

- d. Street lighting shall be designed 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.
- e. Commercial Street shall be 48-feet curb to curb width and shall include an additional 10 feet from face of curb to right-of-way on both sides of the street. The structural section of the road shall be designed to support a minimum Traffic Index of 8.0. The road shall be striped to include centerline striping, stop signs, stop bars and other striping that may be required on the improvement plans. The street shall be designed in such a way as to provide a walking area on the south side of the street (in-between the curb and gutter and the right-of-way) for pedestrians that will not conflict with landscaping.
- f. Tehama Street shall be improved to include tapers for entry, left turn pockets, acceleration and deceleration lanes and a transit stop. All design shall be per the City's Design and Construction Standards and Caltrans standards.
- g. Prior to the approval of the improvement plans and parcel map, the applicant shall submit written evidence (an executed easement deed) showing that the proposed EVA on the adjacent property to the south has been approved and granted by the property owner. The EVA shall be maintained privately.
- h. The EVA easement between lots 19/20/21 and along the easterly $\frac{1}{2}$ of the southerly boundary of the project shall be 30 feet in width and shall include an improved 20 foot wide paved road with sufficient structural section to support fire and other emergency vehicles. The fully improved EVA shall extend from Commercial Street to its intersection with Tehama Street. The EVA shall be privately maintained. Maintenance provisions shall be included within the CC&R's for the development. The EVA easement shall extend across the proposed Parcel B. Access to the EVA shall be coordinated with the City and gates with Knox boxes shall be required at certain points to prohibit ongoing use of this EVA for non-emergency access to the project site.
- i. The applicant shall irrevocably dedicate on the parcel map sufficient right of way width (minimum of 45 feet) along the same alignment as the EVA for eventual construction of a full City street. Improvements adjacent to this irrevocable offer of dedication shall be such that no structures or significant hard-scape improvements will have to be removed if and when the road is installed. It is the City's intent to provide an opportunity to have a street constructed in this location to provide for circulation to the property to the south.
- j. The design of the bridge at the intersection of Commercial Street and Tehama Street shall be fully improved to provide for turning movements into and out of the development, shall include a 5-foot sidewalk on one side and shall be capable of supporting fully loaded semi trucks. The bridge design shall include railing, guardrails per FHWA standards. Bridge construction shall be such that it does not impact the hydraulic carrying capacity of the existing ditch along Tehama during a 100-year flood event. Water and dry utilities that will be hung off the bridge will be supported by brackets and shall be

constructed on the downstream side of the bridge.

- k. The design of all temporary (with each phase) and permanent cul-de-sacs shall be capable of turning a semi tractor/trailer. This shall be demonstrated through the use of truck templates to establish required radii. The permanent cul-de-sac shall include surfacing material that will not degrade under tire turning movements. Any temporary cul-de-sacs shall be designed such that storm water is picked up through approved and constructed storm drain facilities and transmitted to either Parcel A or B.
- l. All access roads providing access to lots off of Commercial Street shall be private and shall be privately maintained. CC&R's or maintenance agreements (to the city's satisfaction) shall be executed and recorded with the final map.
- m. All internal access roads shall be designed with adequate turnarounds.

17. Water and Sanitary Sewer Improvements:

- a. All public water improvements shall be in conformance with Cal Water Standards. All improvement plans associated with water improvements shall be submitted to both the City and Cal Water and shall ultimately be approved by Cal Water prior to approval of the overall improvement plans for the development. All public water mains shall be installed within the public right-of-way or approved public utility easements. Any easements must be obtained prior to construction.
- b. The applicant shall submit a water supply analysis that demonstrates adequate fire flows will be available at all fire hydrants locations. This plan shall be reviewed and approved by the Fire Marshall.
- c. The offsite water main in Tehama Street will require an encroachment permit from the City and all work within the right-of-way will be subject to the requirements of the City of Willows. The water main alignment in Tehama Street shall be such that it will have minimum impact on the current paved surface of the road.
- d. All public 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 signing of the improvement plans for the project by the City.
- e. The developer shall design and install water and sewer improvements along the entire frontage of this development in Tehama Street. At the northerly and southerly limits, all lines shall be appropriately ended (with cleanouts, blow-offs, etc.)
- f. 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.

- g. All sewer laterals serving all parcels within this development shall be considered private from their connection point at the proposed sewer main in Commercial Street and shall be privately maintained. The overall maintenance agreement and/or Covenants, Codes and Restrictions (CC&R's) for the development shall address maintenance of all private sewer mains to the city's satisfaction.
- h. The developer shall be responsible for obtaining all easements associated with the construction of the sewer line connecting to the City's 18-inch sewer line on the east side of the railroad tracks. The developer shall provide proof of permission, in writing, to the City from all impacted properties (including the Railroad) prior to approval of the improvement plans. Construction under the railroad right-of-way shall be done per jack and bore method (no directional drilling allowed.) The developer shall be required to submit evidence that the conduit that will house the sewer line was put in at the proper grade. This sewer line shall require an encroachment permit from the City for installation. As part of the requirements, when the new manhole is constructed on the existing 18-inch sewer line, the developer shall be required to maintain flow in the existing sewer line during the entire construction process. If pumping around construction is necessary, the contractor will be required to install an adequately sized pump/generator set and provide one back-up pump/generator set to ensure that there is no down time (the line flows full nearly 24 hours/day.) If pumping is required, the developer shall provide man-power 24 hours per day to monitor the pumps to ensure operations are maintained and any problems can be addressed immediately.
- i. The developer shall be responsible to appropriately size the section of sewer main between the existing 18-inch sewer main and the manhole to the entry of the proposed project, as well as the two sewer lines in the north/south direction to ensure that they are appropriately sized to handle future development in the area. An engineering analysis will be required to be submitted with the first submittal of the improvement plans showing assumptions, flows and sizing.
- j. The sewer line from the proposed manhole in Tehema Street into the site is required to go under the existing drainage channel on the west side of the street. The alignment of the sewer line shall be such that at the crossing of the drainage channel the line will not be placed under the proposed bridge structure (to ensure maintenance on the line can take place in the future.) Easements necessary for construction of this alignment shall be provided on the parcel map.
- k. The improvement plans shall show water and sewer services stubbed to all lots not having street frontage. All such utilities shall be in utility easements to each of the lots.
- l. The developer shall be responsible for installing a reclaimed water line in the alignment and to the extent as shown on the improvement plans. The size of

said line shall be determined during the design of the project, but shall be sufficiently sized to serve this project and the proposed project to the north (at a minimum.)

18. Storm Drain Improvements:

- a. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. 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 drainage plans and calculations shall indicate the following conditions before and after development:
 - o Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses. Hydrology shall be per the City Engineer's direction.
- 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. This condition may be eliminated subject to approval of the City Engineer.
- d. All proposed detention ponds associated with this project shall be sized to handle 100-year storm event flows. All public storm drain piping and inlets in or adjacent to streets shall be sized to handle a minimum of 10-year storms.
- e. The proposed access bridge from Tehama Street to the site shall be constructed so that the bridge does not encroach or impact the 100-year flows in the existing drainage channel.
- f. For any public storm drain constructed outside of the right-of-way, pipe sizes shall be a minimum of 15-inches in diameter and shall be contained within 15 foot wide storm drain utility easements. Said easements shall prohibit construction of any permanent improvements adjacent/abutting to the easement to ensure that if maintenance or replacement is necessary that construction equipment will not impact any structures. Additionally, single pipes shall be required (as opposed to multiple smaller sized pipes) in all storm drains outside of the right of way.
- g. 100-year overland flow routes shall be provided for all inlets in sump conditions. The overland flow routes shall be contained in easements and improvements within the easements shall be limited to landscaping that will not significantly impede the flows. The overland flow routes shall extend from Commercial Street to either of the detention ponds.
- h. All drainage ditches adjacent to Interstate 5 on lots 1 and 2 shall be privately maintained.
- i. The improvement plans shall provide at least two access points to each of parcels A and B for maintenance.

- j. A maintenance district shall be set up for this development to fund all maintenance of Parcels A and B, as well as the existing drainage ditch along Tehama Street. The developer shall be responsible to pay all cost for the creation of the maintenance district (1982 Act Assessment District.) Subject to approval of the City Engineer, an alternate instrument may be used for maintenance of Parcels A and B; and reference to the Tehama ditch may be deleted.
- k. There shall be no lot to lot drainage allowed without easements.
- l. The improvement plans shall show facilities acceptable to the City for the release points of Parcels A and B into the ditch along Tehama Street. These may or may not be the flap gate concept that is shown on the tentative map.
- m. The applicant shall provide a clean storm water runoff plan and an associated clean storm water facility operations and maintenance plan in accordance with applicable local and state requirements.
- n. The detention basins and EVA embankments shall be designed and constructed for saturated soil conditions and in accordance with the recommendations of the project soils engineer.

Final Map Conditions:

- 19. A final map, as defined in the State Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s) shall be filed with the City Engineers Office. The final map shall be substantial conformance with the approved Tentative Map and all applicable conditions of approval. The final map is not valid until it has been approved and recorded.
- 20. The developer shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements shall be dedicated on the map or provided by separate instrument. The developer shall prepare all necessary legal descriptions and deeds. The following offers of dedication shall be made to the City:
 - All rights of way associated with improvements along Tehama Street
 - All right of way associated with Commercial Street.
 - All utility easements needed to support the public utilities needed with this project.
 - Parcels A and B (including combining lot 22 with Parcel B.)
 - Access easements from Commercial Street to approved access points for Parcels A and B. The portion of these access easements across lots 3, 12 and 17 can be provided by separate deed, if so desired. The access easements over lots 3, 12 and 17 can differ from what is shown on the Tentative Map if development of these lots are such that relocation of these easements are needed to support development of these lots.
- 21. The applicant shall transmit by certified mail a copy of the conditionally approved Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record. Written compliance shall be submitted to the City of Willows

22. The final map shall not be approved prior to approval of the improvement plans.
23. Prior to approval of the final map, the developer shall either complete required improvements in accordance with the approved improvement plans, or enter into an Improvement Agreement. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.
24. The 100-year release points (overland) shall be shown on the parcel map.

Construction Conditions:

25. 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.
26. Prior to commencing any construction on the site, the ponded/heavily saturated area (identified as lot 22 on the Tentative Map) shall be fenced off to prohibit any construction activity from taking place in this area.
27. 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.
28. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
29. 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.
30. 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.
31. 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.

32. Prior to placing the final lift of asphalt, all public sanitary sewer and storm drain 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.
33. 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.
34. 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. Haul routes for major construction traffic shall be restricted to Road 57 and Tehama Street. No through-city construction traffic should be proposed.
35. Dust control must be maintained to the City's satisfaction.
36. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Saturday.
37. The City shall not take over the maintenance responsibility of any temporary cul-de-sacs or other temporary facilities.

Subdivision Final and/or Release of Securities Conditions:

38. All improvements shown on the Improvement Plans shall be completed and accepted by the City except for any temporary facilities (temporary cul-de-sacs or turnarounds), prior to release of any surety.
39. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid prior to release of any surety and acceptance of the improvements.
40. Developer shall provided sufficient surety guaranteeing the public improvements for a period of one year (maintenance bond.)
41. 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.
42. Prior to acceptance of any landscape improvements, the developer shall provide a written statement signed by his or her landscape architect certifying that they observed the work during construction and that site planting, irrigation and any other landscaping improvements have been completed in accordance with the improvement plans approved by the City Engineer.

43. 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.

Conditions Associated with the Mitigated Negative Declaration

44. Future construction shall adhere to the Design Guidelines and Planned Development requirements as adopted for this project.
45. All reflective structure surfaces such as windows and roofs shall be designed, treated, and installed as to reduce glare and sun reflection off-site, especially in the direction of Interstate Highway 5. Building plans shall be reviewed by the Planning Director to ensure compliance with this condition prior to the issuance of building permits.
46. The City Planning Director shall have the authority to require the Final Lighting Plan to be modified (including the wattage) and/or additional information to be submitted so that the lighting meets the requirements listed above. The Final Lighting Plan shall include, but not be limited to, the following:
- a. Details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does not adversely shine towards neighboring properties, or toward the night sky.
 - b. Lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow.
 - c. Sufficient details regarding the proposed wattage and area of coverage for all site lights
47. A Final Landscaping Plan shall be submitted to the City by the project applicant for review and approval by the Planning Director prior to the issuance of building permits. This plan shall include, but not be limited to, the following:
- a) A planting legend that includes the names, location, coverage area, and canopy cover of all vegetation proposed for the site;
 - b) A planting schedule for all vegetation installed on the site; and
 - c) A maintenance schedule for on-site vegetation, including a watering schedule and irrigation system design.
48. Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods.
49. The applicant shall secure a grading permit from the Building Division and shall adhere to all grading permit conditions, including Best Management Practices. All fill areas and other areas disturbed by grading shall be treated in a manner that will reduce dust, including landscaping or erosion control hydro seeding.
50. During construction activities, the contractor shall remove daily accumulation of mud and dirt on paved roads that serve the project site.

51. Glenn County Air Pollution Control District "Authorization to Construct" will be required for any boilers, generators (over 50HP), or other diesel, natural gas, or propane fired equipment that will be permanently kept at the community.
52. Contractors hired for the construction and build out phases of the project shall comply with the California Air Resources Board Portable Equipment Registration Program requirements.
53. The Pallid Bat has the potential to roost in the trees and buildings in the southeastern portion of the project area (proposed Parcel B). Disturbance or removal of these trees and buildings may impact potential bat roost sites. If these trees and buildings are left undisturbed, no further mitigation is required. If this area is to be disturbed as part of this project, pre-construction surveys will be required to determine the presence or absence of bat roost sites. Pre-construction bat surveys do not need to be performed if work is conducted between September 1 and October 31, after young have matured and prior to the bat hibernation period. However, if it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys shall be conducted pursuant to criteria specified in the WRA Biological Assessment dated March 20, 2009.
54. With respect to the five sensitive bird species identified in the WRA Biological Assessment, vegetation removal in or adjacent to the project site should take place during the non-breeding season (September through February). If this is not possible, pre-construction breeding bird surveys shall be conducted 14 days prior of ground disturbance to avoid disturbance to active nests, eggs, and/or young. If site grading occurs during the Swainson's Hawk breeding season (March-August), the project proponent shall conduct CDFG-recommended protocol-level surveys prior to construction per the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (CDFG 2000b). The area to be surveyed shall include a 0.5-mile radius area including and surrounding the project site. If active nests are found, consultation with CDFG will be required and mitigation measures consistent with the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (CDFG 1994) will be required. No action is required if the grading is completed from September thru February such that the site does not provide foraging habitat during the breeding season.
55. According to the WRA report dated March 20, 2009, the Pond turtle may use the waters in the project vicinity for foraging and may use the uplands as potential breeding habitat. The WRA report recommends that the ditch adjacent Tehama Street east of the project site be drained prior to construction activities in order to encourage pond turtle to vacate this area. If this is not feasible due to issues associated with Section 404 Waters of the United States (see discussion below) or other concerns, an exclusion fence shall be installed adjacent to the ditch in order to preclude turtles from nesting in this location.
56. WRA Section 404 "Waters of the United States" Determination dated May 2009 concluded that the project area contains "5.3 acres of wetland" Lot 22, which is 8.5 acres in size and encompasses the identified 5.3 acre wetland area, shall remain undisturbed and shall include a 10' setback as described in the tentative map.
57. With respect to the drainage channel adjacent to Tehama Street, the WRA report dated May 2009 states that "As per 33 CFR 328.3(a)(5) of the Clean Water Act, the

Corps has jurisdiction over ‘tributaries of navigable waters’, and as a tributary to the Glenn-Colusa Canal, the agricultural drainage ditch may be regulated by the Corps as a “water of the U.S.” Any development at this location shall conform with Army Corps of Engineers requirements should it be determined that the drainage ditch is considered to be within their jurisdiction.

58. That there is evidence in the record that this project will contribute to cumulative impacts upon fish and wildlife due to a reduction in natural habitat and therefore does not qualify for a de minimus exemption from State Fish and Game fees. The applicant will be responsible for payment of these fees as authorized by Section 711.4 of the Department of Fish and Game Code.
59. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
60. 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.
61. Site preparation and grading, structure seismic design, foundation design, slab on-grade design, pavement design, and wintertime construction considerations shall be adhered to as described in the Miller Pacific Geotechnical Investigation dated May 27, 2009 and as adopted as part of the approved subdivision improvement plans.
62. During construction, whenever feasible, equipment fueling and service should be conducted at a designated location other than the project site, including local gas stations or repair shops. Any spills resulting from fueling or hydraulic line breaks will be contained and cleaned up immediately. No refueling or servicing shall be done without absorbent materials (i.e. absorbent pads, mats, socks, pillows, and granules) or drip pans underneath to contain spilled materials.
63. The project applicant shall secure a NPDES General Stormwater Permit for construction activities prior to the start of any land disturbance. As part of the NPDES permit process, the project applicant shall prepare a SWPPP that outlines the Best Management Practices (BMPs) to be employed during construction activities to minimize storm water pollution. The SWPPP also shall include Best Construction Practices to be employed in the clearing and grading of the project site and for other scheduled construction activities.
64. During construction, the applicant and the contractor of record shall exercise BMPs, such as daily street sweeping and the placement of erosion control measures on-site, to minimize storm water pollution. The BMPs shall be listed in the required SWPPP for the project. The contractor shall designate a primary contact person who shall be available to the City of Willows in the event of noted storm damage or storm event. Said person shall be responsible for inspection of all erosion control facilities.
65. Site grading and drainage improvements shall be installed consistent with the recommendations and findings contained in the South Willow Drainage Study prepared by Steven LaFranchi & Associates, Inc dated May 2009.

66. The hours of construction shall be limited to 7:00 A.M to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 4:00 P.M. on Saturday, with no construction to occur on Sundays and holidays.
67. The subject project will be developed with water main extensions designed pursuant to the Fire Flow Calculation Report prepared by LaFranchi & Associates, Inc. dated March 2009.
68. The project would marginally contribute to projected unacceptable level of service conditions at Airport at W. Wood Street, I-5 Southbound Ramps at W. Wood Street, and I-5 Northbound ramps at W. Wood Street. The project shall pay the City's development impact fee which will represent the Project's fair share of the cost of these improvements.
69. The project would impact the level of service at the Butte Street and West Wood intersection under cumulative development conditions. The Project shall pay a fair share (3.29 percent as calculated in the Dowling Associates report dated May 13, 2009) toward the portion of the cost of signalizing this intersection that is not covered by funds identified from other sources.
70. Final subdivision circulation improvement plans for Tehama Street shall include provisions for an inbound left turn lane, acceleration and deceleration lanes, and outbound right turn and left turn lanes.
71. A new sanitary sewer main will be installed from the intersection of Tehama Street and the proposed Commercial Street under the existing water channels and Southern Pacific Railroad tracks to the existing 18" sanitary sewer trunk line located east of the railroad tracks. Installation of the new sewer system shall be in accordance with approved project improvement plans.

Fire Department Conditions

72. The fire main is required to be a looped system.
73. The main entry road is required to painted red curb (no parking) on both sides.
74. All buildings will be required to have a hydrant within 50 feet of the FDC.
75. Hydrant spacing shall not exceed 450 feet.
76. Minimum fire flows are required to be 2,000-2,250 gpm for a minimum duration of 2 hours.
77. Emergency vehicle roads shall meet minimum City standards for surfacing, widths and weights.

Building Department Conditions

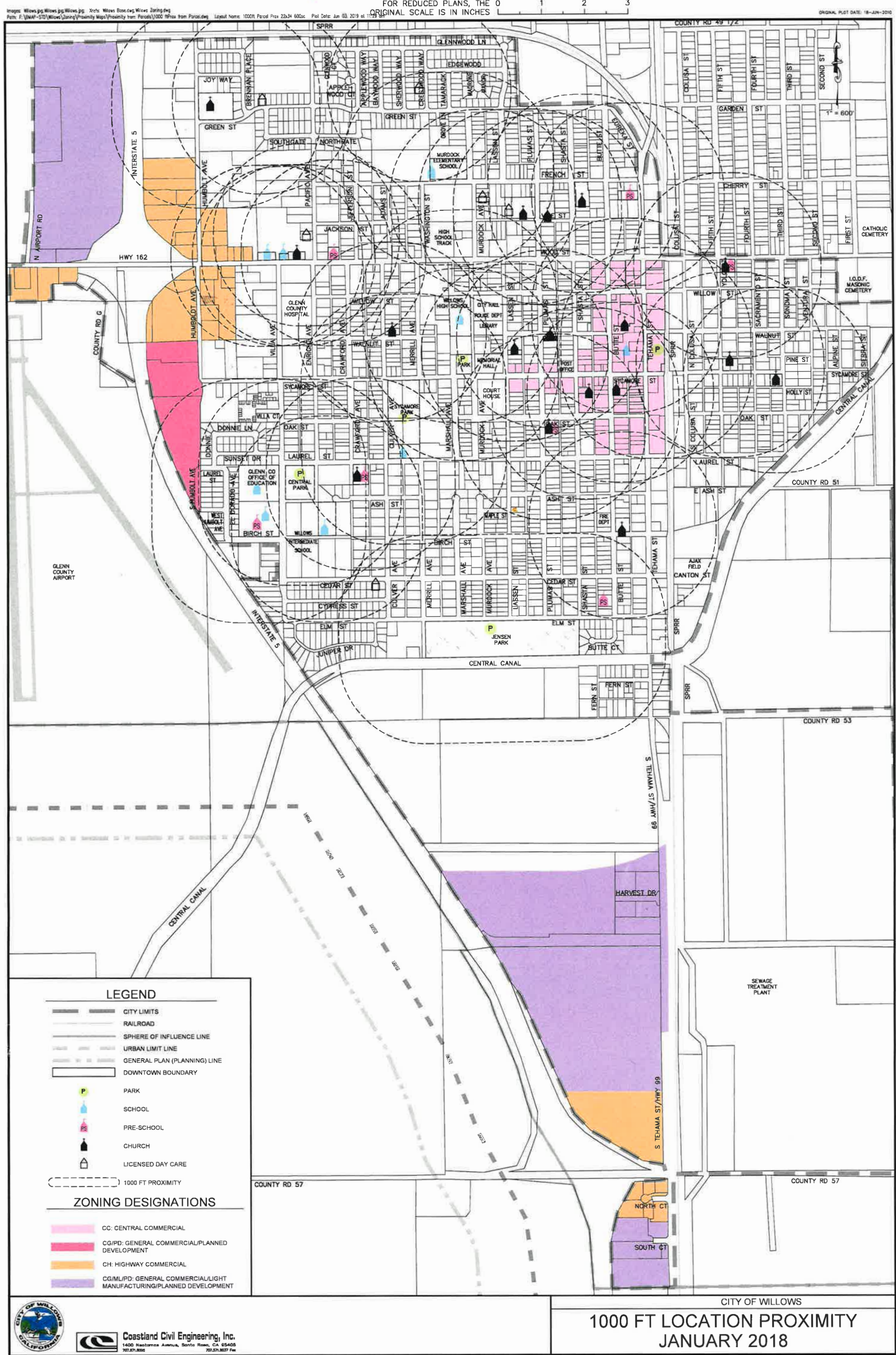
74. Prior to issuance of a building permit, the developer shall provide building pad elevation certification from a California licensed civil engineer or land surveyor, certifying that the building pad has been constructed to the elevation as shown on the approved improvement plans. Also, the pad compaction shall be certified by a licensed geotechnical engineer.

June 2019

FINAL MAP

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES

0 1 2 3



Coastland Civil Engineering, Inc.
1400 Redwood Avenue, Santa Rosa, CA 95405
707.571.8200

CITY OF WILLOWS
1000 FT LOCATION PROXIMITY
JANUARY 2018



Date: December 14, 2022
To: Planning Commission
From: Karen Mantele, Principal Planner
Subject: Use Permit File #UP-22-05/Black Bear Signage/246 N. Humboldt Ave

Recommendation: Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, adopt the attached resolution.

Rationale for Recommendation: WMC Chapter 18.125.150 allows additional signage with use permit approval from the Planning Commission.

Background:

The Black Bear Restaurant previously had a pole sign located at the northern corner of their lot, and according to the building file this was around 1993. This sign has since been removed some time ago, and the owner desires to install a new 70-foot-high pole illuminated sign to replace it. Staff has brought before the Commission over the years several use permits to allow additional signage.

Discussion & Analysis:

The property owner has submitted for a Conditional Use Permit application to allow additional pole signage as what is proposed exceeds the allowed square footage per the code, which allows for a total of 200 square feet of signage on pole signs. The actual sign area of just the Black Bear wording and the bear symbol only constitutes approximately 98.58 sq ft (per side). However, the cabinet of this sign as proposed is 296 square feet over the allowed amount (200SF). The request is to allow additional signage, beyond what is allowed by the sign code.

Per Section 18.135.050, the Planning Commission may grant a Use Permit if only on the basis of the application, investigation, and evidence submitted that findings can be made. Those findings are incorporated into the draft resolution.

Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) for significant environmental impacts to the environment and qualifies as a Categorical Exemption, under Section 15302, Replacement or Reconstruction.

Fiscal Impact:

There is not an impact to the city as this project has a PTA deposit on file for processing.

Attachments:

1. Draft Resolution
2. Draft Conditions of Approval
3. History of Sign use permits

PC RESOLUTION NO. _____-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING
CONDITIONAL USE PERMIT (FILE # UP-22-05) FOR BLACK BEAR TO ALLOW 296 SQUARE
FEET OF ADDITIONAL POLE SIGNAGE FOR PROPERTY LOCATED AT 246 N HUMBOLDT
AVENUE ASSESSORS PARCEL NUMBER 001-041-013**

WHEREAS, the applicant, Yesco Signs on behalf of Black Bear, has made application for Use Permit approval to allow installation of an illuminated pole sign which square foot exceeds the allowance per the sign code; and

WHEREAS WMC Chapter 18.125.150 requires additional signage within the Highway Commercial zoning district to obtain Use Permit approval for the overage; and

WHEREAS notice of the Planning Commission meeting held on December 14, 2022, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS the Planning Commission did, on December 14, 2022, 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 Class 1, Section 15302, Replacement or Reconstruction; and

WHEREAS, pursuant to Section 26.05 of the Zoning Ordinance, the following findings are made:

1) That the use is consistent with the purposes of the district in which the site is located.

Pole signs are allowed within the Highway Commercial zone.

2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

The Conditions of Approval will ensure that the location of the pole sign will not be detrimental to the public health, safety, or welfare or materially injurious to properties as it will be located on private property.

3) That the proposed use is in conformance with the General Plan.

Business signs are allowed for commercial businesses within the land use designation.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the proposal to allow 296 square feet of additional pole signage is consistent with the General Plan, and the City of Willows Municipal Code; and hereby approves Conditional Use Permit (file # UP-22-05), subject to the attached conditions of Approval.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 14th day of December 2022 by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Pedro Bobadilla, Chairperson

ATTEST: _____
Recording Secretary

**Use Permit Conditions Of Approval
For Black Bear
246 N. Humboldt Street
APN: 001-041-013**

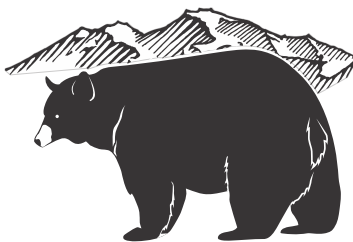
GENERAL

1. If the use is not made on the project subject to the permit within one (1) year after the date of granting the permit, (December 2023) 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.
2. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
3. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.

BUILDING DEPARTMENT

4. The applicant must apply for and obtain all required electrical and building permits prior to installation of the pole sign

APN: 001-041-013-000
GLENN COUNTY)



Black Bear Diner

DEVINE HOSPITALITY LLC

NEW 70’ TALL D/F ILLUMINATED POLE SIGN WITH PANAFLEX FACE

246 NORTH HUMBOLT AVE. WILLOWS, CA.

SHEET INDEX

- CP...Cover Page
- SP 1 of 3....Site Plan, Vicinity Map,
- SP 2 of 3....Site Plan, Vicinity Map,
- SP 3 of 3....Site Plan, Vicinity Map,
- DSN 1 - New 70’ Tall Pole with One (1) D/F Illuminated ID Cabinet
- DSN 2 - Black Bear Diner - Spec Sheet for Pole Sign
- DSN 3 - Night Rendering
- DSN 4 - Sign Location Exhibit 1
- DSN 5 - Sign Location Exhibit 2
- DSN 6 - Sign Location Exhibit 3
- DSN 7 - Sign Location Exhibit 4
- DSN 8 - Sign Location Exhibit 5
- DSN 9- Sign Location Exhibit 6



NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH & PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY POWER TO EACH SIGN LOCATION

DEDICATED SIGN CIRCUIT

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

GENERAL NOTES:
All work shall comply with
2019 California Building Code
2019 California Electrical Code
2019 California Energy Code, Title 24
2019 California Fire Code
2019 California Green Building Standards Code
2019 California Mechanical Code
2019 California Referenced Standards Code

California Region

CALIFORNIA CONTRACTOR LICENSE NO. 980698

SACRAMENTO

4119 S Market Court #10

Sacramento, CA 95834

(800) 578-0189

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PROJECT NAME / LOCATION:

Black Bear Diner

246 NORTH HUMBOLT AVE.
WILLOWS, CA.

DESIGN NUMBER:

ART 00Y 46105 R2

PROD SOY-112866

JOB#: 179598

LEVEL 4

ACCOUNT EXECUTIVE:

SCOTT ZUFELT

DESIGNER:	DATE:
R.TUCKER	09/19/22

REVISIONS:

DESIGNER:	DATE:
-----------	-------

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SHEET:

CV



VICINITY MAP

SEE YESCO ENGINEERING FOR
FOOTING, POLES, & FOUNDATION


METHOD OF ATTACHMENT

GENERAL NOTES

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SITE PLAN

SIGN	DESCRIPTION	DIMENSIONS	QUANTITY	SQ. FEET
A	NEW 70 FOOT TALL ILLUMINATED POLE SIGN WITH 15'-9" H X 15'-10" W TOP CABINET	15'-9"H X 15'-9"W	1	248.06
			TOTAL	TOTAL
			1	248.06

SITE ADDRESS	
BLACK BEAR DINER 246 NORTH HUMBOLT AVE. WILLOWS, CA.	APN# 001-041-013-000
Property Owner:	Lot#
	Map

California Region

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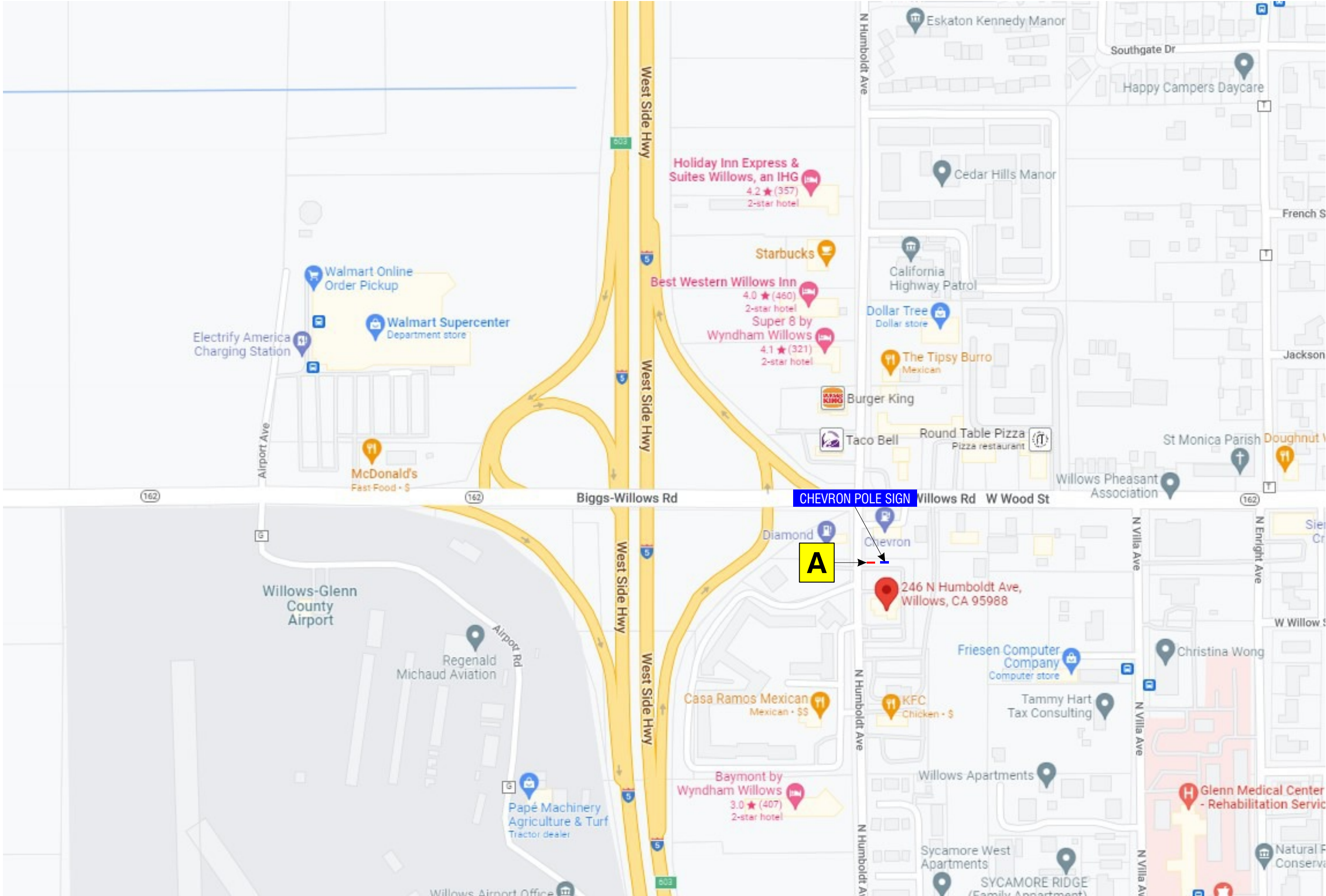
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SHEET:

SP-1 of 3



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PROD SOY-112866
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LEVEL 4

ACCOUNT EXECUTIVE:
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DESIGNER: DATE:
R.TUCKER 09/19/22

REVISIONS:
DESIGNER: DATE:

Randy Tucker

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Black Bear Diner

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WILLOWS, CA.

DESIGN NUMBER:

ART DRY 46105 R2

PROD SOY-112866

JOB#: 179598

LEVEL 4

ACCOUNT EXECUTIVE:

SCOTT ZUFELT

DESIGNER: DATE:

R.TUCKER 09/19/22

REVISIONS:

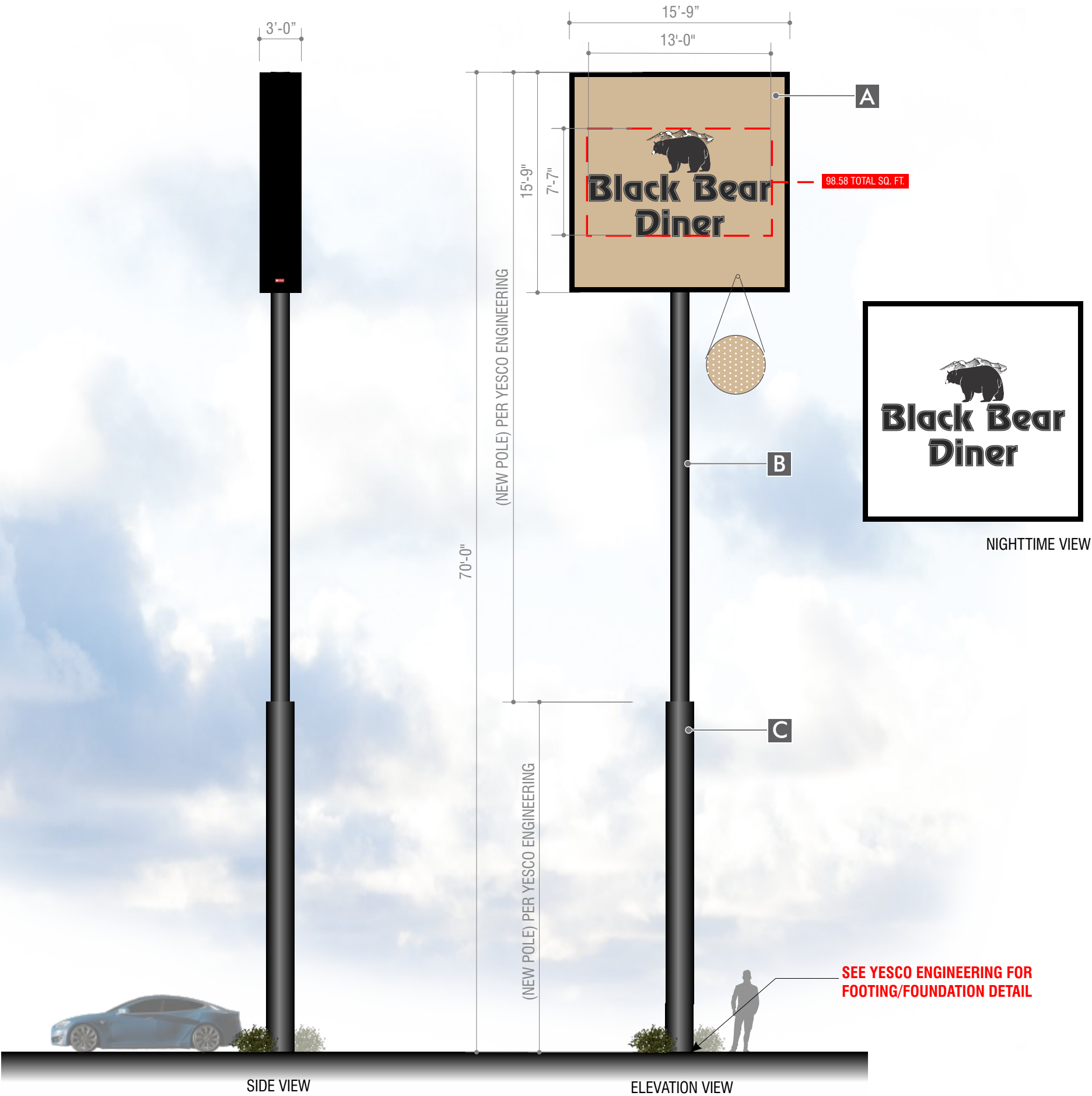
DESIGNER: DATE:

Randy Turner

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SHEET:

SP-3 of 3



SIGN SPECS		
A	CABINET	TYPE
		D/F WHITE LED ILLUMINATED
		PAINT COLOR
		SW# BLACK, SATIN
FACE	TYPE	PANAFLEX FACE
	LAYER	1st SURFACE
VINYL	COLOR	3M #3660-22 BLACK (LOGO)
	LAYER	1st SURFACE
VINYL	LAYER	1st SURFACE
	COLOR	GRAY OUTLINE COLOR (TBD)
	COLOR	3M #3635-210 DUAL COLOR PERF. VINYL
		PRINTED TO MATCH 3630-149 LT. BEIGE

B	PIPE	DIAMETER
		16"
		PAINT COLOR
		SW#BLACK, SATIN
C	PIPE	DIAMETER
		24"
		PAINT COLOR
		SW#BLACK, SATIN

COLOR KEY	
	PAINT N/A
	VINYL 3M#3630-149 LT. BEIGE
	PAINT SW# BLACK, SATIN
	VINYL 3M#3660-22 BLACK
	PAINT N/A
	VINYL GRAY (COLOR TBD)
NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS	

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PROD SOY-112866

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SHEET:

DSN-1

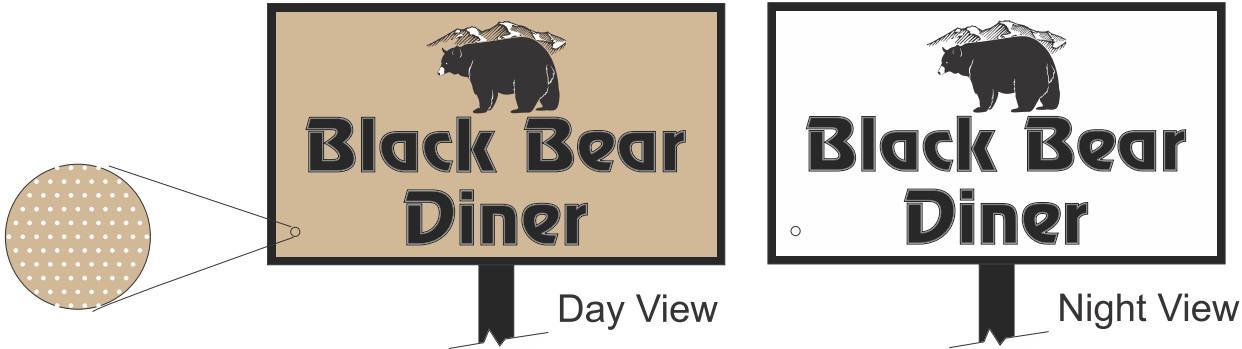
SPECIALITY PRODUCTS



Opt. 1

- 3M Black #3360-22 vinyl logo
- 3M Light Beige #3630-149 Translucent Sign Face
- Pole, Monument & Tenant Sign Applications

Option to replace 3M Light Beige #149 with 3M Dual Color White 3635 #210 perforated vinyl printed to match #149 Lt Beige



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Black Bear Diner

246 NORTH HUMBOLT AVE.
WILLOWS, CA.

DESIGN NUMBER:

ART DRY 46105 R2

PROD SOY-112866

JOB#: 179598

LEVEL 4

ACCOUNT EXECUTIVE:

SCOTT ZUFELT

DESIGNER:

DATE:

R.TUCKER

09/19/22

REVISIONS:

DESIGNER:

DATE:

Randy Turner

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SHEET:

DSN-2



California Region

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WILLOWS, CA.

DESIGN NUMBER:

ART DRY 46105 R2

PROD SOY-112866

JOB#: 179598

LEVEL 4

ACCOUNT EXECUTIVE:

SCOTT ZUFELT

DESIGNER:

R.TUCKER

DATE:

09/19/22

REVISIONS:

DESIGNER:

DATE:

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SHEET:

DSN-3

NOTE: MEASUREMENTS SHOWN FOR “CHEVRON” SIGN CABINET ARE APPROXIMATE BASED ON SCALE LISTED BELOW.



NORTH HUMBODLT AVENUE LOOKING NORTH TOWARDS BIGGS-WILLOW RD.

Scale: 1/32" = 1'-0"

California Region

CALIFORNIA CONTRACTOR LICENSE NO. 980698

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PROJECT NAME / LOCATION:


Black Bear Diner
246 NORTH HUMBOLT AVE.
WILLOWS, CA.

DESIGN NUMBER:
ART QPY 46105 R2
PROD SOY-112866
JOB#: 179598
LEVEL 4

ACCOUNT EXECUTIVE:
SCOTT ZUFELT

DESIGNER: DATE:
R.TUCKER 09/19/22

REVISIONS:

DESIGNER:	DATE:



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SHEET:

DSN-4



NORTH HUMBODLT AVENUE LOOKING SOUTH TOWARDS BIGGS-WILLOW RD.

Scale: 1/64" = 1'-0"

California Region

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PROJECT NAME / LOCATION:


Black Bear Diner
246 NORTH HUMBOLT AVE.
WILLOWS, CA.

DESIGN NUMBER:
ART QPY 46105 R2
PROD SOY-112866
JOB#: 179598
LEVEL 4

ACCOUNT EXECUTIVE:
SCOTT ZUFELT

DESIGNER: DATE:
R. TUCKER 09/19/22

REVISIONS:

DESIGNER:	DATE:



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SHEET:

DSN-5



NORTH I-5 @ EXIT 603 (HIGHWAY 162)

Scale: 1/64" = 1'-0"

California Region

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Black Bear Diner

246 NORTH HUMBOLT AVE.
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JOB#: 179598

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DESIGNER:

R.TUCKER

DATE:

09/19/22

REVISIONS:

DESIGNER:

DATE:

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SHEET:

DSN-6



NORTH I-5 PASSING EXIT 603

Scale: 1/32" = 1'-0"

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DESIGN NUMBER:

ART DRY 46105 R2

PROD SOY-112866

JOB#: 179598

LEVEL 4

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DESIGNER:

DATE:

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SHEET:

DSN-7



ON-RAMP TO NORTH I-5 FROM HWY. 162

Scale: 1/64" = 1'-0"

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**Black Bear Diner**
246 NORTH HUMBOLT AVE.
WILLOWS, CA.

DESIGN NUMBER:
ART DRY 46105 R2
PROD SOY-112866
JOB#: 179598
LEVEL 4

ACCOUNT EXECUTIVE:
SCOTT ZUFELT

DESIGNER:	DATE:
R.TUCKER	09/19/22

REVISIONS:

DESIGNER:	DATE:



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SHEET:

DSN-8



ON-RAMP TO NORTH I-5 FROM HWY. 162

Scale: 1/128" = 1'-0"

California Region

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SHEET:

DSN-9

History of Use Permits for additional signage

Business	SF/Type approved	Year	UP File	Zone
Chevron	34.02 SF (Pole signage) Identity 14.02 SF canopy-Identity <i>48 SF Total</i>	2007	UP-07-06	CH
KFC	10.88 SF (Identity) 92.3 SF (Incidental) <i>103.18 total</i> <i>They proposed 194 SF for the double-sided pole sign'</i>	2007	UP-07-08	CH
Holiday Inn Express	169.5 Identity building signage	2009	UP-09-01	CH
ARCO	27.56 SF (Identity) 6.2 SF (Incidental) <i>33.76 SF total</i>	2012	UP-11-04	CH
Taco Bell	19.27 SF Identity	2013	this was part of their Design Review project?	CH
Motel 6	I don't think they have ever touched their signage			CH
Chevron at Rd57	96 SF Incidental Pole Sign 64.17 SF Identity <i>160.17 SF total</i>	2014	UP-14-02	CH
Best Western	354.96 SF double side pole sign, came in as a sign permit to change from Days Inn to BW	2014	No Was not brought to the PC for UP	CH

Other Pole signs:

O'Reilly's	138.45 SF double sided	CH
Tractor Supply	150 SF double sided	CG
Dollar Tree	153.2 SF double sided	CH
Super 8 Motel	220 SF double sided	CH



Date: December 14, 2022
To: Planning Commission
From: Karen Mantele, Principal Planner
Subject: Use Permit File #UP-22-09/Jack in the Box Signage/1240 W. Wood Street

Recommendation: Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, adopt the attached resolution.

Rationale for Recommendation: WMC Chapter 18.125.150 allows additional signage with use permit approval from the Planning Commission.

Background:

The Jack in the Box fast food restaurant was approved in 2021 by the Commission; however, a sign package was not provided at the time of the initial submittal for Design Review. Upon staff reviewing the sign package submitted, it was determined that the amount of pole signage and incidental signage proposed exceeds the allowed amount per the sign code.

Discussion & Analysis:

McHale Signs on behalf of the property owner has submitted for a Conditional Use Permit application to allow additional pole and incidental signage as what is proposed exceeds the allowed square footage per the code. Poles signs are allowed a total of 200 square feet of signage, and a total of 60 square feet of incidental signage. The request is to allow additional signage, beyond what is allowed by the sign code.

Per Section 18.135.050, the Planning Commission may grant a Use Permit if only on the basis of the application, investigation, and evidence submitted that findings can be made. Those findings are incorporated into the draft resolution.

Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) for significant environmental impacts to the environment and qualifies as a Categorical Exemption, under Section 15311, Accessory Structures.

Fiscal Impact:

There is not impact to the city as this project has a PTA deposit on file for processing.

Attachments:

1. Draft Resolution
2. Draft Conditions of Approval
3. History of Sign use permits

PC RESOLUTION NO. _____-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING
CONDITIONAL USE PERMIT (FILE # UP-22-09) FOR TBS HOLDINGS/JACK IN THE BOX TO
ALLOW 144.04 SQUARE FEET OF ADDITIONAL POLE SIGNAGE AND 148.70 SQUARE FEET
OF ADDITIONAL INCIDENTAL SIGNAGE FOR PROPERTY LOCATED AT 1240 W. WOOD
STREET ASSESSORS PARCEL NUMBER 001-041-014 & -015**

WHEREAS, the applicant, McHale Signs on behalf of TBS Holdings, has made application for Use Permit approval to allow additional pole and incidental signage square foot which exceeds the allowance per the sign code; and

WHEREAS WMC Chapter 18.125.150 requires additional signage within the Highway Commercial zoning district to obtain Use Permit approval for the overage; and

WHEREAS notice of the Planning Commission meeting held on December 14, 2022, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS the Planning Commission did, on December 14, 2022, 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 Class 1, Section 15311, Accessory Structures; and

WHEREAS, pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

1) That the use is consistent with the purposes of the district in which the site is located.

Pole signs and incidental signage is allowed within the Highway Commercial zone.

2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

The Conditions of Approval will ensure that the location of the pole sign will not be detrimental to the public health, safety, or welfare or materially injurious to properties as it will be located on private property.

3) That the proposed use is in conformance with the General Plan.

Business signs are allowed for commercial businesses within the land use designation.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the proposal to allow 144.04 square feet of additional pole signage and 148.70 square feet of additional incidental signage is consistent with the General Plan, and the City of Willows Municipal Code; and hereby approves Conditional Use Permit (file # UP-22-09), subject to the attached conditions of Approval.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 14th day of December 2022 by the following vote, to wit:

AYES _____

NOES _____

ABSTAIN _____

ABSENT _____

APPROVED: _____

Pedro Bobadilla, Chairperson

ATTEST: _____

Recording Secretary

**Use Permit Conditions Of Approval
For Jack in the Box UP-22-09
1240 W. Wood Street
APN: 001-041-014 & -015**

GENERAL

1. If the use is not made on the project subject to the permit within one (1) year after the date of granting the permit, (December 2023) 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.
2. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
3. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.

BUILDING DEPARTMENT

4. The applicant must apply for and obtain all required electrical and building permits prior to installation of the pole sign



JACK IN THE BOX #4387
1240 W Wood St, Willows, CA 95988 USA

ORIGINAL DESIGN: 3/12/21-JMc
R1: Updated pylon to J200. 7/26/21-JMc
R2: Added single/double face square footage column in sign legend,
added note that sign area of poster marquees is V.O. with
changeable graphics. 10/18/22-JMc

PERMIT



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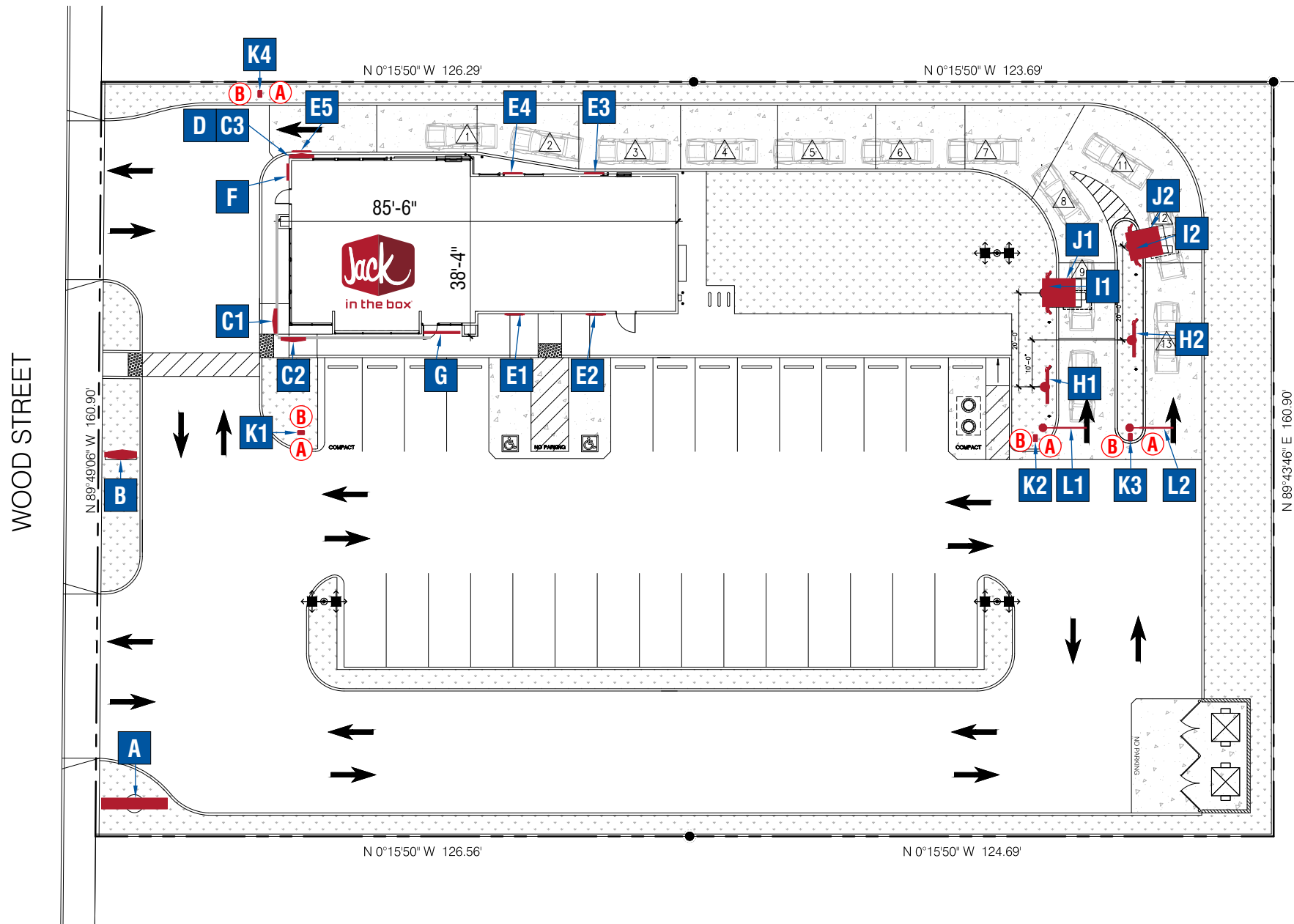
JACK IN THE BOX

J4387
1240 W Wood St, Willows, CA 95988 USA

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Sales: Bob McCarter
Coordinator: Thea Tochiara
Design: JMc
Engineering:

date: 3/12/21
drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



SITE PLAN

SCALE: 1"=30'-0"

SIGN LEGEND

SIGN #	DESCRIPTION	SIGN TYPE	D/F Sq. Ft.	S/F Sq. Ft.	QTY
A	J200 PYLON @ 80'-0"	JITB-PYL-J200-183x168x960	196.48 ea.	N/A	1
B	J30 MONUMENT SIGN	JITB-MON-J30-96x69	26.6 ea.	N/A	1
C1	J30 WALL SIGN	JITB-J30	N/A	27.76	1
C2	J30 WALL SIGN	JITB-J30	N/A	27.76	1
C3	J30 WALL SIGN	JITB-J30	N/A	27.76	1
D	J30 WALL SIGN HALO KIT	JITB-J30-HALO KIT	N/A	N/A	1
E1	POSTER MARQUEE - SINGLE	JITB-WC-60x49-MARQUEE	N/A	11.83	1
E2	POSTER MARQUEE - SINGLE	JITB-WC-60x49-MARQUEE	N/A	11.83	1
E3	POSTER MARQUEE - SINGLE	JITB-WC-60x49-MARQUEE	N/A	11.83	1
E4	POSTER MARQUEE - SINGLE	JITB-WC-60x49-MARQUEE	N/A	11.83	1
E5	POSTER MARQUEE - SINGLE	JITB-WC-57x79-MARQUEE	N/A	11.83	1
F	ILLUM. ADDRESS CABINET	JITB-WC-16x42-ADDRESS-1230	N/A	4.7	1
G	NEIGHBORHOOD LETTERS	JITB-FCO-AL-8	N/A	N/A	1
H1	PREVIEW MENU - BY OTHERS	PREVIEW MENU BY NATIONAL SIGNS	N/A	26	1
H2	PREVIEW MENU - BY OTHERS	PREVIEW MENU BY NATIONAL SIGNS	N/A	26	1
I1	SPEAKER MENU - BY OTHERS	SPEAKER MENU BY NATIONAL SIGNS	N/A	27.1	1
I2	SPEAKER MENU - BY OTHERS	SPEAKER MENU BY NATIONAL SIGNS	N/A	27.1	1
J1	SPEAKER MENU CANOPY	JITB-CAN-72x84-120	N/A	N/A	1
J2	SPEAKER MENU CANOPY	JITB-CAN-72x84-120	N/A	N/A	1
K1	DIR. SIGN - "DRIVE-THRU"	JITB-DIR-17x17x48-DRIVETHRU-LEFT/RIGHT	N/A	2.3	1
K2	DIR. SIGN - "DRIVE-THRU"	JITB-DIR-17x17x48-DRIVETHRU-LEFT/RIGHT	N/A	2.3	1
K3	DIR. SIGN - "DRIVE-THRU"	JITB-DIR-17x17x48-DRIVETHRU-LEFT/RIGHT	N/A	2.3	1
K4	DIR. SIGN - "TY/DNE"	JITB-DIR-17x17x48-THANKYOU/DONOTENTER	N/A	2.3	1
L1	HEIGHT DETECTOR	JITB-H-BAR-120	N/A	N/A	1
L2	HEIGHT DETECTOR	JITB-H-BAR-120	N/A	N/A	1



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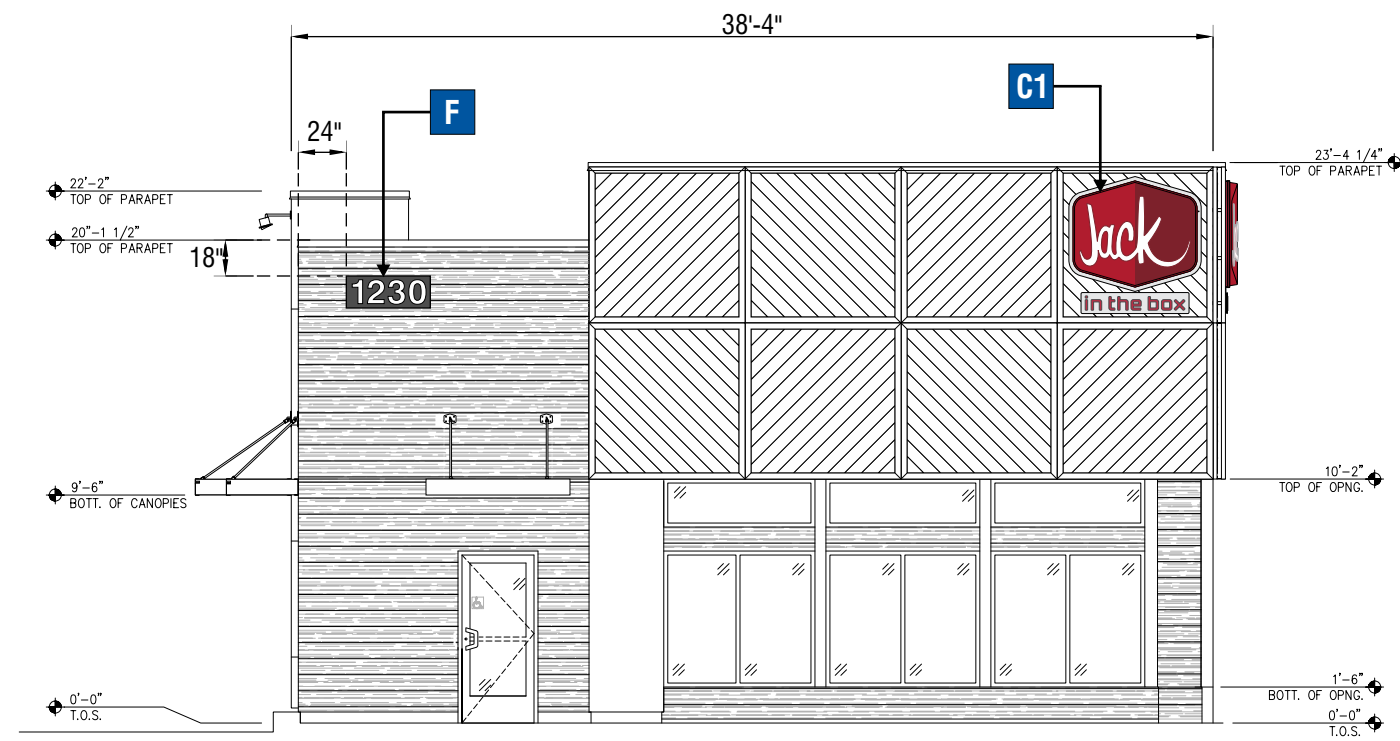
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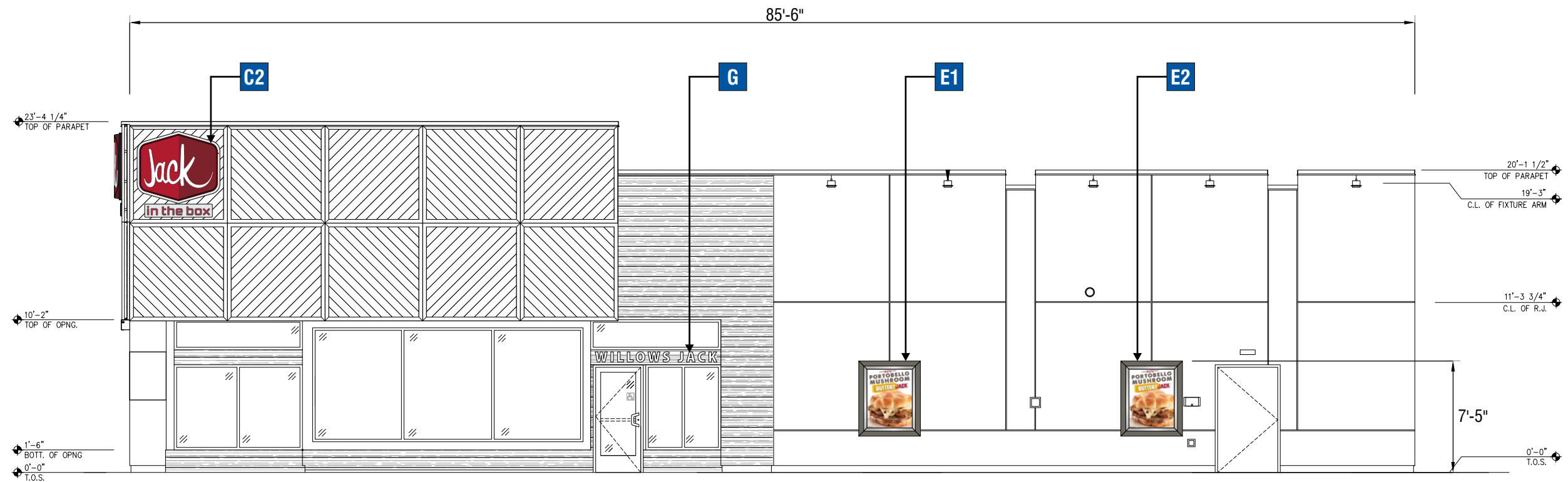
Sales: Bob McCarter
Coordinator: Thea Tochiyara
Design: JMc
Engineering:

date: 3/12/21
drawing: J4387-PERMIT rev: R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



NORTH / FRONT ELEVATION

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



WEST / RIGHT ELEVATION

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



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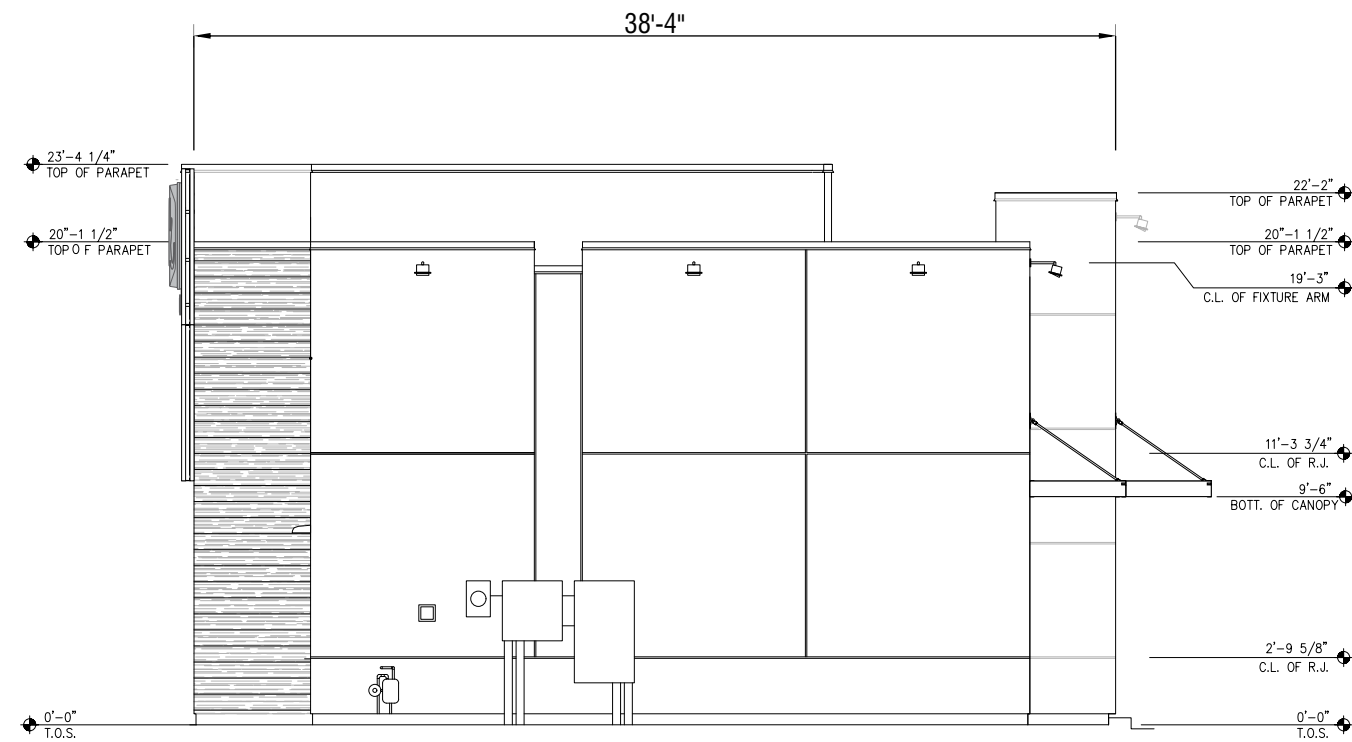
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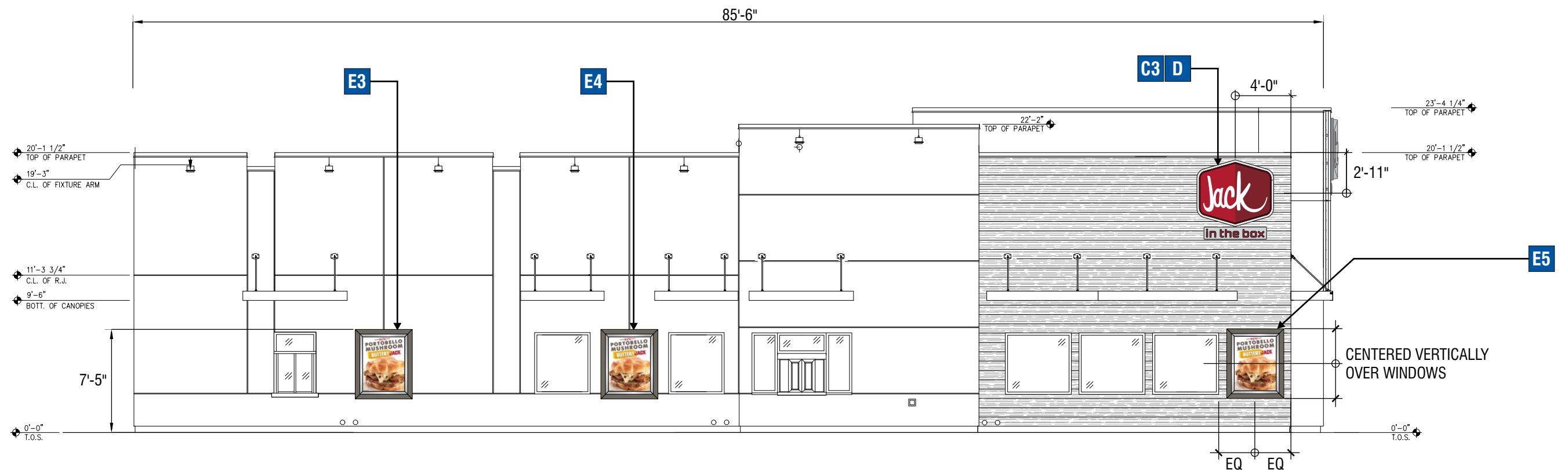
Sales: Bob McCarter
Coordinator: Thea Tochiara
Design: JMc
Engineering:

date: 3/12/21
drawing: J4387-PERMIT rev: R21-10/18/22-JMc
quote:
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SOUTH / REAR ELEVATION

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



EAST / LEFT ELEVATION

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



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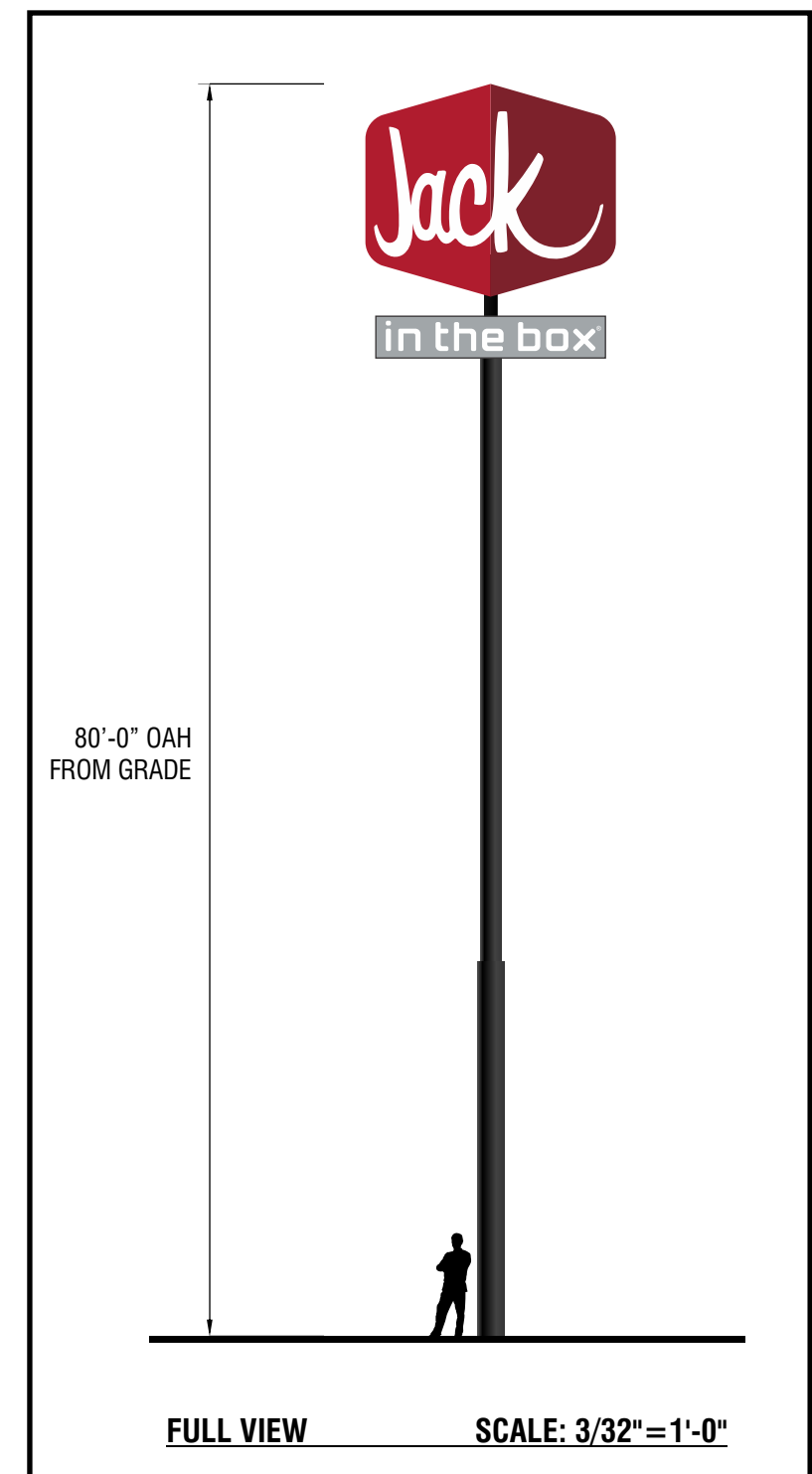
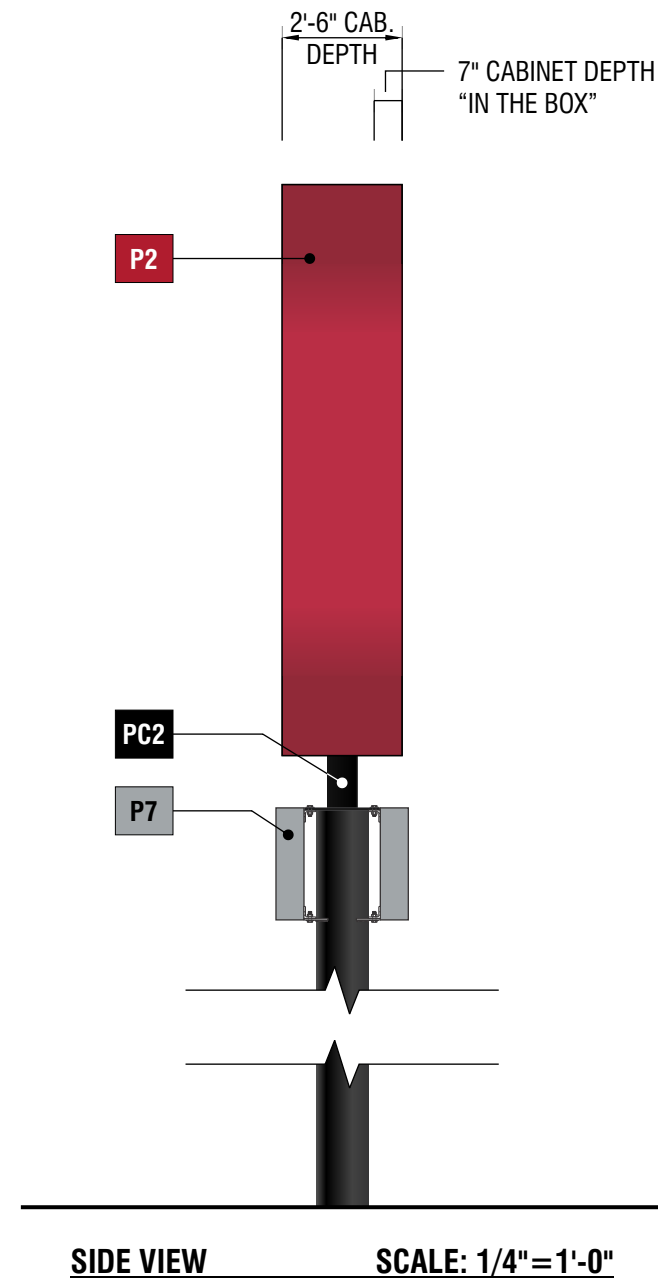
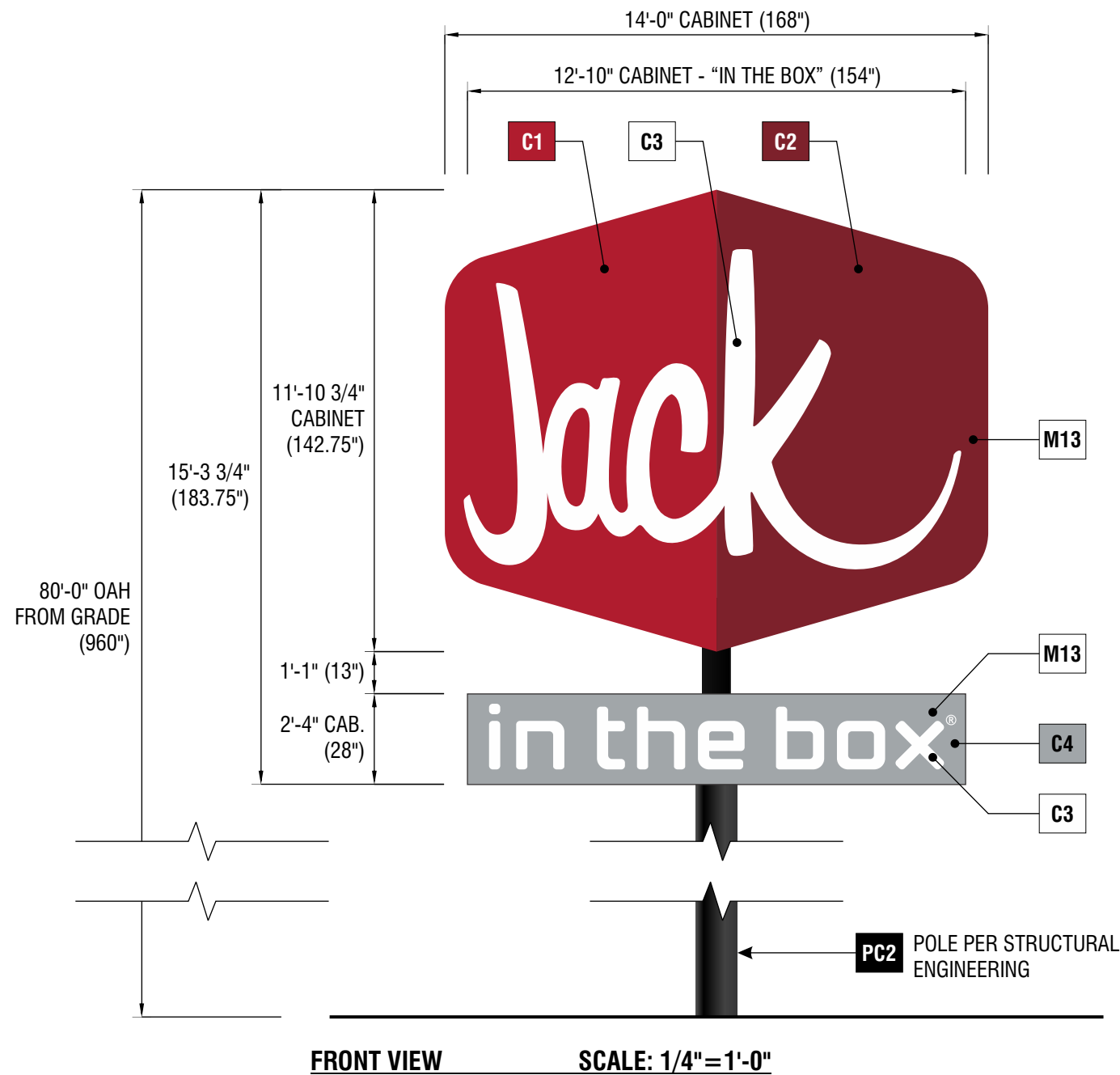
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project ID: JIB_4387_2



A SIGNTYPE JITB-PYL-J200-183x168x960

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED J200 PYLON SIGN

UPPER CABINET: FABRICATED ALUMINUM WITH INTERNAL LED ILLUMINATION

LOWER CABINET: FABRICATED ALUMINUM WITH INTERNAL LED ILLUMINATION

FACES: PANAFLEX WITH DIGITALLY PRINTED GRAPHICS

POLE: STEEL POLE PER STRUCTURAL ENGINEERING

ILLUMINATION: LED

COLORS

- C1** DIGITALLY PRINTED COLORS TO MATCH PMS 187C
- C2** DIGITALLY PRINTED COLORS TO MATCH PMS 188C
- C3** DIGITALLY PRINTED COLORS TO MATCH PMS PROCESS WHITE
- C4** DIGITALLY PRINTED COLORS TO MATCH PMS 60% PMS 431C

PAINT

- P2** TO MATCH MP 64691 'JIB RED' OPAQUE PAINT
- P7** TO MATCH MP 02065 'SLATE GRAY'
- PC2** POWDER COATED TO MATCH RAL 9004 'SIGNAL BLACK' W/ SATIN FINISH

MATERIAL

- M10** .150" WHITE MODIFIED ACRYLIC WITH FIRST SURFACE DIGITAL PRINT (PRINT GRAPHIC VARIES)
- M13** DIGITALLY PRINTED PANAFLEX FACE



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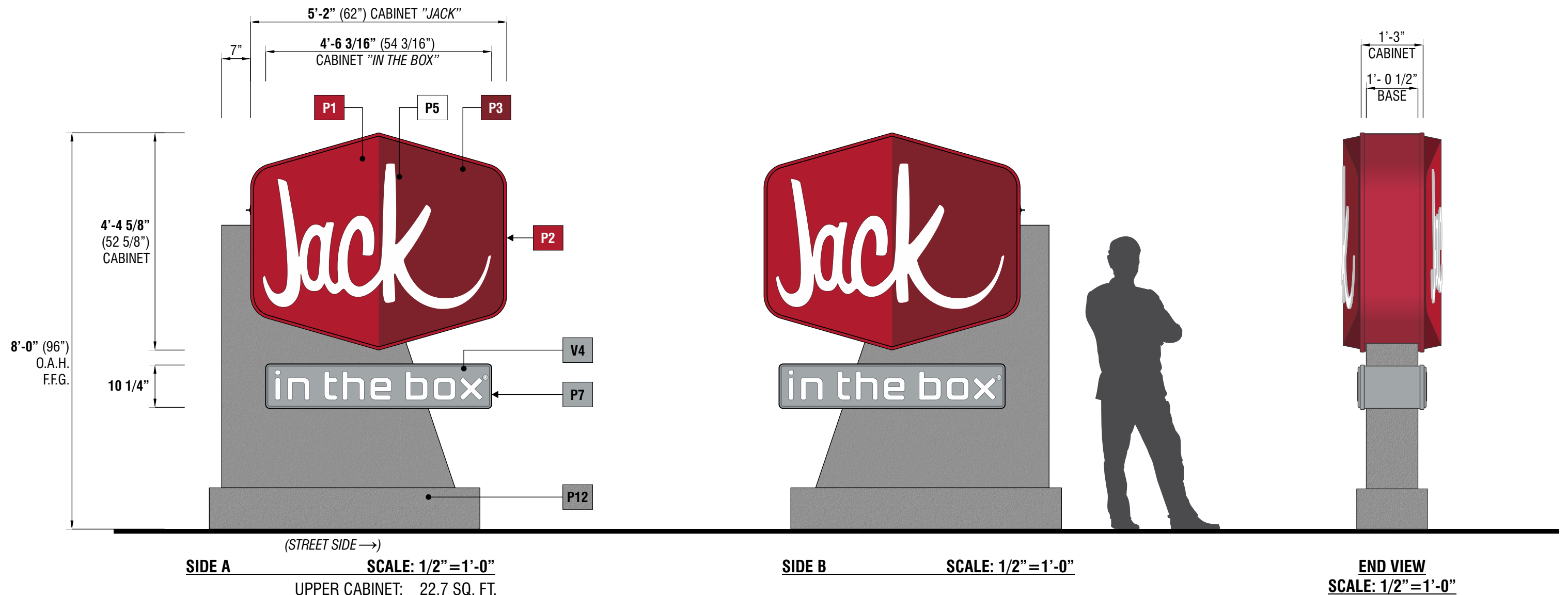
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Coordinator: Thea Tochiyara
Design: JMc
Engineering:

date: 3/12/21
drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



SIDE A

SCALE: 1/2"=1'-0"

UPPER CABINET: 22.7 SQ. FT.
LOWER CABINET: 3.9 SQ. FT.
TOTAL: 26.6 SQ. FT.

SIDE B

SCALE: 1/2"=1'-0"

END VIEW
SCALE: 1/2"=1'-0"

B **SIGNTYPE** **JITB-MON-J30-96x69**

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED J30 MONUMENT SIGN

UPPER CABINET: FABRICATED ALUMINUM WITH INTERNAL LED ILLUMINATION

LOWER CABINET: FABRICATED ALUMINUM WITH INTERNAL LED ILLUMINATION

FACES: FORMED LEXAN WITH SECOND SURFACE GRAPHICS

BASE: FABRICATED ALUMINUM

ILLUMINATION: LED - SLOAN PRISM 5700K WHITE

PAINT

- P1** TO MATCH LACRYL SERIES 400 LW-5-9404-1 *TRANSLUCENT PAINT*
- P2** TO MATCH MP 64691 'JIB RED' *OPAQUE PAINT*
- P3** TO MATCH LACRYL SERIES 400 443 'DEEP RED' *TRANSLUCENT PAINT*
- P5** TO MATCH LACRYL SERIES 400 L-403-W *TRANSLUCENT PAINT*
- P7** TO MATCH MP 02065 'SLATE GRAY'
- P12** TO MATCH SHERWIN WILLIAMS SW7018 'DOVETAIL' W/ SATIN FINISH AND MEDIUM TEXCOTE

VINYL

- V4** 3M 3630-61 'SLATE GRAY'



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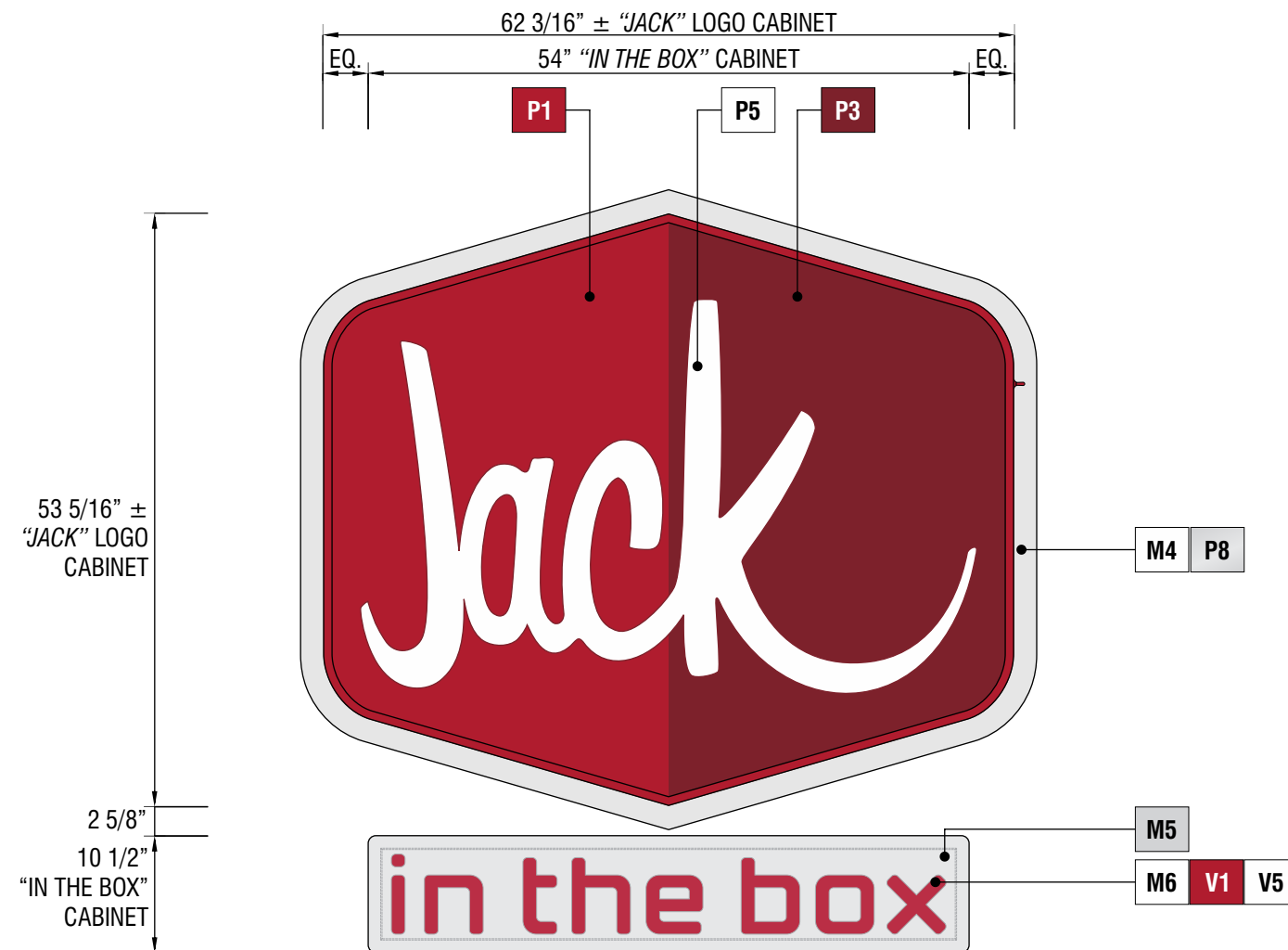
JACK IN THE BOX

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Design: JMc
Engineering:

date: 3/12/21
drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



FRONT VIEW SCALE: 3/4"=1'-0"
27.76 SQ. FT.



END VIEW SCALE: 3/4"=1'-0"

C1 C2 C3 SIGNTYPE JITB-J30

MANUFACTURE AND INSTALL THREE (3) S/F INTERNALLY ILLUMINATED J30 WALL SIGN(S)

UPPER CABINET: FABRICATED ALUMINUM WITH INTERNAL LED ILLUMINATION AND UL APPROVED DISCONNECT SWITCH

LOWER CABINET: FABRICATED ALUMINUM WITH INTERNAL LED ILLUMINATION

UPPER FACE: FORMED POLYCARBONATE WITH SECOND SURFACE GRAPHICS

LOWER FACE: ROUTED ACM WITH PUSH-THRU ACRYLIC COPY

LOGO BORDER: ACM

ILLUMINATION: LED

MATERIALS

M3 3 1/2" CHANNEL LETTER COIL PRE-COATED MP 64691 "JIB RED" WITH SATIN FINISH

M4 3MM WHITE ACM (0.118" SKIN)

M5 3MM SILVER ACM (0.118" SKIN)

M6 3/4" CLEAR ACRYLIC

PAINT

P1 TO MATCH LACRYL SERIES 400 LW-5-9404-1 *TRANSLUCENT PAINT*

P3 TO MATCH LACRYL SERIES 400 443 'DEEP RED' *TRANSLUCENT PAINT*

P5 TO MATCH LACRYL SERIES 400 L-403-W *TRANSLUCENT PAINT*

P8 TO MATCH MP 30136 'BRUSHED ALUMINUM'

VINYL

V1 3M 3630-73 'DARK RED'

V5 3M 3635-70 '60% DIFFUSER'



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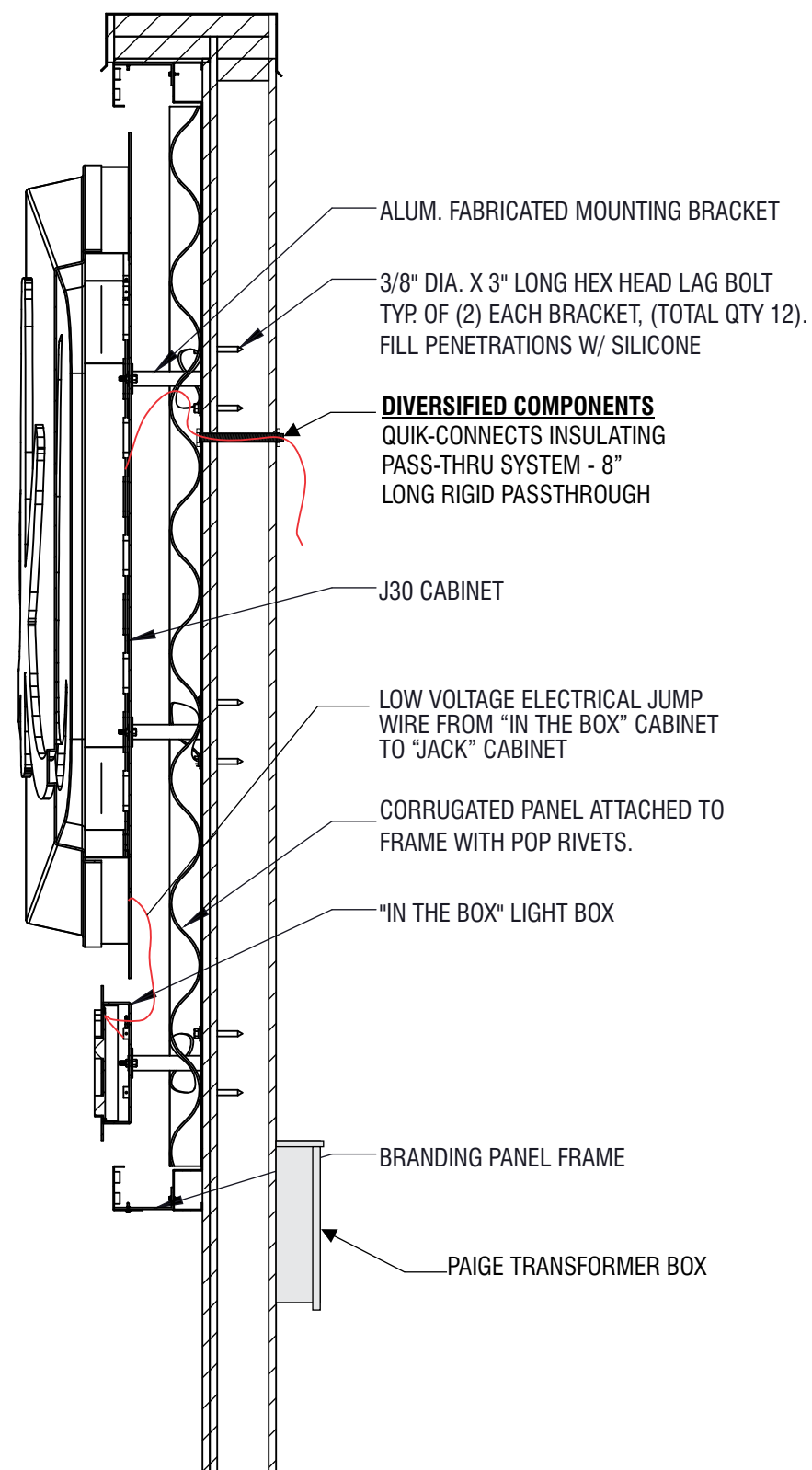
JACK IN THE BOX

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Coordinator: Thea Tochiara
Design: JMc
Engineering:

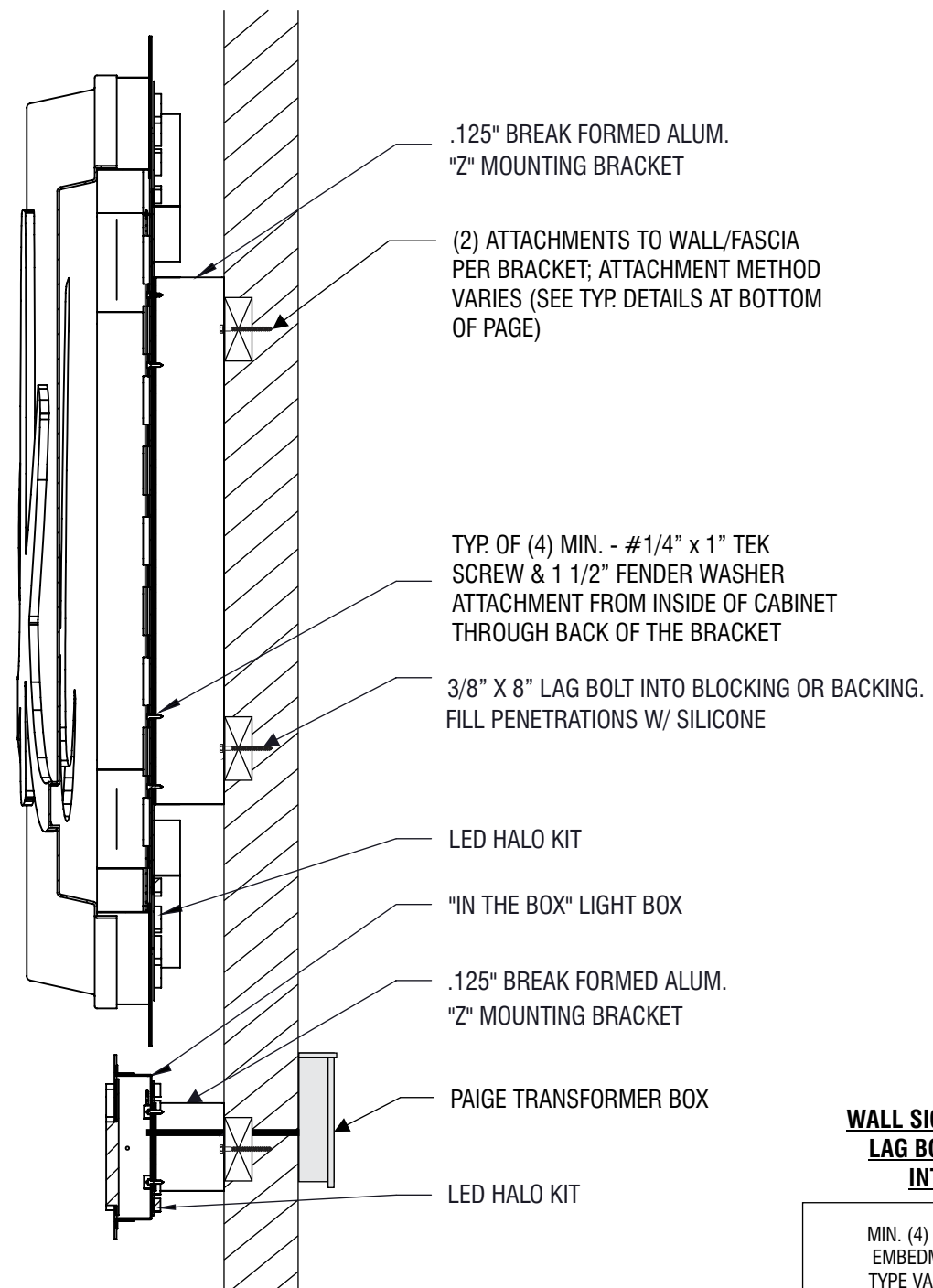
date: 3/12/21
drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



C1 C2

INSTALLATION VERTICAL SECTION

Scale: 1" = 1'-0"



C3

VERTICAL SECTION

WALL SIGN SECTION DETAIL LAG BOLT ATTACHMENT INTO BLOCKING

MIN. (4) PER CABINET/ 2 1/2"
EMBEDMENT (ATTACHMENT
TYPE VARIES PER SURFACE):

STUCCO:	3/8" SSTL. BOLT W/ NYLON ANCHOR
WOOD:	3/8" WOOD SCREW
CONCRETE:	3/8" EXPANSION ANCHOR
DRYWALL:	3/8" TOGGLE BOLT

Scale: 1" = 1'-0"



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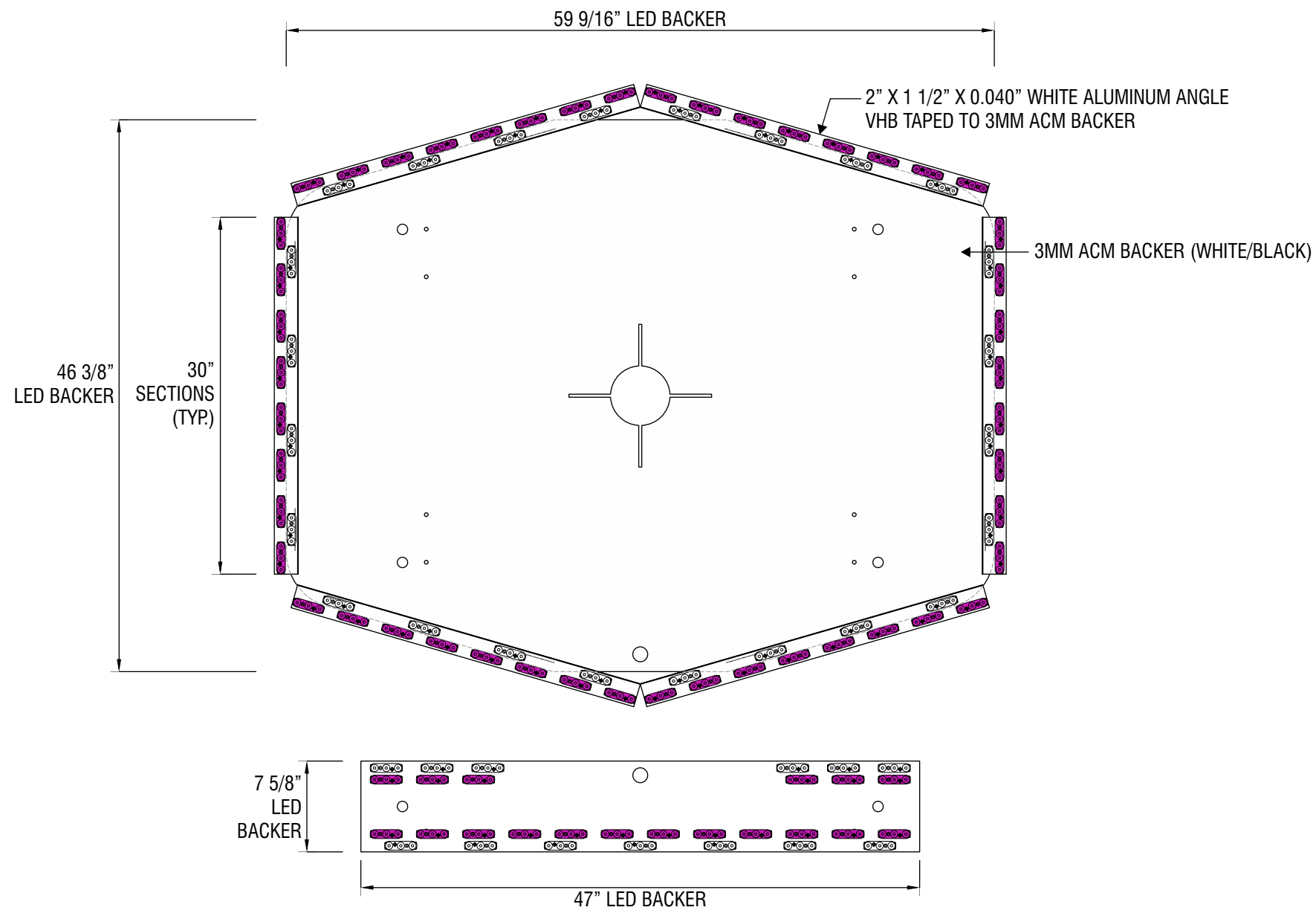
JACK IN THE BOX

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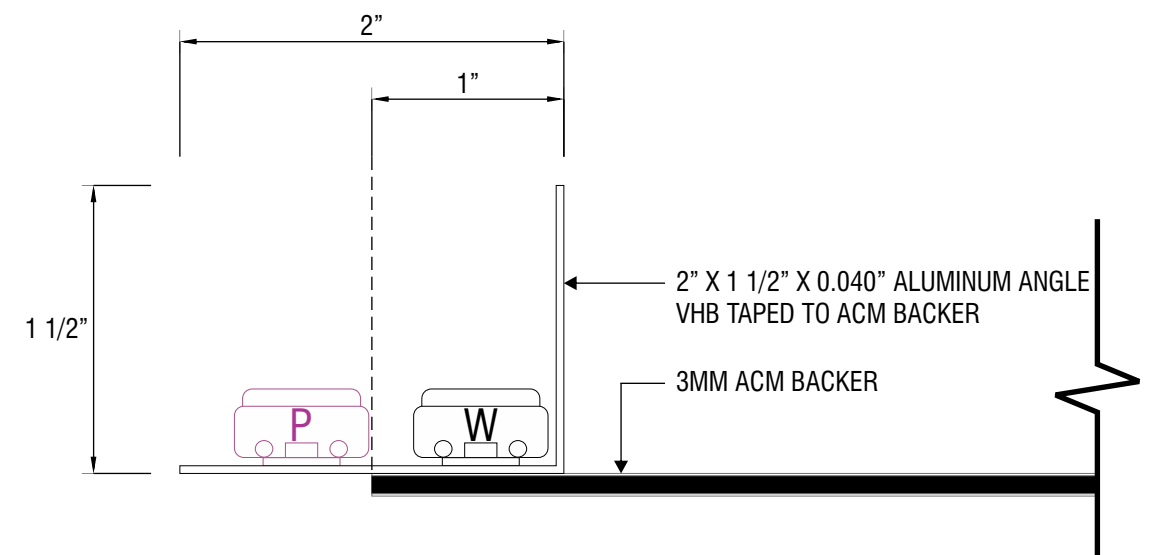
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Design: JMc
Engineering:

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quote:
project ID: JIB_4387_2



FRONT VIEW (FACING BACK SIDE OF J30 SIGN)
SCALE: 1" = 1'-0"



BAFFLE SECTION **SCALE: FULL SIZE**

D SIGNTYPE JITB-J30-HALO KIT

MANUFACTURE AND INSTALL ONE (1) J30 LED HALO KIT

BACKER: 3MM ACM (WHITE/BLACK)

BAFFLE: 2" X 1 1/2" X 0.040" PRE-COATED WHITE ALUMINUM ANGLE

ILLUMINATION: WHITE AND PURPLE LED



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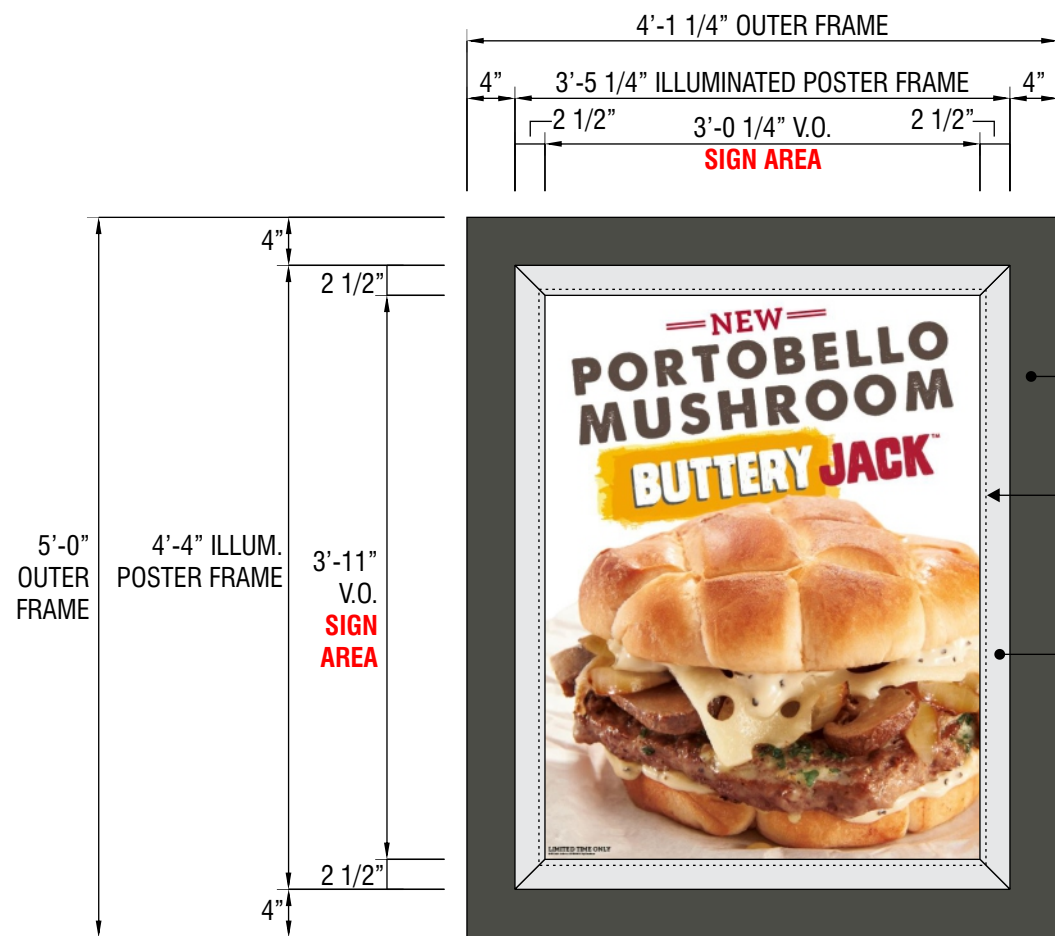
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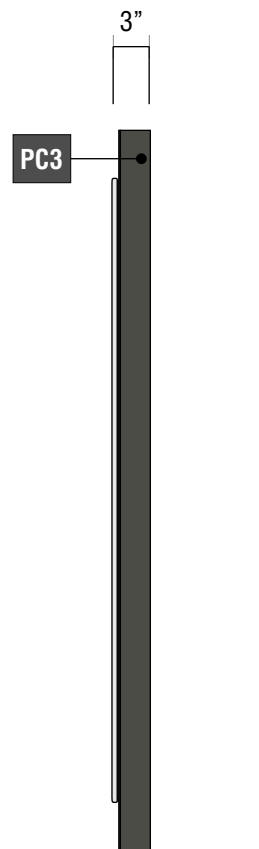
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Design: JMc
Engineering:

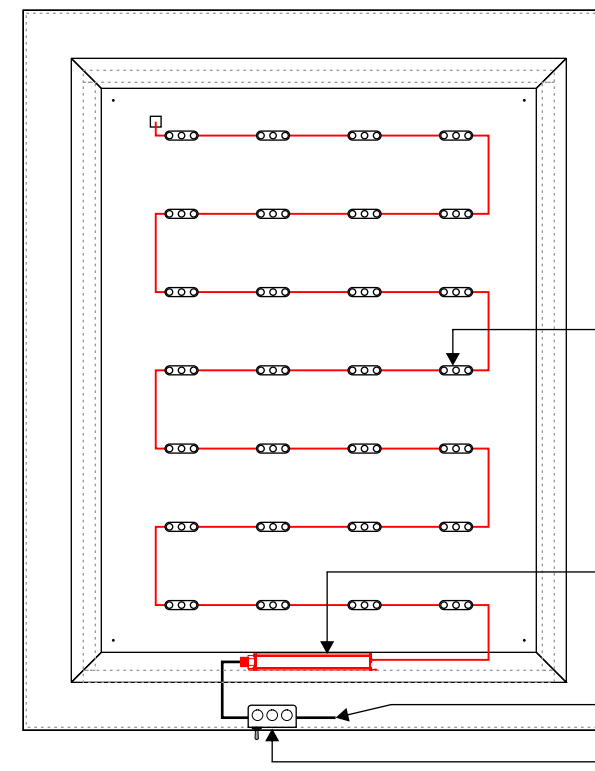
date: 3/12/21
drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
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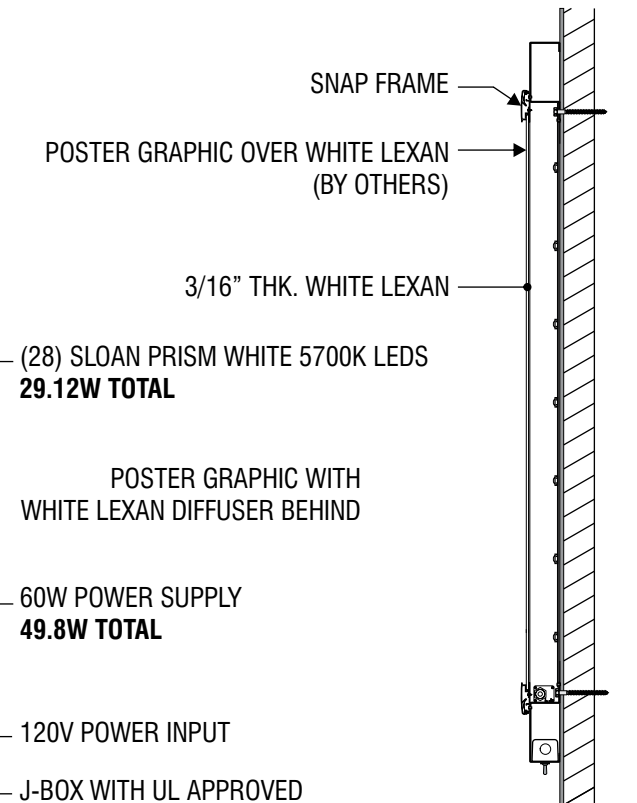
FRONT VIEW SCALE: 3/4"=1'-0"
11.83 SQ. FT.



SIDE VIEW
SCALE: 3/4"=1'-0"



ELECTRICAL LAYOUT
SCALE: 3/4"=1'-0"



SECTION VIEW
SCALE: 3/4"=1'-0"

E1 E2 E3 E4 E5 SIGNTYPE JITB-WC-60x49-MARQUEE

MANUFACTURE AND INSTALL FIVE (5) ILLUMINATED SINGLE POSTER MARQUEE PANEL(S)

FACE: ROUTED 3/16" WHITE LEXAN WITH ATTACHED SNAP FRAME, *INSERTS BY OTHERS*

OUTER FRAME: FABRICATED .063" THICK ALUMINUM

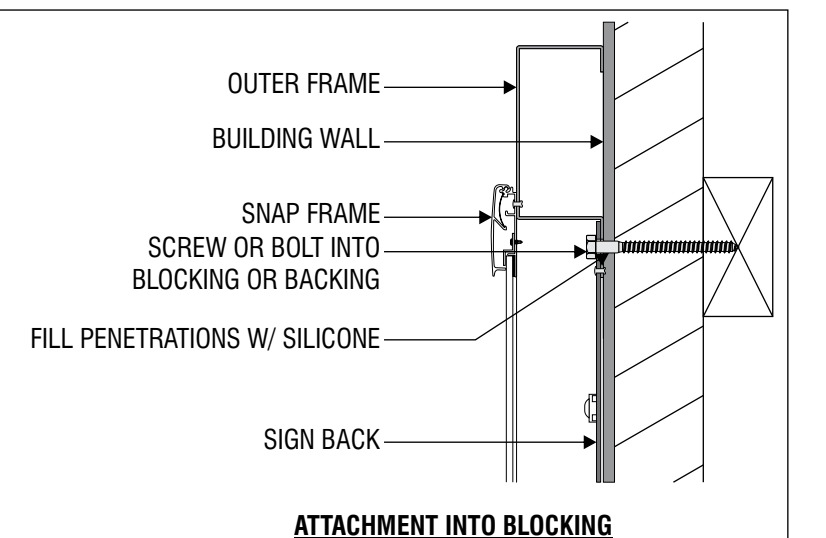
ILLUMINATION: INTERNAL LED ILLUMINATION AND UL APPROVED DISCONNECT SWITCH

POWDER COAT

PC3 TO MATCH RAL7022 W/ SATIN FINISH
'UMBRA GREY'

MATERIALS

M7 ALUMINUM SNAP FRAME W/ CLEAR ANODIZED SATIN FINISH



MIN. (4) PER CABINET/ 2 1/2" EMBEDMENT (ATTACHMENT TYPE VARIES PER SURFACE):

STUCCO:	3/8" SSTL. BOLT W/ NYLON ANCHOR
WOOD:	3/8" WOOD SCREW
CONCRETE:	3/8" EXPANSION ANCHOR
DRYWALL:	3/8" TOGGLE BOLT



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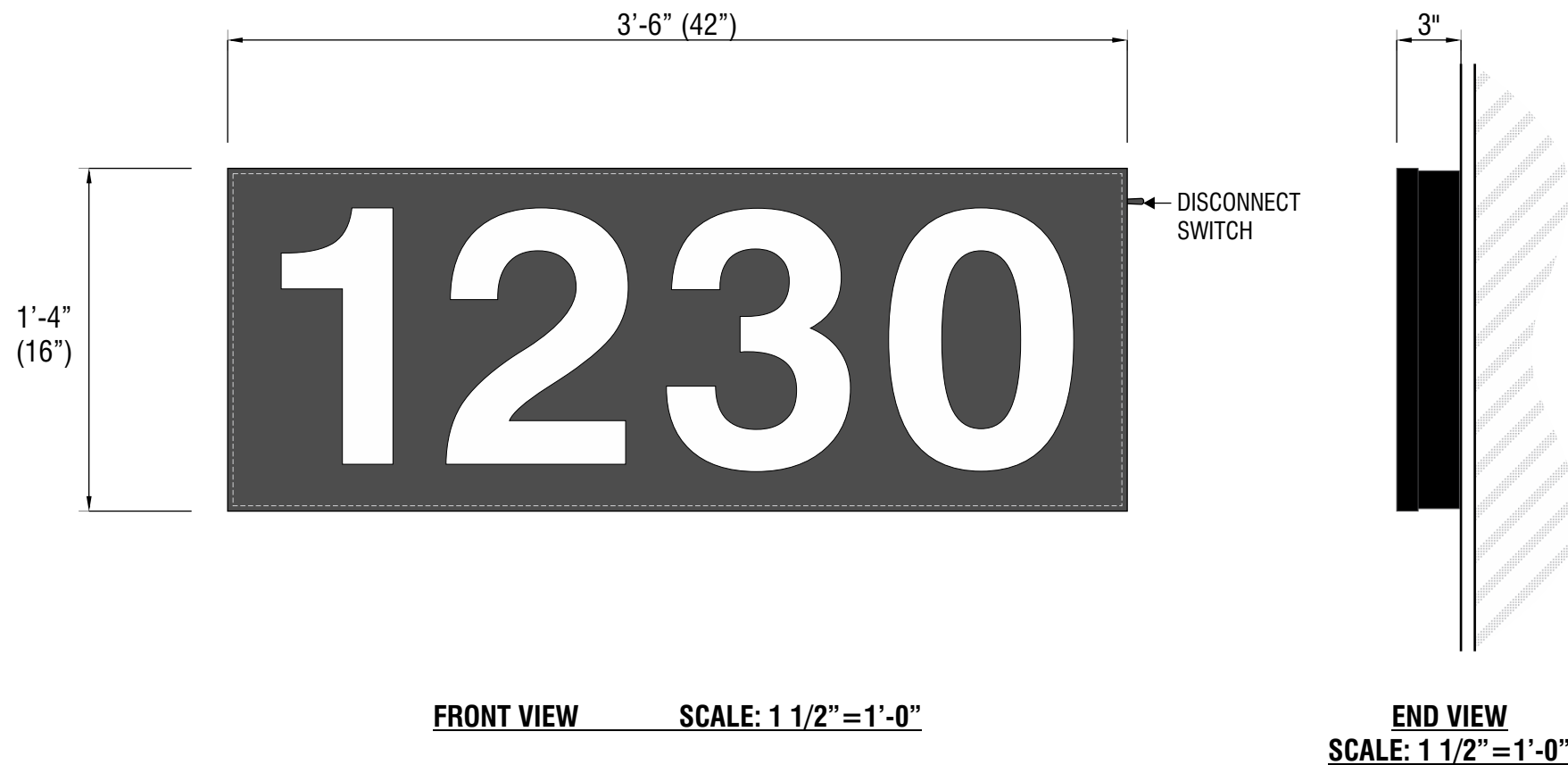
JACK IN THE BOX

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1240 W Wood St, Willows, CA 95988 USA

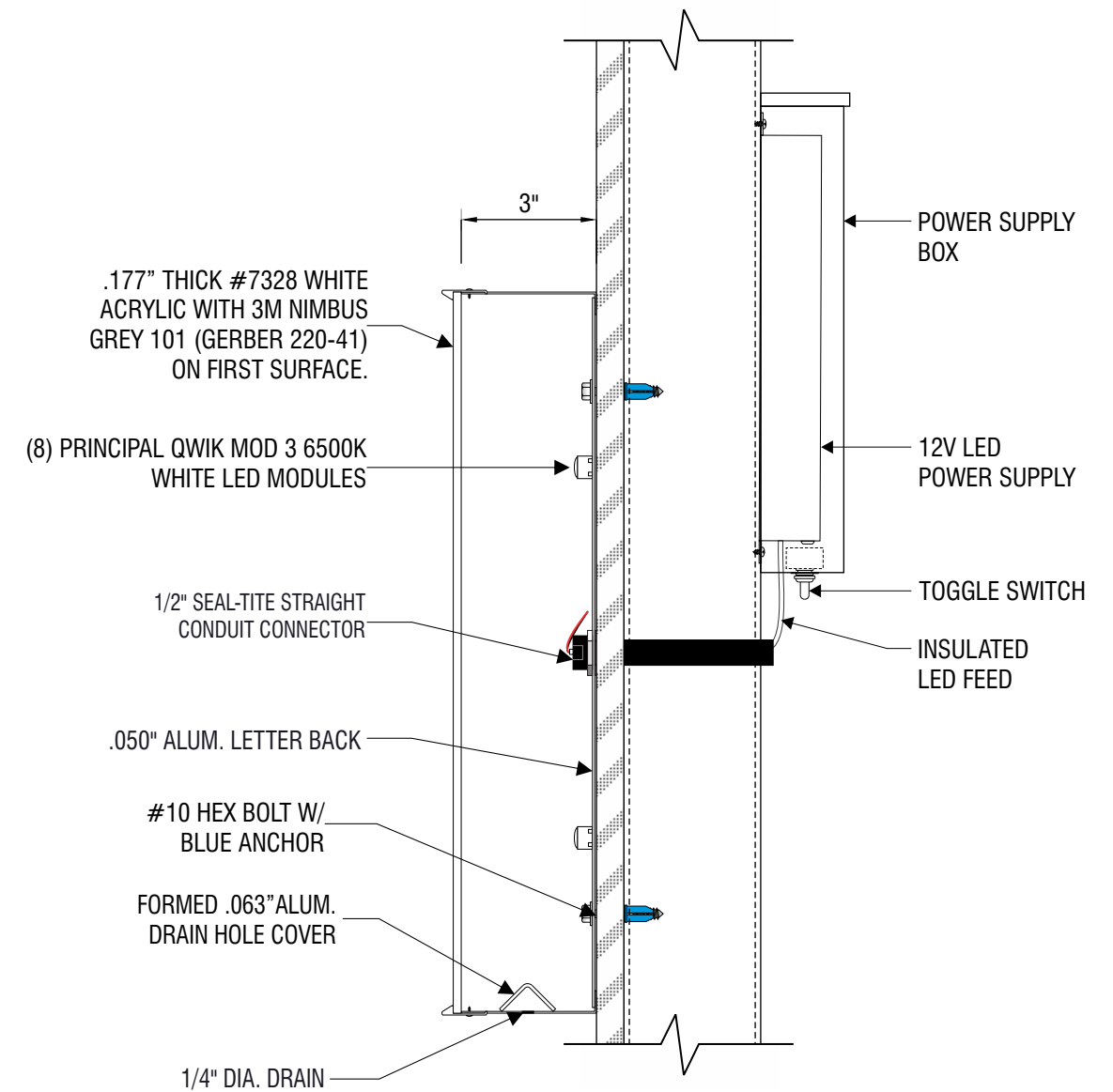
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project ID: JIB_4387_2



STUCCO:	1/4" SSTL. BOLT W/ NYLON ANCHOR
WOOD:	1/4" LAG WOOD SCREW
CONCRETE:	1/4" EXPANSION ANCHOR
DRYWALL:	1/4" TOGGLER BOLT



F SIGNTYPE **JITB-WC-16x42-ADDRESS-1230**

MANUFACTURE AND INSTALL ONE (1) PLEX FACE INTERNALLY ILLUMINATED ADDRESS CHANNEL LETTER

FACE: .177" THICK #7328 WHITE ACRYLIC WITH 3M NIMBUS GREY 101 (GERBER 220-41) ON FIRST SURFACE.

TRIMCAP : 1" BLACK JEWELITE

RETURNS: .040" x 3" DEEP PRE-PAINTED SATIN BLACK ALUM. COIL.

BACKS: .050" PRE-PAINTED WHITE ALUM.

ILLUMINATION : PRINCIPAL QWIK MOD 3 6500K WHITE



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JACK IN THE BOX

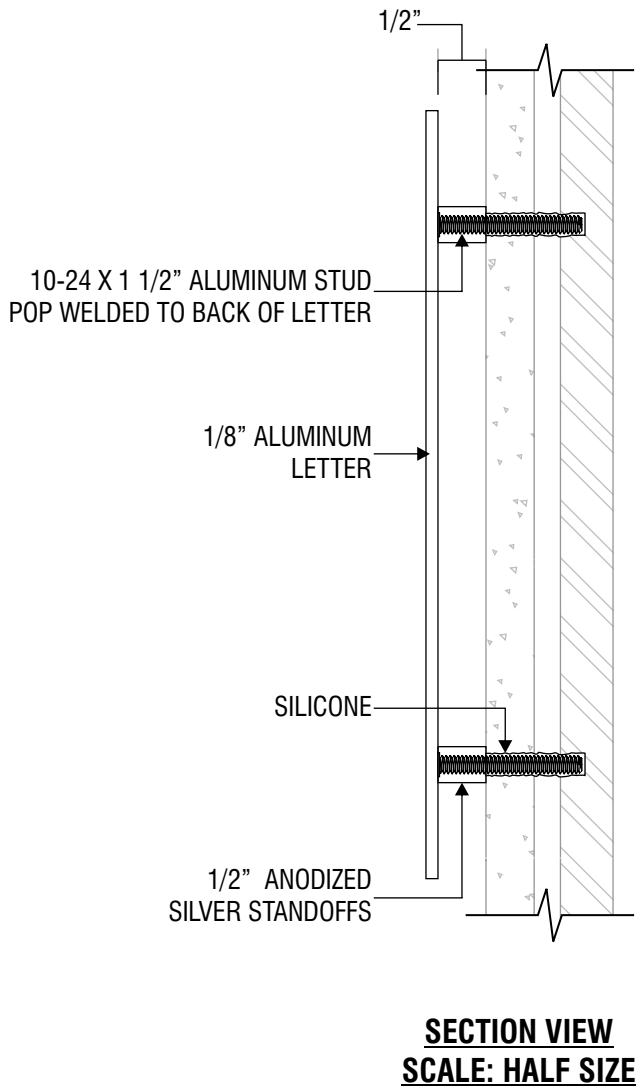
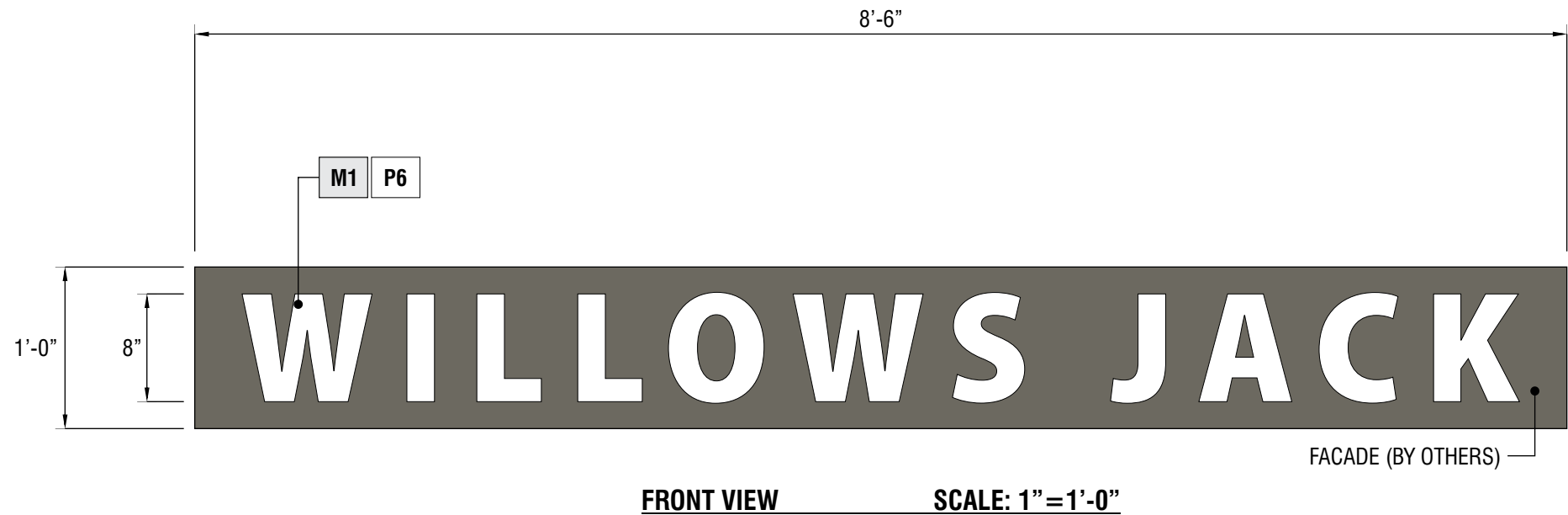
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project ID: JIB_4387_2

REMOVE NOTES AFTER ADJUSTMENT



G SIGNTYPE JITB-FCO-AL-8

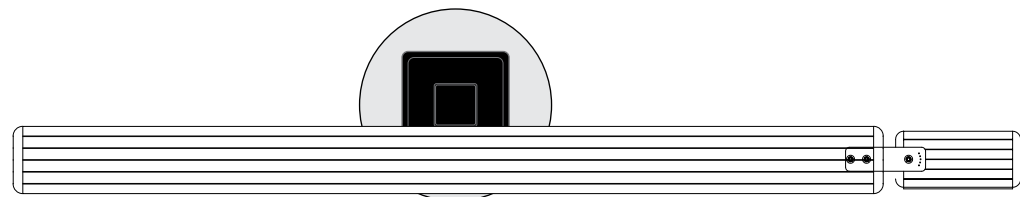
MANUFACTURE AND INSTALL ONE (1) SET OF NON-ILLUMINATED
WALL MOUNTED FCO NEIGHBORHOOD SIGN LETTERS

PAINT

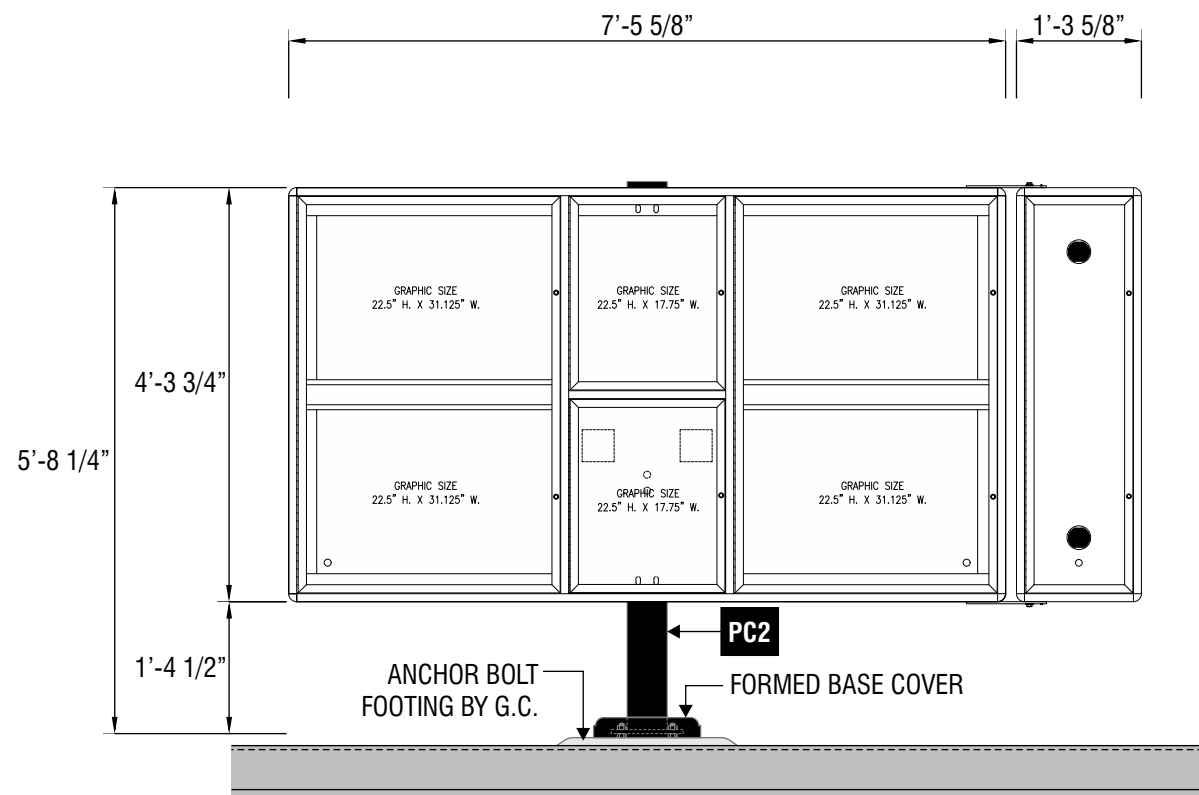
P6 POWDER COAT WHITE - SATIN FINISH

MATERIALS

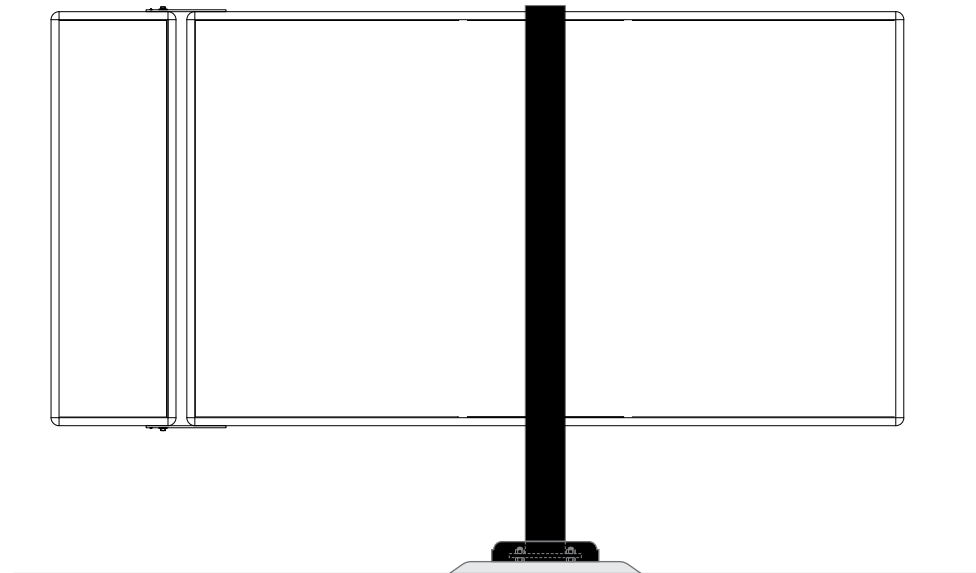
M1 1/8" ALUMINUM



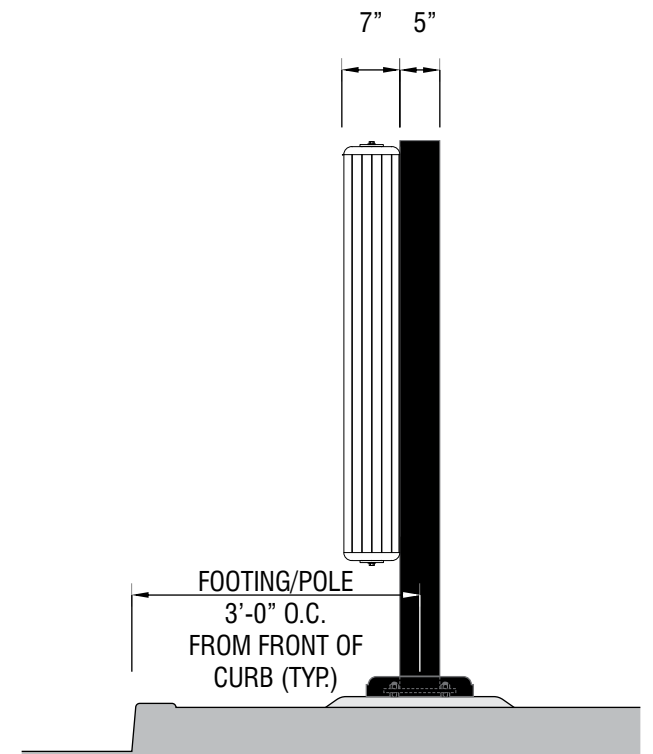
PLAN VIEW SCALE: 1/2"=1'-0"



FRONT VIEW SCALE: 1/2"=1'-0"



REAR VIEW SCALE: 1/2"=1'-0"



SIDE VIEW SCALE: 1/2"=1'-0"

H1 H2 SIGNTYPE PREVIEW MENU BY OTHERS

INSTALL ONE (1) PREVIEW MENU BY OTHERS WITH BREAKFAST EXTENDER

CABINET: MANUFACTURED BY NATIONAL SIGNS
POLE: 5" STEEL SQUARE TUBE

POWDER COAT

PC2 TO MATCH RAL 9004 'SIGNAL BLACK'
W/ SATIN FINISH

The diagram illustrates a sign layout with eight rectangular panels and one vertical panel. The top row consists of three panels labeled A, B, and A. The bottom row consists of five panels labeled C, C, B, C, and C. To the right of these panels is a single vertical panel labeled D.

(A) 21 1/2" X 30 1/4" V.O. / 4.5 SQ. FT. (x2) = 9 SQ. FT.

(B) 21 1/2" X 17" V.O. / 2.5 SQ. FT. (x2) = 5 SQ. FT.

(C) 21 1/2" X 14 5/16" V.O. / 2.1 SQ. FT. (x4) = 8.4 SQ. FT.

(D) 47 1/4" X 11" V.O. / 3.6 SQ. FT. (x1) = 3.6 SQ. FT.

TOTAL: 26 SQ. FT

SQUARE FOOTAGE CALCULATIONS

SCALE: 3/8" = 1'-0"



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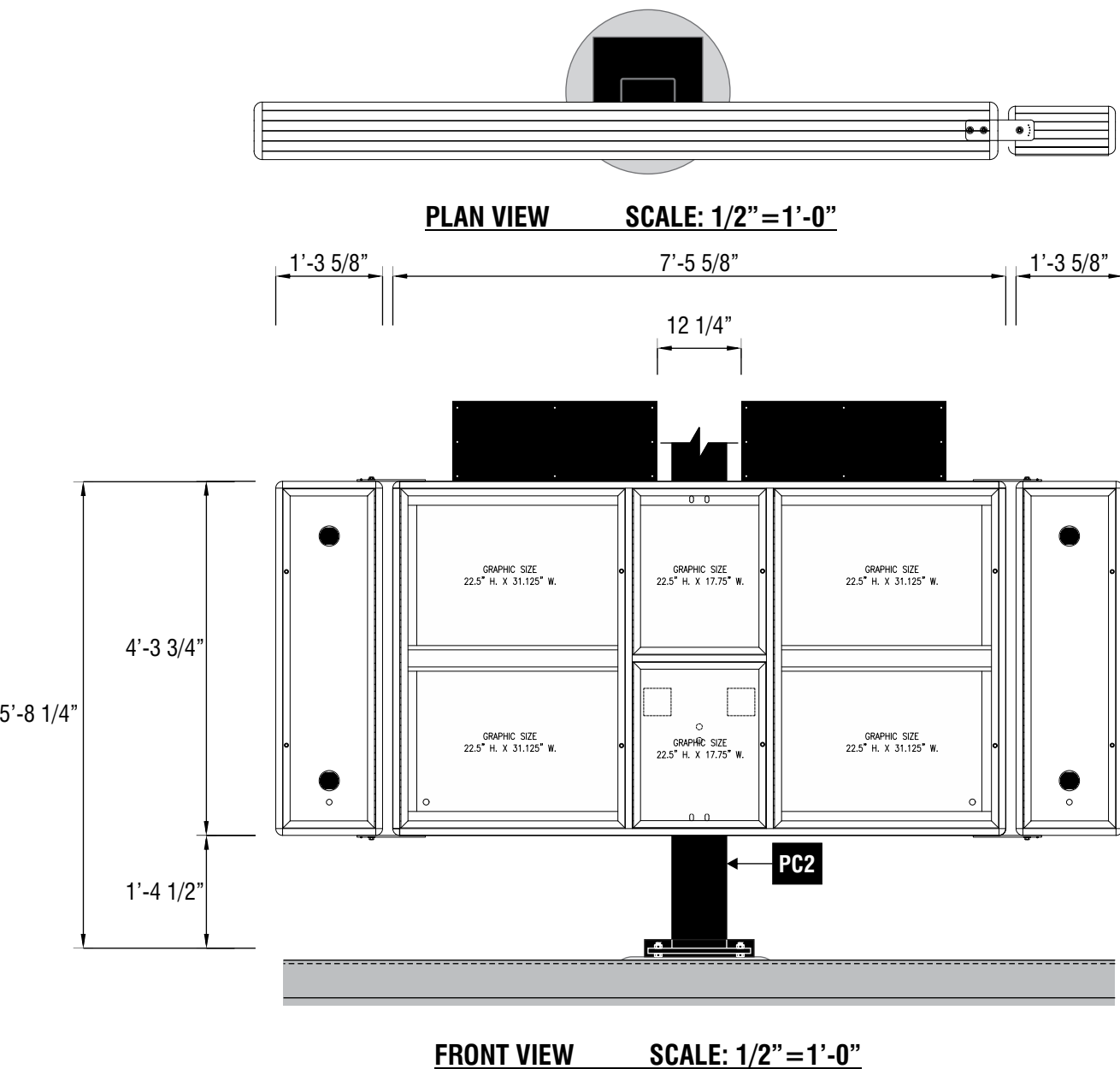
JACK IN THE BOX

J4387
1240 W Wood St, Willows, CA 95988 USA

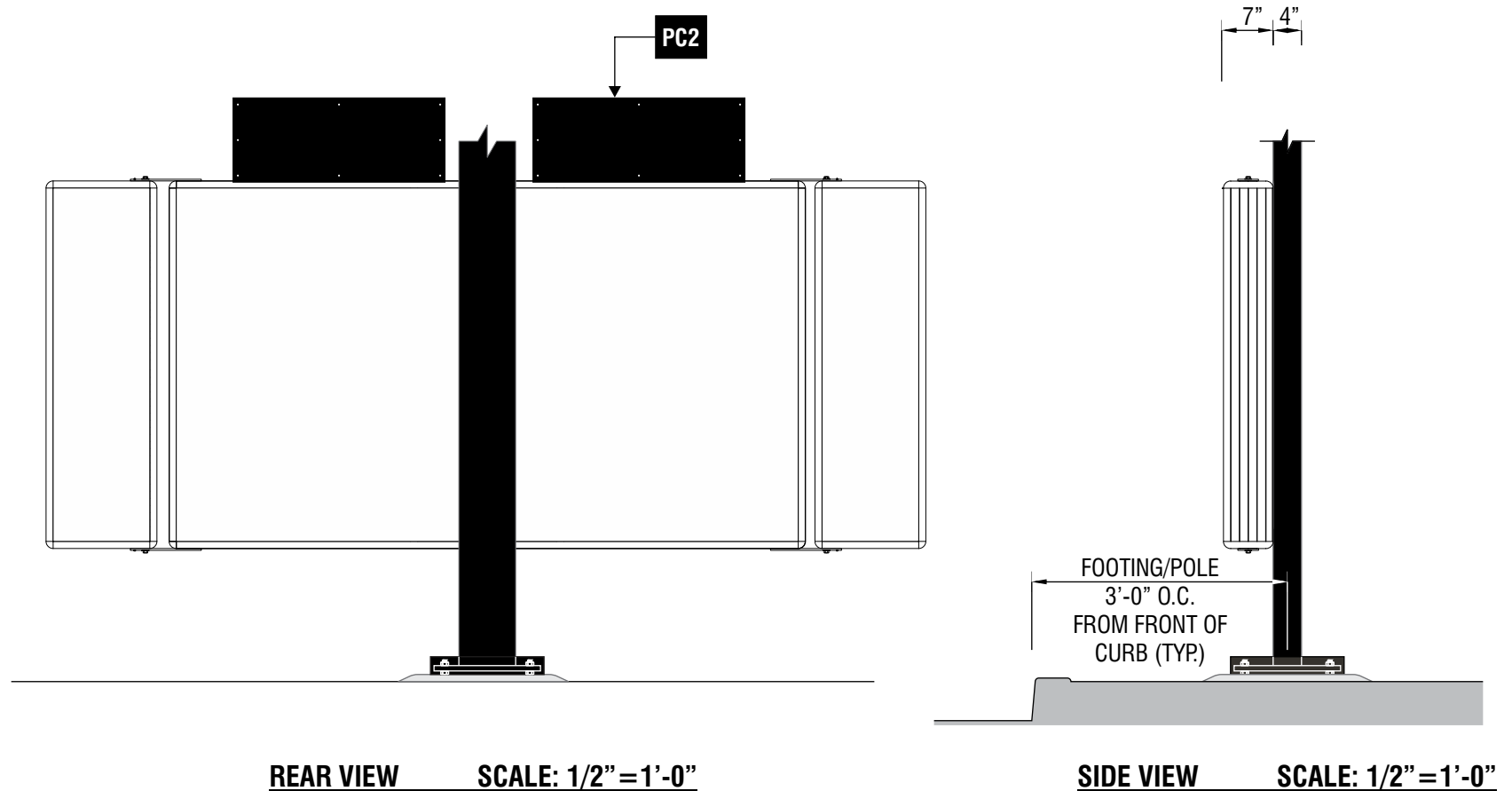
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Sales: Bob McCarter
Coordinator: Thea Tochiyara
Design: JMc
Engineering:

date: 3/12/21
drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



NOTE: MENU LUG-ON HARDWARE MUST BE SPACED CORRECTLY FOR GRAPHICS TO FIT.



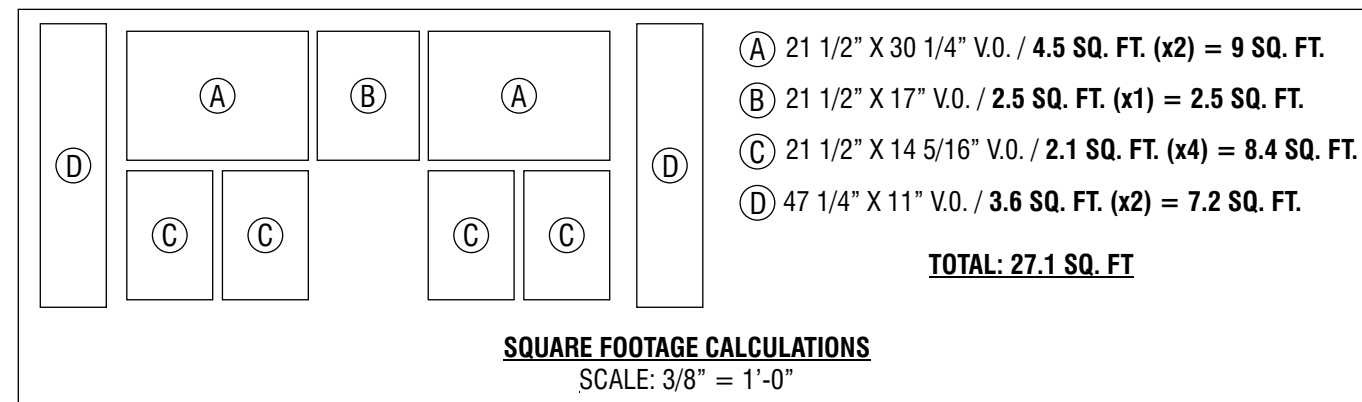
I1 I2 SIGNTYPE SPEAKER MENU BY OTHERS

INSTALL ONE (1) SPEAKER MENU BY OTHERS WITH BREAKFAST & LATE NIGHT EXTENDERS BY OTHERS AND MENU LUG-ON HARDWARE PANELS BY OTHERS

CABINET: MANUFACTURED BY NATIONAL SIGNS
POLE: 4"x8" STEEL RECTANGULAR TUBE (SEE MENU CANOPY)

POWDER COAT

PC2 TO MATCH RAL 9004 'SIGNAL BLACK' W/ SATIN FINISH



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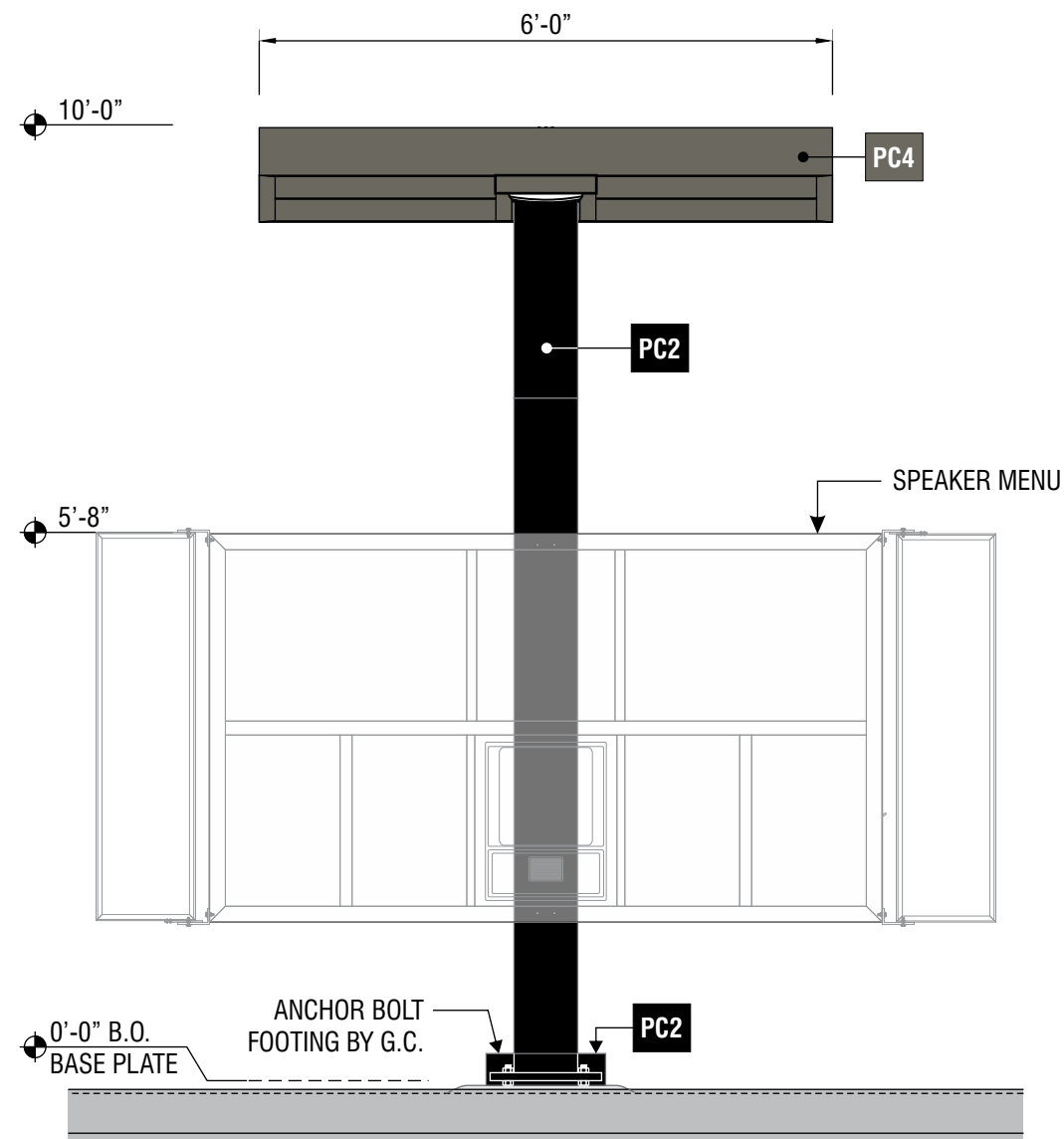
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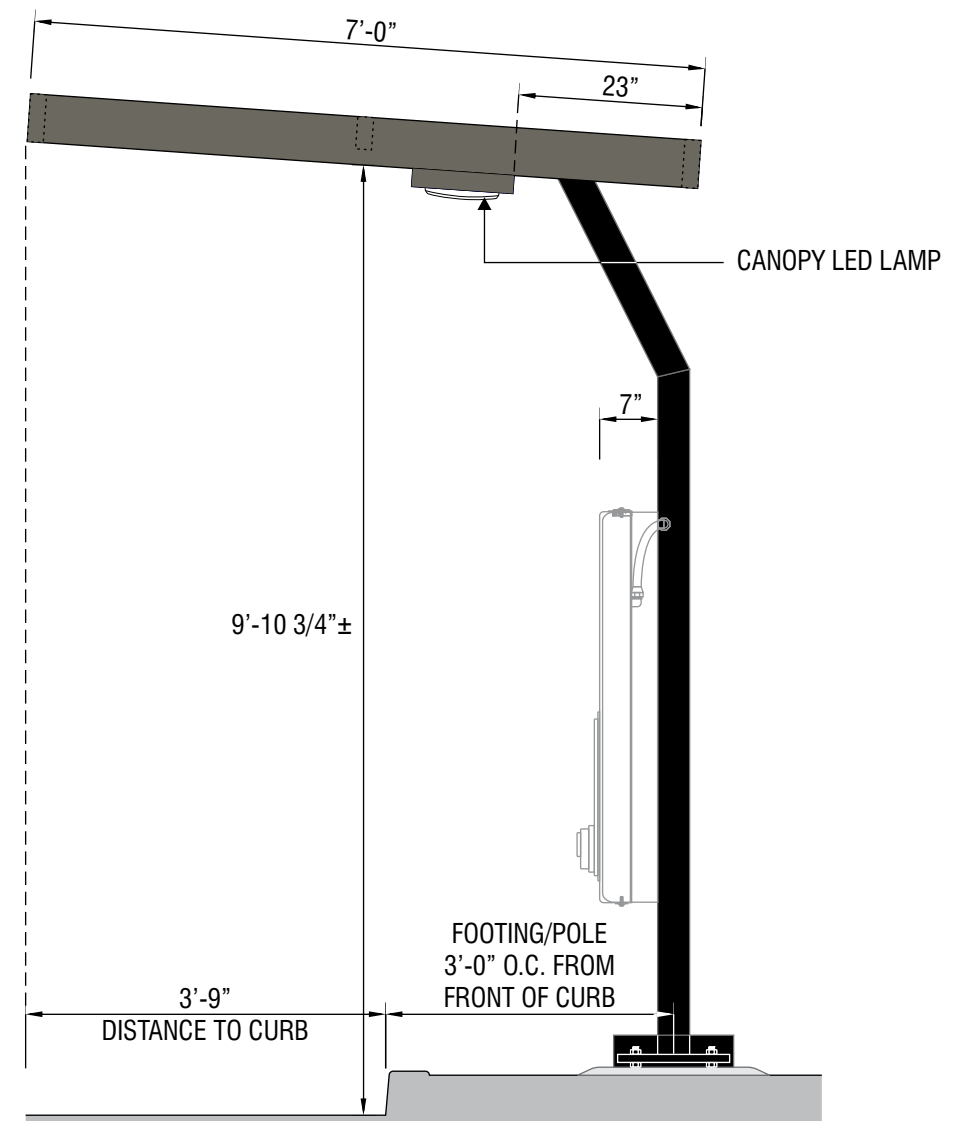
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FRONT VIEW SCALE: 1/2"=1'-0"



SIDE VIEW SCALE: 1/2"=1'-0"

J1 J2 SIGNTYPE JITB-CAN-72x84-120

MANUFACTURE AND INSTALL ONE (1) MENU WEATHER CANOPY

CANOPY: ALUMINUM RECT. TUBE FRAME WITH ALUMINUM ROOF AND ALUMINUM LAMP ENCLOSURE

POLE: 4"x8" STEEL RECTANGULAR TUBE W/ FABRICATED ALUMINUM BASE COVER

ILLUMINATION: LED LAMP; COLOR TEMP: 5000K; WATTAGE: 42; LUMEN OUTPUT: 5003

POWDER COAT

PC2 TO MATCH RAL 9004 'SIGNAL BLACK' W/ SATIN FINISH

PC4 TO MATCH RAL7039 W/ SATIN FINISH 'QUARTZ GREY'



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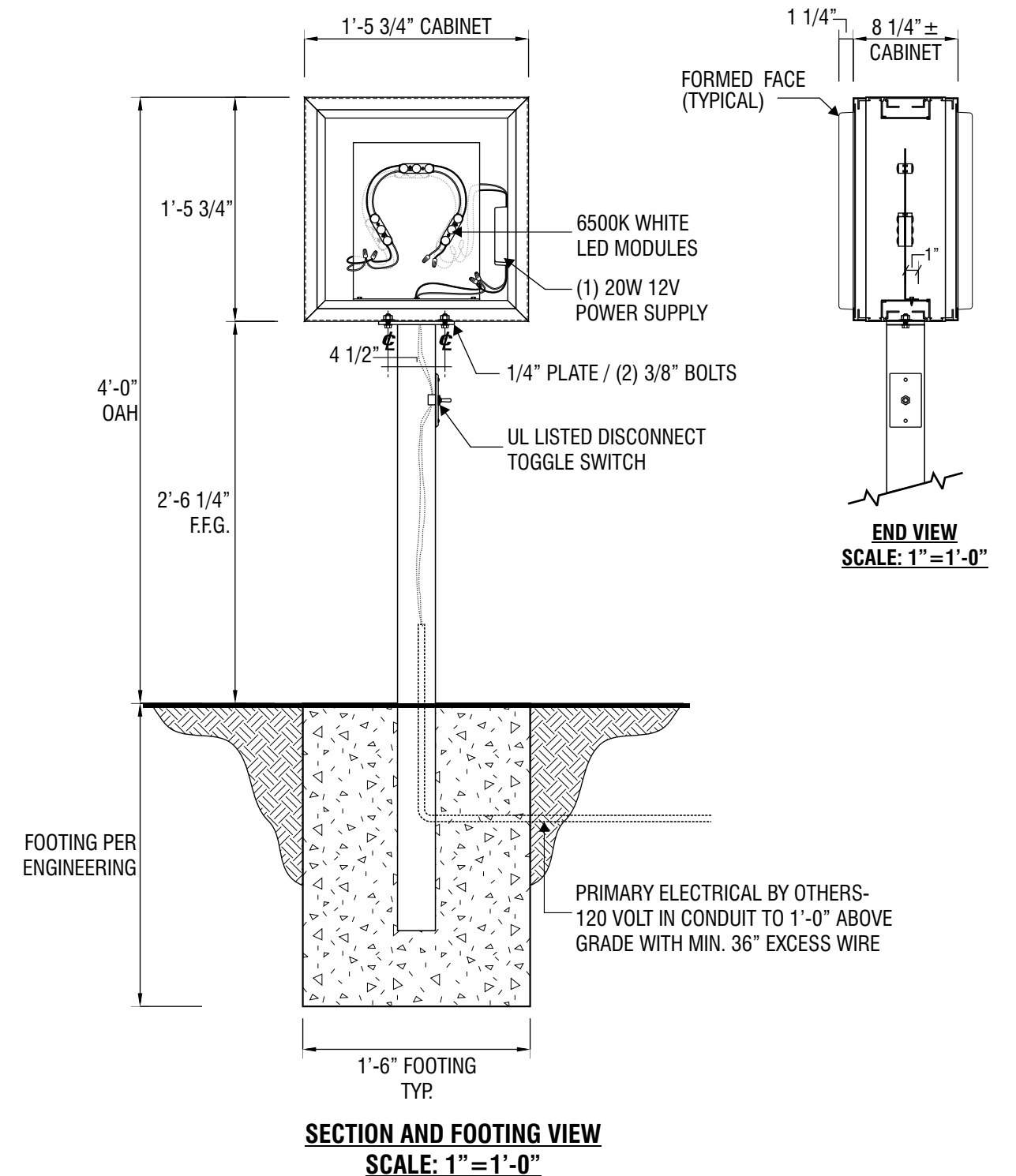
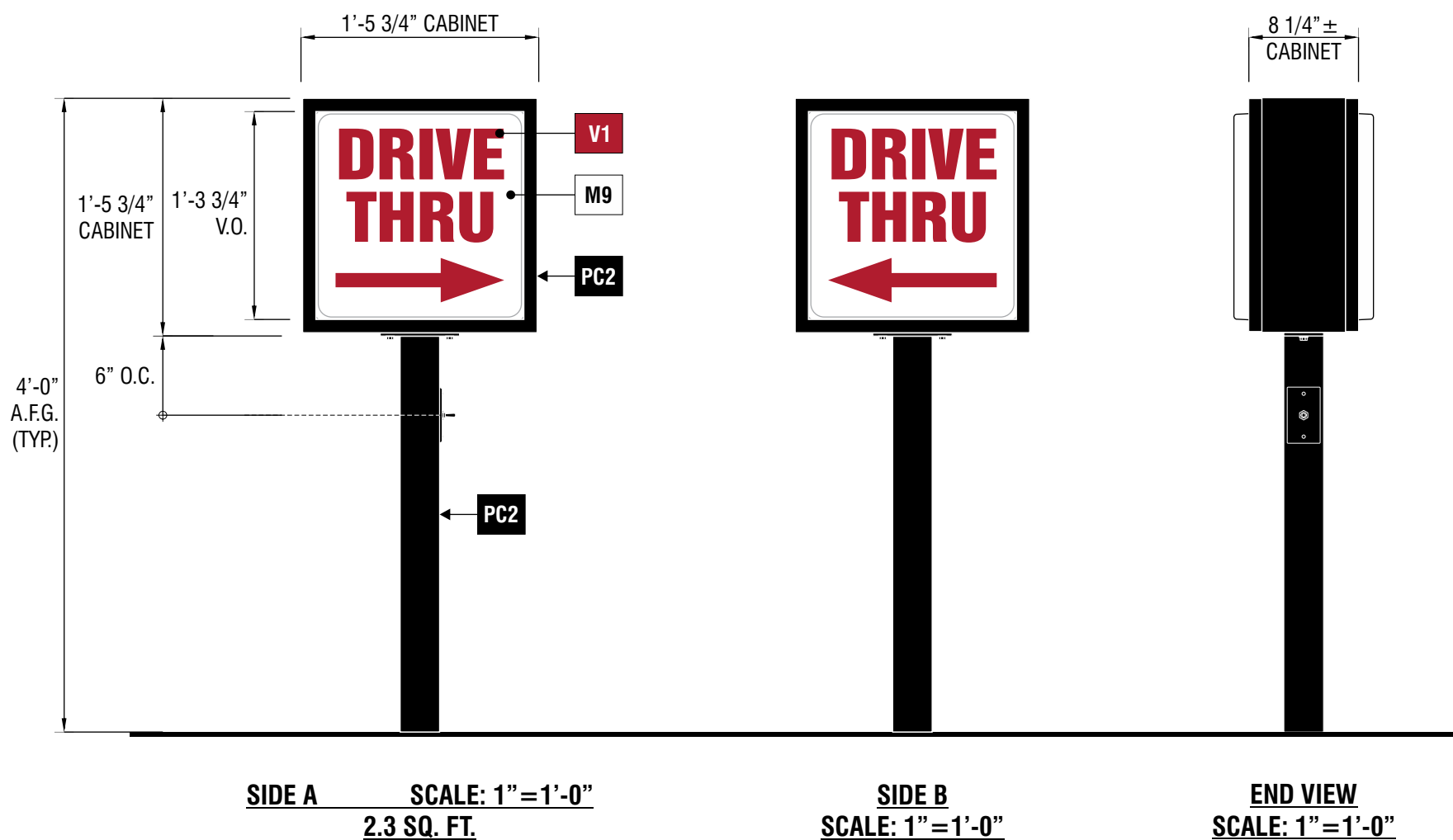
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quote:
project ID: JIB_4387_2



K1 K2 K3 SIGNTYPE JITB-DIR-17x17x48-DRIVETHRU-LEFT/RIGHT

MANUFACTURE AND INSTALL THREE (3) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN(S)

CABINET: EXTRUDED ALUMINUM

POLE: 3"x3" STEEL SQUARE TUBE

ILLUMINATION: LED - PRINCIPAL QWIK MOD 3 6500K WHITE

POWDER COAT

PC2 TO MATCH RAL 9004 'SIGNAL BLACK' W/ SATIN FINISH

MATERIALS

M9 .093" WHITE LEXAN

VINYL

V1 3M 3630-73 'DARK RED'



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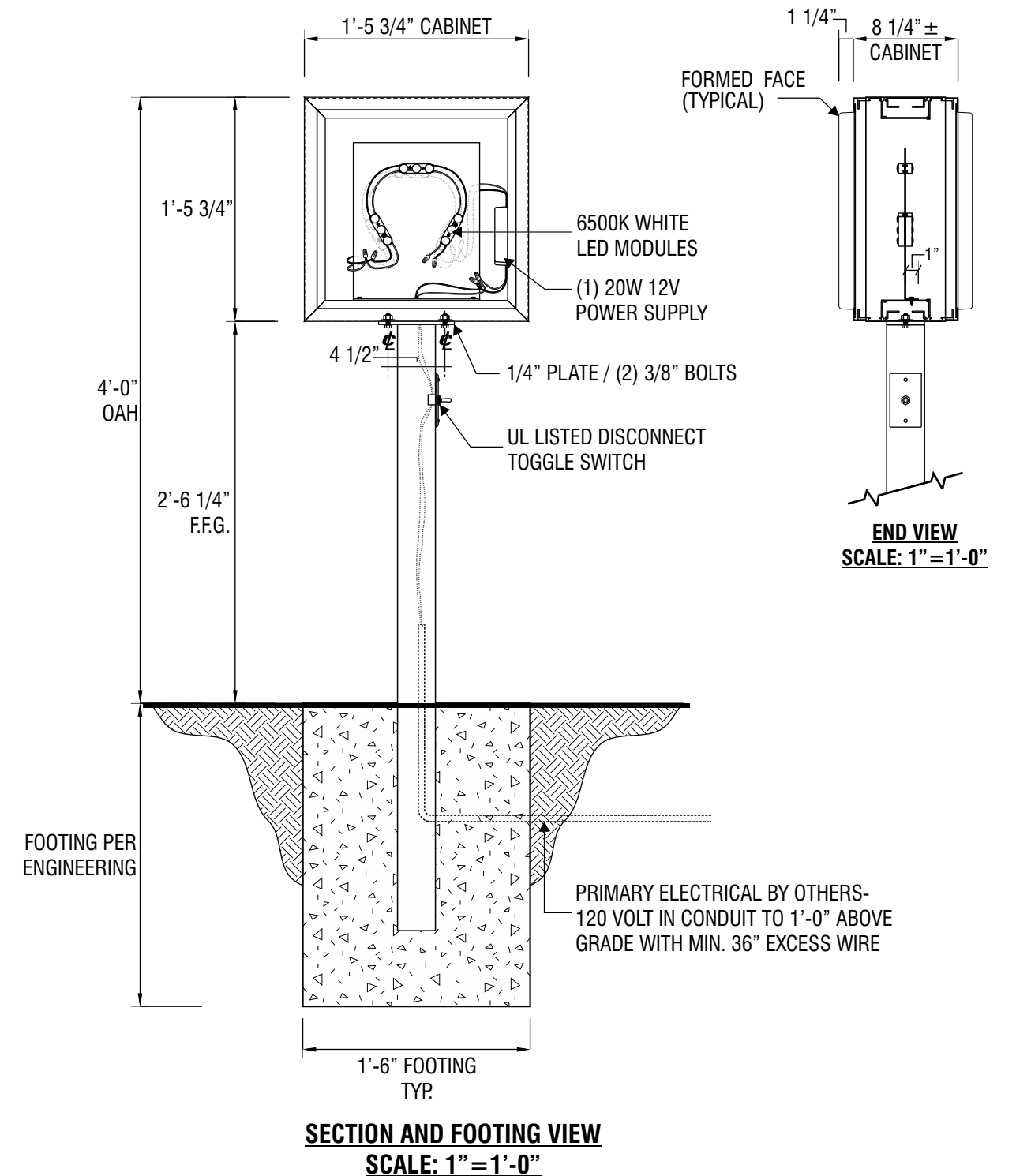
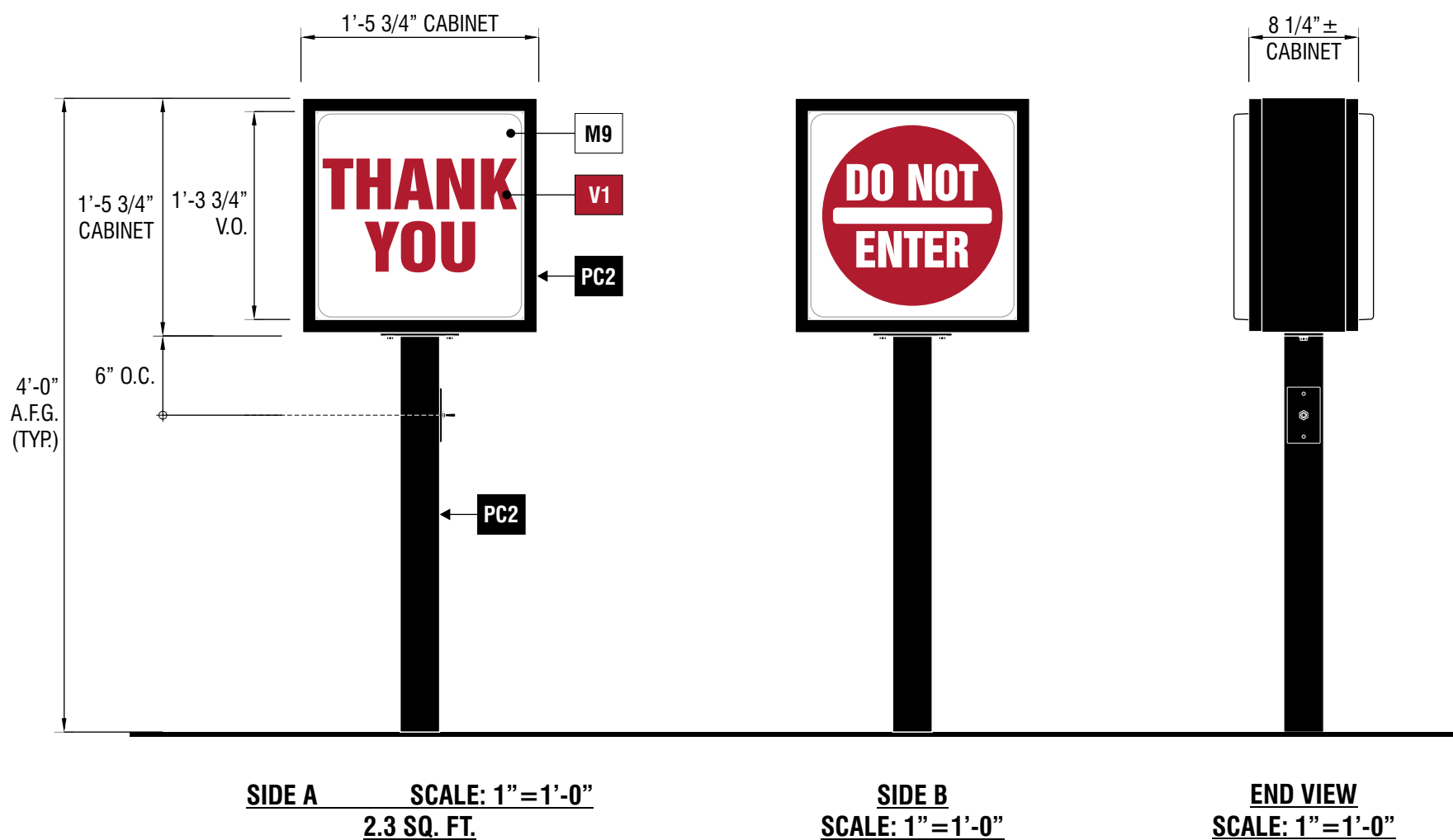
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Engineering:

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drawing: J4387-PERMIT **rev:** R21-10/18/22-JMc
quote:
project ID: JIB_4387_2



K4 SIGNTYPE JTB-DIR-17x17x48-THANKYOU/DONOTENTER

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN(S)

CABINET: EXTRUDED ALUMINUM

POLE: 3"x3" STEEL SQUARE TUBE

ILLUMINATION: LED - PRINCIPAL QWIK MOD 3 6500K WHITE

POWDER COAT

PC2 TO MATCH RAL 9004 'SIGNAL BLACK' W/ SATIN FINISH

MATERIALS

M9 .093" WHITE LEXAN

VINYL

V1 3M 3630-73 'DARK RED'



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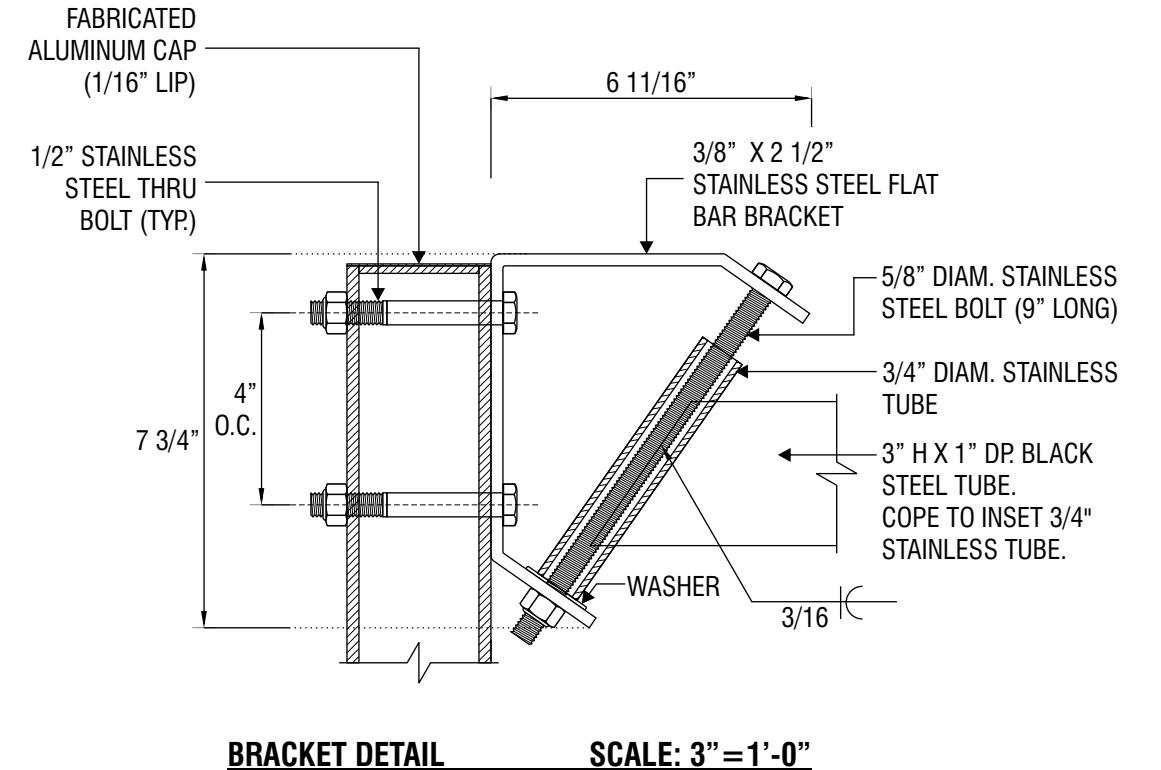
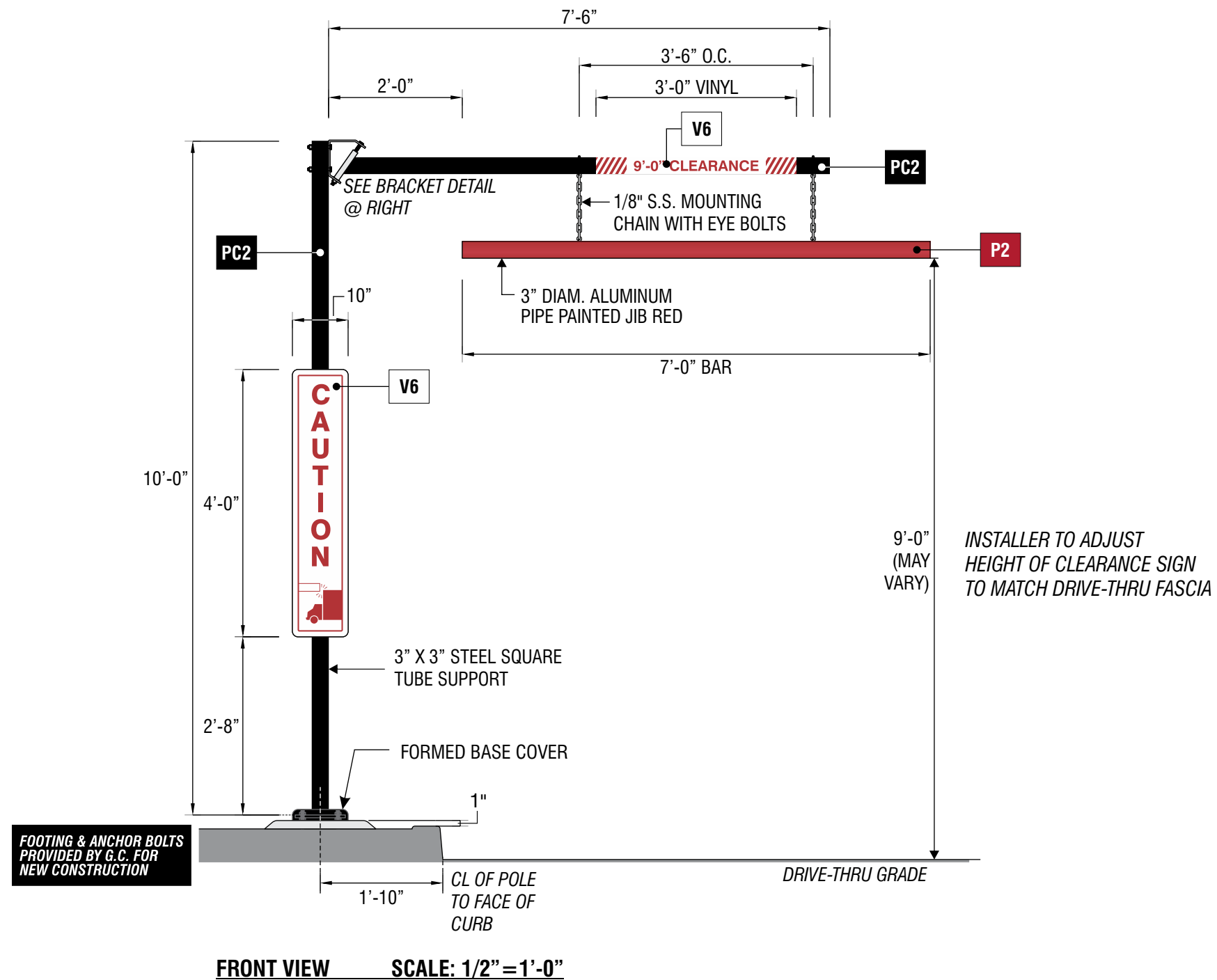
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quote:
project ID: JIB_4387_2



POWDER COAT

PC2 TO MATCH RAL 9004 'SIGNAL BLACK' W/ SATIN FINISH

PAINT

P2 TO MATCH MP 64691 'JIB RED' W/ SATIN FINISH

VINYL

V6 3M WHITE REFLECTIVE VINYL (680-10) W/ PMS 200 PRINTED COPY

L1 L2 SIGNTYPE JIB-H-BAR-120

MANUFACTURE AND INSTALL ONE (1) HEIGHT DETECTOR

POLE: 3"x3" STEEL SQUARE TUBE

ARM: 3"x1" STEEL RECTANGULAR TUBE

POLE 'CAUTION' PANEL: .063" PRE-COATED WHITE ALUMINUM



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History of Use Permits for additional signage

Business	SF/Type approved	Year	UP File	Zone
Chevron	34.02 SF (Pole signage) Identity 14.02 SF canopy-Identity <i>48 SF Total</i>	2007	UP-07-06	CH
KFC	10.88 SF (Identity) 92.3 SF (Incidental) <i>103.18 total</i> <i>They proposed 194 SF for the double-sided pole sign'</i>	2007	UP-07-08	CH
Holiday Inn Express	169.5 Identity building signage	2009	UP-09-01	CH
ARCO	27.56 SF (Identity) 6.2 SF (Incidental) <i>33.76 SF total</i>	2012	UP-11-04	CH
Taco Bell	19.27 SF Identity	2013	this was part of their Design Review project?	CH
Motel 6	I don't think they have ever touched their signage			CH
Chevron at Rd57	96 SF Incidental Pole Sign 64.17 SF Identity <i>160.17 SF total</i>	2014	UP-14-02	CH
Best Western	354.96 SF double side pole sign, came in as a sign permit to change from Days Inn to BW	2014	No Was not brought to the PC for UP	CH

Other Pole signs:

O'Reilly's	138.45 SF double sided	CH
Tractor Supply	150 SF double sided	CG
Dollar Tree	153.2 SF double sided	CH
Super 8 Motel	220 SF double sided	CH