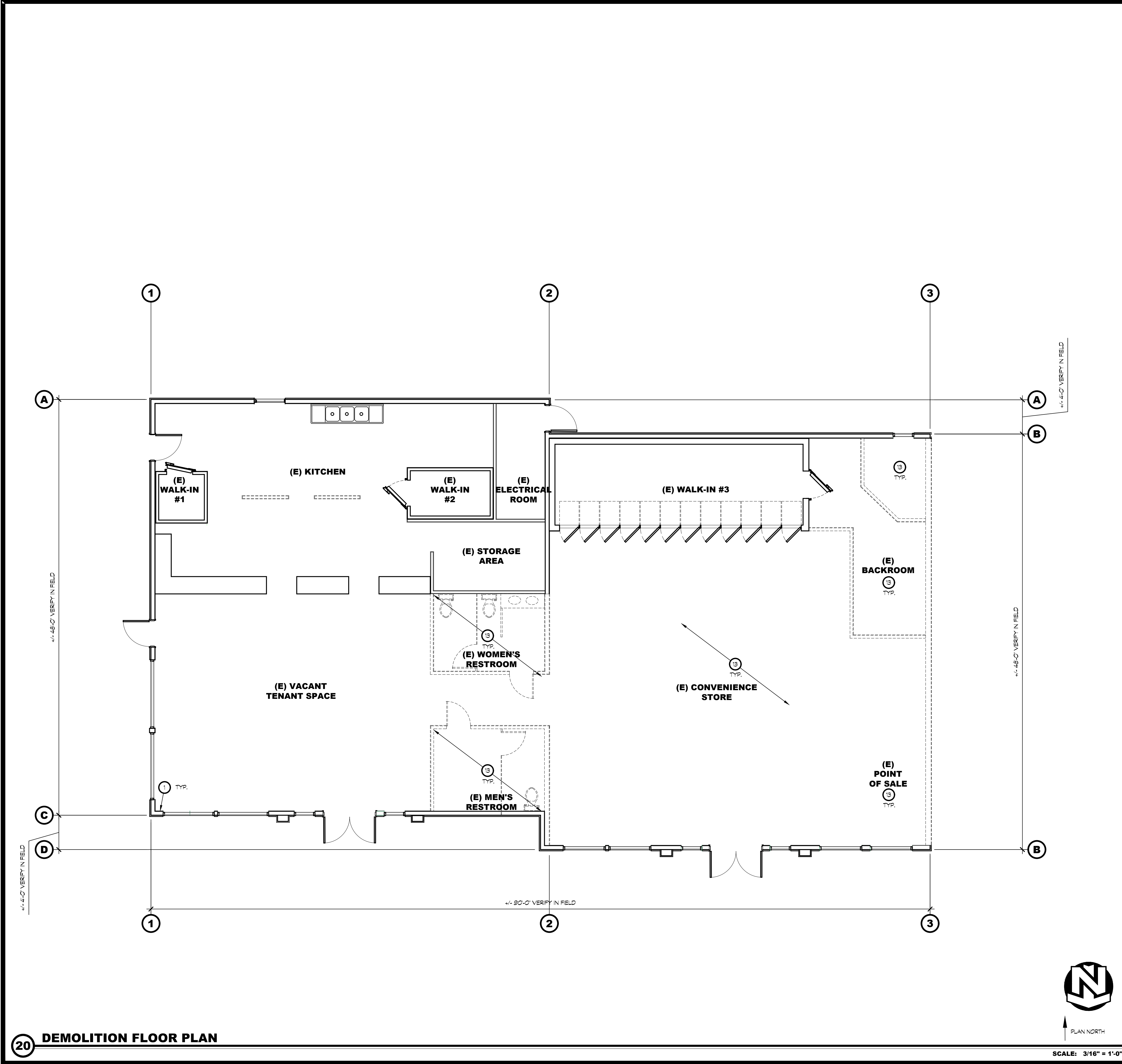
PROJECT NUMBER: **24-012** PROJECT DATE: **04-14-2025**

SHEET CONTENTS:

**ENLARGED TRUCK  
SERVICE SITE PLAN**

SHEET NUMBER:

**A104**



20 DEMOLITION FLOOR PLAN

DEMOLITION KEY NOTES

EXISTING EXTERIOR METAL PANEL WALLS TO REMAIN. TYPICAL, UNLESS OTHERWISE NOTED.

REMOVE EXISTING INTERIOR WALLS, FIXTURES, CEILINGS AND FINISHES, UNLESS OTHERWISE NOTED.

GENERAL DEMOLITION NOTES

PROJECT NUMBER: 24-012 PROJECT DATE: 04-14-2025

SHEET CONTENTS:

DEMOLITION FLOOR PLAN

SHEET NUMBER: A200

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**Architects**

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CONSULTANTS:

PROJECT:

**WILLOWS PLAZA C-STORE**

1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:





**K12  
Architects**

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CONSULTANTS:

STAMPS

PROJECT:

**WILLOWS  
PLAZA  
C-STORE**

**1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

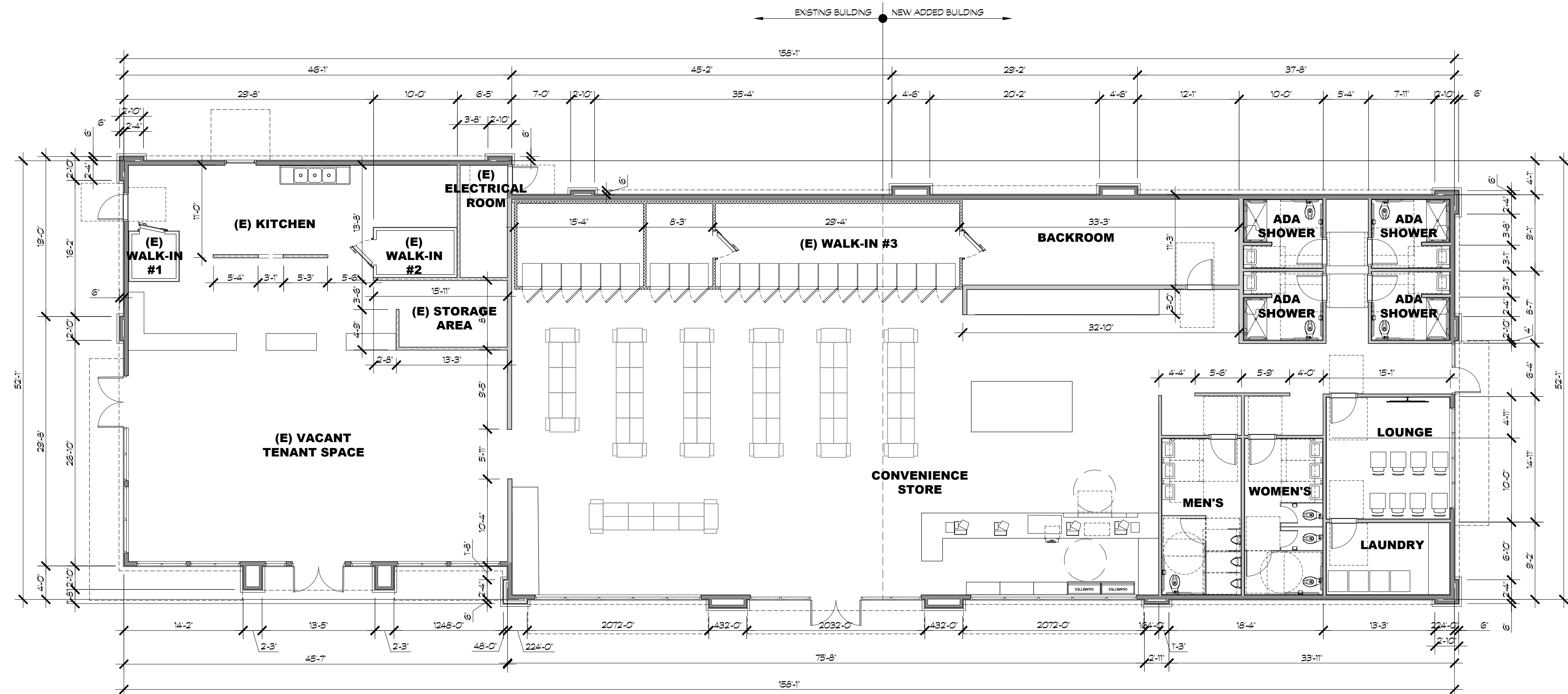
PROJECT NUMBER: **24-012** PROJECT DATE: **04-14-2025**

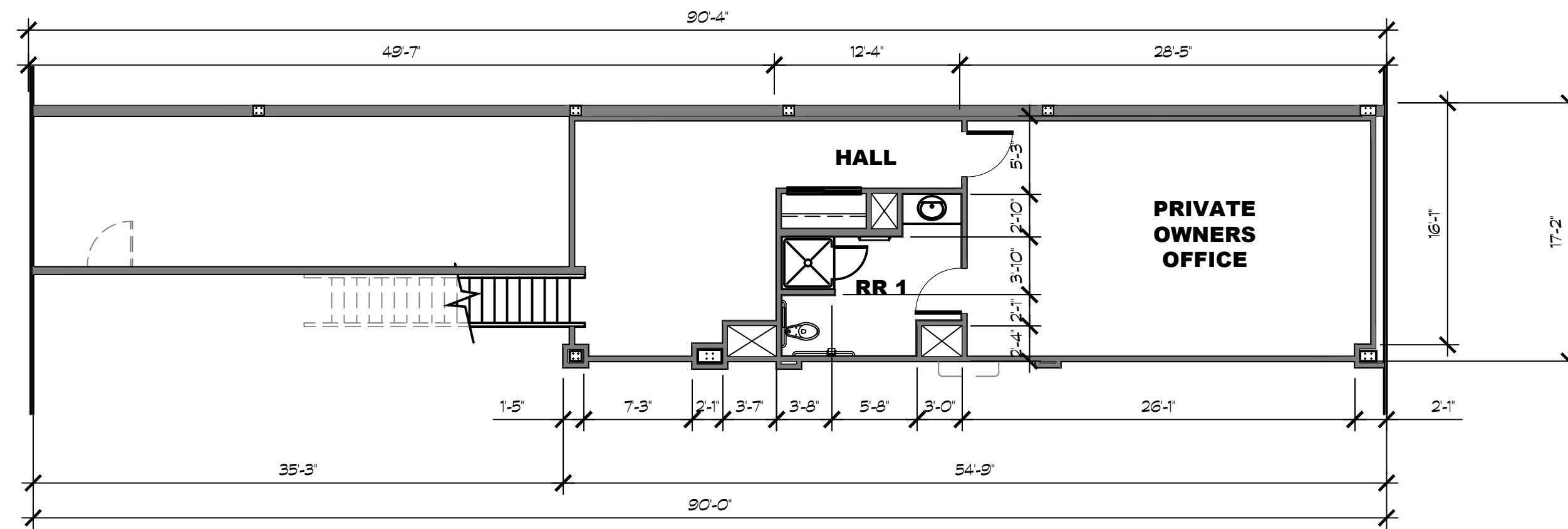
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**C STORE FLOOR  
PLAN**

SHEET NUMBER:

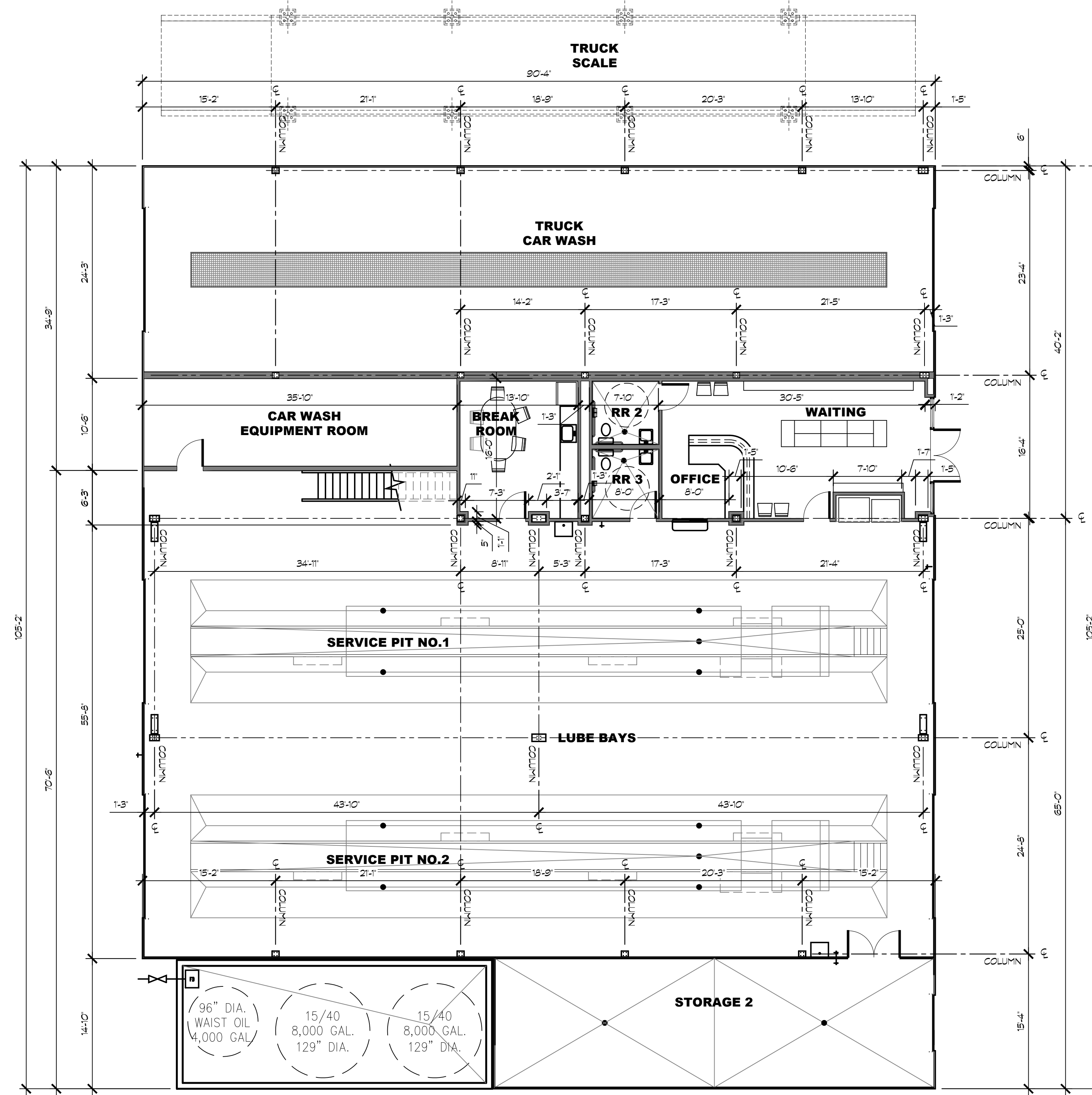
**A201**





**13 SECOND FLOOR PLAN**

SCALE: 1/8"= 1'-0"



**16 MAIN FLOOR PLAN**

SCALE: 1/8"= 1'-0"



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PROJECT:

**WILLOWS PLAZA C-STORE**

1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

PROJECT NUMBER: **24-012** PROJECT DATE: **04-14-2025**

SHEET CONTENTS:

**TRUCK SERVICE FLOOR PLAN**

SHEET NUMBER:

**A202**





**K12**  
**Architects**

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CONSULTANTS:

STAMPS

PROJECT:

**WILLOWS  
PLAZA  
C-STORE**

1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

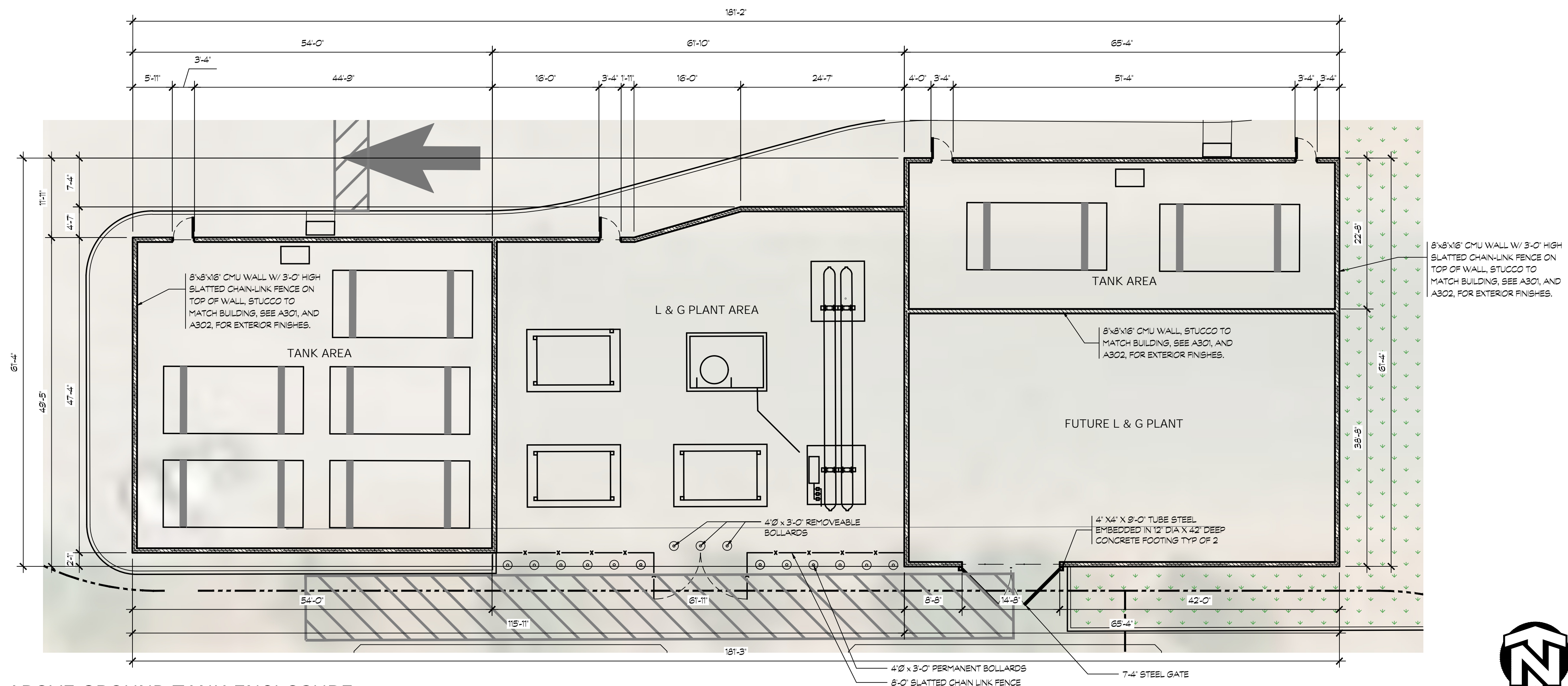
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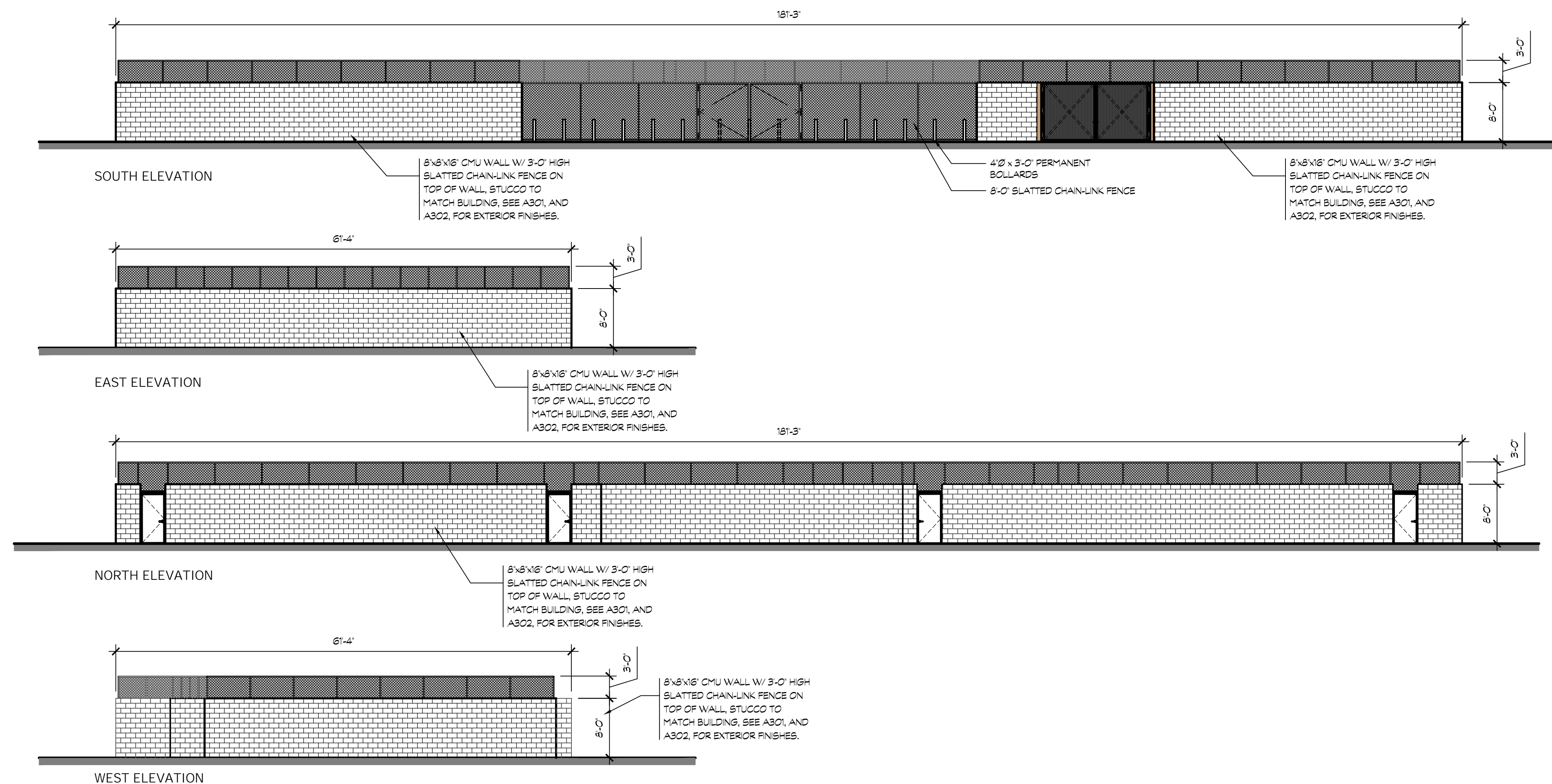
ABOVE GROUND  
TANK ENCLOSURE  
PLAN AND  
ELEVATIONS

SHEET NUMBER:

**A203**



18 ABOVE GROUND TANK ENCLOSURE



20 ABOVE GROUND TANK ENCLOSURE ELEVATIONS





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PROJECT:

**WILLOWS  
PLAZA  
C-STORE**

**1481 HWY 99 W  
WILLOWS, CALIFORNIA 95988**

DEVELOPER:

REVISIONS:

PROFESSIONAL SEALS:

PROJECT NUMBER: **24-012** | PROJECT DATE: **04-14-2025**

SHEET CONTENTS:

**C-STORE EXTERIOR  
ELEVATIONS**

SHEET NUMBER:

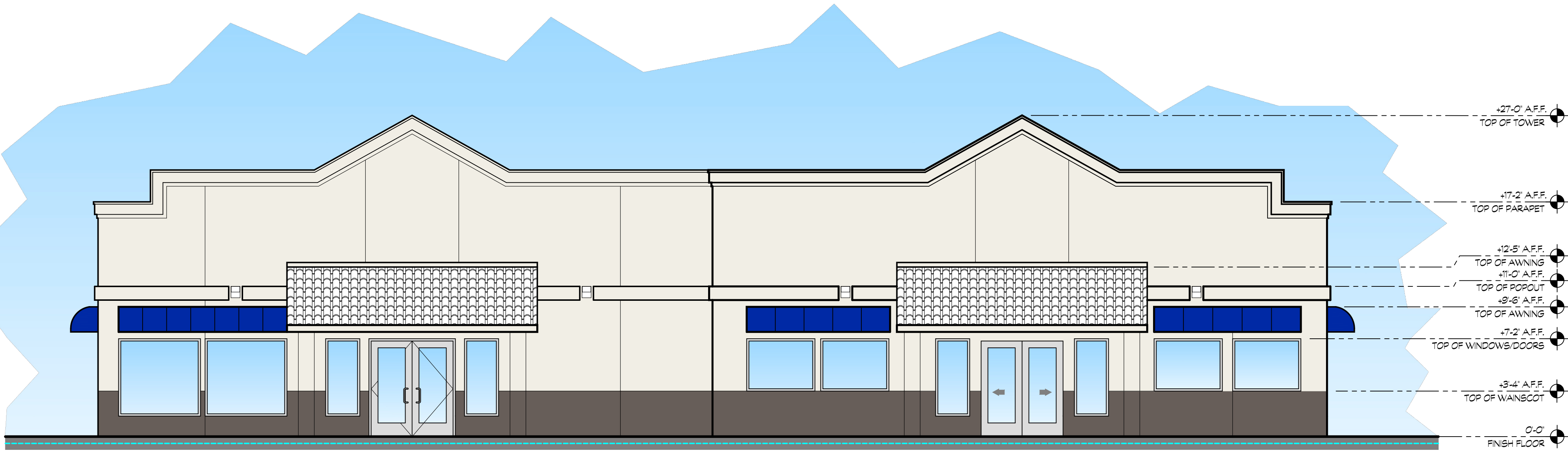
**A301**

KEY NOTES

1. LOCATIONS AND/OR ELEVATIONS OF EXISTING ITEMS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.

DEMOLITION SCOPE

1. LOCATIONS AND/OR ELEVATIONS OF EXISTING ITEMS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.



20 C-STORE NORTH EXTERIOR ELEVATION

SCALE: 3/16"= 1'-0"



20 C-STORE WEST EXTERIOR ELEVATION

SCALE: 3/16"= 1'-0"