



# Willows Planning Commission Regular Meeting Agenda

July 19, 2023, 6:00 pm

Willows City Hall  
201 N Lassen Street  
Willows, CA 95988

Planning Commission  
Pedro Bobadilla, Chair  
Kellie Burt, Vice Chair  
Holly Myers, Commissioner  
Maria Ehorn, Commissioner  
Llanira Valencia, Commissioner

City Planner  
Karen Mantele

Minute Clerk

## 1. CALL TO ORDER

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

## 4. CHANGES TO THE AGENDA

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

All matters on the Consent Calendar are considered routine and are approved by one motion and vote unless Commission Members or the City Planner first requests that a matter be removed for separate discussion and action. Individuals wishing to address the Commission concerning Consent Calendar items or regarding matters that are not already on the agenda are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission members, and not to staff and/or the audience. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org).

### a. Minutes Approval

Recommended Action: Approve minutes of the June 21, 2023, Regular Planning Commission Meeting.

Contact: Karen Mantele, [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org)

## 6. PUBLIC HEARING

### a. Use Permit File#MUP-23-02 Change of Use from Motel to Multi-Family Residential Apartments and Design Review File#DR-23-0/Site improvements for project.

Recommended Action: Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING USE PERMIT (FILE #MUP-23-02) TO MUNISH SHARMA TO ESTABLISH A CHANGE OF USE FROM MOTEL USE TO MULTI-FAMILY RESIDENTIAL USE AND DESIGN REVIEW APPROVAL (FILE #DR-23-02) FOR SITE AND OFF-SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 725 S. TEHAMA STREET, ASSESSORS PARCEL 001-102-009 LOCATED WITHIN THE GENERAL COMMERCIAL ZONING DISTRICT**

Contact Karen Mantele, City Planner, [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org)

## 7. DISCUSSION AND ACTION

### a. Request for one- year extension on Design Review File#DR-21-for Jack in the Box Project

Recommended Action: Approve request by voice vote.

Contact: Karen Mantele, [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org)

## 8. COMMENTS & REPORTS

### a. Commission reports/Comments

### b. Staff Reports/Comments

## 9. ADJOURNMENT

**This agenda was posted on July 14, 2023**

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Amos Hoover, 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 Draft Action Meeting Minutes June 21, 2023

Planning Commission  
Pedro Bobadilla, Chair  
Kellie Burt, Vice Chair  
Llanira Valencia, Commissioner  
Holly Myers, Commissioner  
Maria Ehorn, Commissioner

## 1. CALL TO ORDER– 6:00 PM

## 2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice Chair Burt

## 3. ROLL CALL

Commissioners Present: Chair Bobadilla, Vice Chair Burt, Commissioner Myers, Commissioner Ehorn, Commissioner Valencia

Commissioners Absent: None

## 4. CHANGES TO THE AGENDA

None

## 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

No public comments were made.

### a. Minutes Approval

**Action:** Minutes approved for the May 17, 2023, Regular Planning Commission Meetings.

**Moved/Seconded:** Commissioner Valencia/Commissioner Burt

**Yes:** Chair Bobadilla, Vice Chair Burt, Commissioner Myers, Commissioner Ehorn, Commissioner Valencia

**No:** None

**Absent:** None

## 6. PUBLIC HEARING

### a. Design Review/File#DR-23-02/Exterior and site improvements for a new business

**Open public hearing at 6:12 p.m.**

**Closed public hearing at 6:18 p.m.**

**Action:** Adopted a resolution of the Planning Commission of the City of Willows, granting design review approval (FILE# DR-23-01) to beverage house market for exterior building and site improvements for the property located at 210 W. WOOD STREET, ASSESSORS PARCEL NUMBER 002-142-006/ENTRYWAY ZONE

**Moved/Seconded:** Commissioner Myers/Commissioner Valencia



**Yes: Voice Vote:** Chair Bobadilla, Vice-Chair Burt, Commissioner Myers, Commissioner Valencia, Commissioner Ehorn

**No:** None

**Absent:** None

**7. COMMENTS & REPORTS**

- a. Commission Report/Comments
- b. Staff Reports/Comments
  - i. Pat Piatt reported that the owner of the Tower Theatre building is interested in developing the property in a way that would be useful for the community and is soliciting suggestions on what direction to head with it.

**8. ADJOURNMENT – 7:03 PM**

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Amos Hoover, City Clerk



# PUBLIC HEARING



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Date: July 19, 2023  
To: Planning Commission  
From: Karen Mantele, Principal Planner  
Subject: Major Use Permit File#MUP-23-02, Design Review File# DR-23-02/Change of Use

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**Recommendation:** Staff recommends receive the Staff Report, discuss, and upon conclusion, consider adoption of the draft resolution.

**Rationale for Recommendation:**

Per WMC 18.110.090(8) residential uses are allowed with an approved conditional use permit from the Planning Commission.

**Background:**

In January of 2023, the applicant Munish Sharma, applied for and was granted a Use Permit to establish a motel use at 725 S. Tehama Street. The property had been previously operated as a motel, however from the time the applicant purchased the property until an application was made, more than six months had elapsed. WMC Section 18.110-090(1) states if a non-conforming use was abandoned for a period of six months or more, subsequent use of the land had to abide by the code for that zoning district. Therefore, the need to apply for a use permit for the motel use was initiated. At the time of taking that use permit application to the Commission, the applicant stated in the future his intentions were to fully convert the building into residential apartment use under Phase 2 and 3 of his plans. The surrounding zoning to the north, south (across canal) and east are the same as the subject parcel, General Commercial. Single-family residential use is west of the subject property and zoned R-1.

**Discussion & Analysis:**

**USE PERMIT:**

The proposal is to allow a change of use to an existing commercial structure, from motel use to a multi-family residential use (apartments), consisting of 17 apartments including one standalone building which will be an apartment, used now for the Willows Inn motel reception office.

The change of use is allowed under WMC Section 18.110.090(8) *Residential Use Exemption for Existing Structure(s)* which states, *Existing structure(s) located within the CC (central commercial) or CG (general commercial) zoning districts whether originally constructed as a residential dwelling or not may be allowed for use as residential unit(s) by way of a conditional use permit from the planning commission. No enlargement, extension, reconstruction, or structural alteration may be permitted to the structure except as permitted under subsection (3) of this section. The planning commission is authorized to approve, conditionally approve, or deny a request subject to appeal provisions of WMC [18.135.060](#).* This proposal is Phase 2 of the applicants' overall plan for the site.

The applicants' final goal (Phase 3) is to add three more individual units to add to the apartment use, to be located along the northern side of the property. This addition of three more units will bring the total number of apartments to 20 units. This can be allowed under WMC Section 18.110.090(3) which states: *Alterations of Buildings, No existing building designed, arranged, or intended for or devoted to a use not permitted under the regulations of this title for the district in which such building or premises is located shall be enlarged, extended, reconstructed, or structurally altered, unless such use is changed to a use permitted under the regulations specified by this title for such district in which said building is located. However, authorized maintenance shall be permitted not exceeding a total amount (during a period of five years) of 50 percent of the assessed value of the building according to the assessments thereof by the assessor of the county.* This addition of one more building with the three separate units referenced will have to be undertaken with a modification to the use permit at a later date.

There will be covered parking for the apartments, including ADA parking, the addition of a trash enclosure to be located on the southern side of the parcel, and off-site improvements to include a sidewalk along Tehama Street. The project site is located within a flood zone, requiring any construction to be compliant with the WMC Floodplain Ordinance.

Additional living units are needed within the city, as the current Housing Element has confirmed, indicating that more types of housing are needed in the area. New businesses are here and coming to the area in the future and the need for housing is increasing. This project will increase the available residential units in demand for the community.

#### **Design Review Analysis:**

**Competent Design:** The carport plans have been designed by an architectural firm. The apartment building is existing and was refinished with the motel use project by adding a new exterior surface.

**Relationship Between Structures Within the Development and Between Structures and Site:** The building and one separate building for the 17<sup>th</sup> unit are existing; therefore, the project will fit into the site.

**Relationship Between Development and Neighborhood:** The addition of a residential use will not be out of character with the neighborhood, as existing SFR uses are located west of the site.

**Materials and Colors Used:** The carport will be gray color with metal roof and construction.

**Utility Service:** new electrical service will be installed when the three apartment units are developed.

**Lighting:** No new lighting is proposed with this Phase as all new lighting for the buildings was installed with the Phase 1 portion of the motel use approval.

**Signage:** There is an existing double pole sign on the property along Tehama Street. Mr. Sharma obtained a sign permit approval to remove the word "Vacancy" and replace it with the word "Weekly" for motel use. His intentions are to change the pole sign which will require sign permit approval.

**Drives, Parking and Circulation:** 20 covered parking spaces will be constructed as part of the change of use project phase. There are two driveways for ingress/egress into the site, with sufficient width for

emergency vehicles to maneuver. An ADA path of travel will be installed for the trash enclosure and ADA parking space.

**Fences/Walls:** No fencing is proposed on the site, however there is a wooden fence along the north, south and west property boundaries.

**Trash Enclosure:** The proposal for the change of use includes adding an enclosed trash enclosure.

**Drainage:** **All surface/on-site water shall drain properly.** The code states that *Stormwaters shall be removed and carried away in an adequate drainage system. Surface water and all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create puddles on the paved areas.* The project is conditioned as such within the Engineering conditions.

**Environmental Review:**

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

Findings of Fact for use permit approval is required per WMC Chapter 18.135.050. These findings are included in the Draft Resolution.

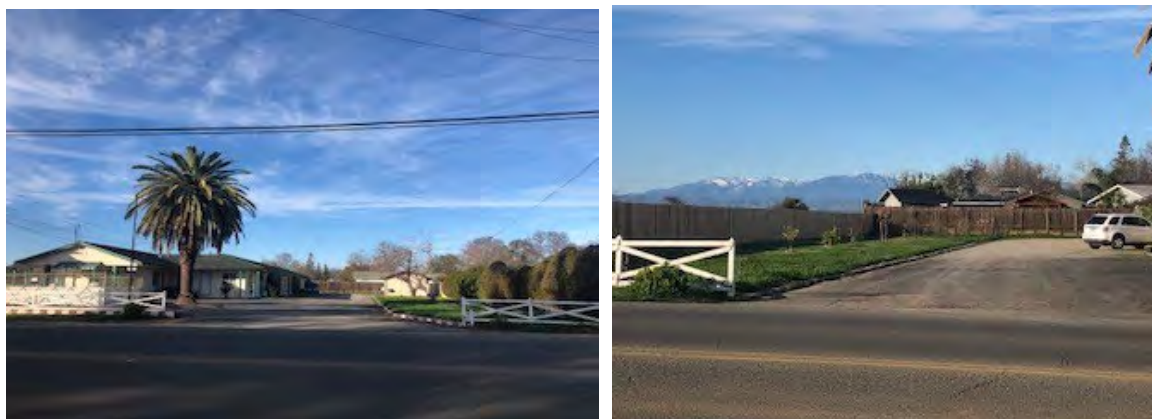
In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing. As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

**Fiscal Impact:**

A PTA is on deposit for the processing of the applications.

**Attachments:**

1. Draft Resolution
2. Draft Conditions of Approval
3. Applicant Phasing Plan
4. Carport images
5. Architectural Plan
6. Zoning/General Plan map



**PC RESOLUTION NO. XXX-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WILLOWS APPROVING USE PERMIT (FILE #MUP-23-02) TO MUNISH SHARMA  
TO ESTABLISH A CHANGE OF USE FROM MOTEL USE TO MULTI-FAMILY RESIDENTIAL USE AND DESIGN  
REVIEW APPROVAL (FILE #DR-23-02) FOR SITE AND OFF-SITE IMPROVEMENTS FOR PROPERTY  
LOCATED AT 725 S. TEHAMA STREET, ASSESSORS PARCEL 001-102-009 LOCATED WITHIN THE GENERAL  
COMMERCIAL ZONING DISTRICT**

**WHEREAS** the applicant Munish Sharma, has filed a Conditional Use Permit application for a change of use from motel use to establish a multi-family residential use, and,

**WHEREAS** Section 18.110-090(8) allows for residential uses within the CG zoning district with Planning Commission approval of a Use Permit; and

**WHEREAS** the applicant has filed a Design Review application for site improvements under WMC Section 18.141, and,

**WHEREAS** notices of the Planning Commission meeting held on July 19, 2023, were 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 July 19, 2023, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

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

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

**WHEREAS** the Planning Commission does find that the proposed use is consistent with the purposes of the district in which the site is located, as WMC Section 18.110.090(8) allows for residential use in the General Commercial zoning district with an approved use permit; and,

**WHEREAS** the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as the zoning district allows for residential uses and, conditions of approval have been included to ensure the safety and welfare of the public are met; and

**WHEREAS** the Planning Commission does find that the proposed use is in conformance with the General Plan, as the property is located within the General Commercial designation, which allows for residential uses.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Willows does hereby find that the Use Permit proposal to allow a change of use from motel use to multi-family residential use, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit FILE #MUP-23-02, and Design Review FILE #DR-23-02, subject to the attached conditions of approval set forth in Attachment #2.

**IT IS HEREBY CERTIFIED** that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19<sup>th</sup> day of July 2023 by the following vote:

AYES  
NOES  
ABSTAIN  
ABSENT

APPROVED:

ATTESTED:

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Pedro Bobadilla, Chairperson

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Amos Hoover, City Clerk

**Major Use Permit FILE# MUP-23-02 & Design Review File# DR-23-02**  
**CONDITIONS OF APPROVAL for Change of Use Project**  
**FOR PROPERTY LOCATED at**  
**725 S. Tehama Street /APN: 001-102-009**  
**PC approval date: \_\_\_\_\_, 2023**

**General:**

1. That the applicant/developer shall enter into a Pass-Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. All contractors performing construction on the project site shall obtain a city business license.
3. If the use (multi-family residential use) is not made on the project subject to the permit 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.
4. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the city manager or his/her designee for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval. Any further extension beyond one year shall require planning commission approval.
5. The developer shall adhere to the design presented for Architectural Design Review approval, regarding new carports, trash enclosure, off-site improvements, and roadway surfacing.
6. Parking for residential use shall be provided per the WMC parking regulations prior to use, including installation of covered carports as shown on the architectural plans submitted for this change of use project.
7. Any changes to pole sign or new signage shall require sign permit approval from the Planning Department prior to installation.

**Building Department**

8. 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 Department of the City of Willows.
9. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
10. The parcel is within a special flood hazard AH on FEMA's Flood Insurance Rate map with a base flood elevation of 131. All work shall comply with the WMC Floodplain ordinance.
11. The final adopted conditions of approval for this Design Review approval and the adopted final conditions of approval for the Use Permit shall be on the plans submitted for review.
12. Routes from the proposed ADA parking stalls to the proposed ADA units shall be via walkways that meet ADA accessible paths of travel.

**Engineering/Public Works Department:**



**General Conditions:**

13. 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.
14. 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.
15. All existing overhead utilities serving the existing site shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.

**Improvement Plan and Construction Conditions:**

16. 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.
17. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review for all new structures planned on the site and/or for substantial modifications to existing structures that impact the foundation. 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.
18. If the existing pool is filled in with dirt, compaction on the soil should be at least 90% relative compaction and observed by a soils engineer to verify that it was done properly. All pool equipment, drain lines and fill lines shall be disconnected and either capped or completely removed.
19. Improvements plans shall include a storm water pollution prevention plan.
20. All driveways, parking lots and aiseways shall be paved to provide a non-yielding solid weatherproof surface sufficient to support emergency vehicles (minimum of 6-inches of class 2 road base and 2-inches of asphalt.) The actual paving section shall be included in the soils report for the site but shall not be less than specified herein. Any existing pavement that is damaged shall be repaired or replaced to meet the standards of this condition.
21. Roadway Improvements:
  - a. The existing gutter fronting the northerly portion of the property along S. Tehama Street shall be extended southerly to the southerly property line.
  - b. The applicant shall install sidewalk along the entire frontage of the property. Sidewalk construction shall be per City Standards and shall make provision to ensure compliance with ADA standards, particularly where the sidewalk crosses the two driveways, the utility pole and the fire hydrant fronting the property. If the sidewalk has to be warped around any existing feature such that it causes the sidewalk to go beyond the right-of-way line, the applicant shall provide a public access easement in favor of the City of Willows in locations where the sidewalk goes beyond the existing right-of-way.
  - c. Ramps for disabled persons 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.

**22. Water and Sanitary Sewer Improvements:**

- a. The applicant shall have the sewer lateral serving the site inspected to ensure it is in acceptable condition. The inspection shall be done via CCTV and shall meet the criteria as established by the City with respect to acceptable pipe condition. If it is discovered that the sewer lateral serving the property does not meet acceptable standards, the applicant shall cause repairs to be made to the pipe to bring the condition of the pipe into acceptable condition.
- b. The applicant shall prove that the finished floors are a minimum of 12" above upstream sewer 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), installing backflow prevention devices, or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- c. A trash enclosure shall be constructed with the project that shall include a sump to collect any liquid, runoff, or rainwater from the trash area. The sump shall be pumped as needed and shall not be connected to either the storm drain system or the sewer system (unless there is a cover over the trash enclosure that would prevent rain runoff from getting to the sump. If a cover is put over the trash area, the sump can be connected to the City's sewer system.)

**23. 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 property associated with this development is shown to be in Special Flood Hazard Zone AH on FEMA's Flood Insurance Rate Map with a base flood elevation of 131. The applicant must either demonstrate that the existing structures on the site are in compliance with the Section 15.65.050 of the City's Municipal Code with respect to floodproofing or provide plans showing how the development of this site will meet floodproofing requirements.

**Construction Conditions:**

24. No 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.
25. 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.
26. If construction activity will 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.
27. 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.
28. 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.
29. All streets, curbs, gutters, or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
30. Dust control must be maintained to the City's satisfaction.
31. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.
32. The overhead electrical service from the pole onto the property should be placed underground.

**Release of Securities Conditions:**

33. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
34. All punch-list work shall be completed, and any outstanding inspection fees or other charges shall be paid.
35. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
36. 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.
37. 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.









### GENERAL INFORMATION

LAND/BUILDING OWNER	MUNISH SHARMA jaimacpropertiesllc@gmail.com
SITE ADDRESS	725 SOUTH TEHAMA STREET WILLOWS, CA 95988
SCOPE OF WORK	CHANGE OF OCCUPANCY FROM R-1 MOTEL TO R-2 APARTMENTS. USE PERMIT REQUIRED. CONDITIONS PER CITY MEMORANDUM INCLUDES:  1. COVERED CARPORTS FOR EACH REQUIRED STALL PER PARKING ANALYSIS  2. NEW ELECTRICAL TRANSFORMER TO POWER 16-UNIT APARTMENT AND FUTURE 3-PLEX  3. ACCESSIBILITY COMPLIANCE FOR PARKING AND PATH OF TRAVEL  4. PAVING AT CARPORTS  5. NEW CURB, GUTTER, SIDEWALK AT FRONTAGE OF LOT PER CITY OF WILLOWS STANDARDS
GOVERNING CODES	2019 CA BUILDING CODE 2019 CA GREEN BUILDING CODE 2019 CA ENERGY CODE 2019 CA ELECTRICAL CODE 2019 CA FIRE CODE 2019 CA PLUMBING CODE 2019 CA MECHANICAL CODE CITY OF WILLOWS MUNICIPAL CODE

PERMITTING AGENCY CITY OF WILLOWS

### SITE INFORMATION

ASSESSOR'S PARCEL NO.	001-102-009
ZONING	CG
PARCEL ACREAGE	0.8 ACRE
WATER	WELL
SEWAGE DISPOSAL	PUBLIC
WILDLAND URBAN INTER. PER CRC R337	NO
NATURAL GAS AVAIL	YES
SITE ELEVATION (ASL)	132 FT
GROUND SNOW LOAD	0 PSF
FLOOD ZONE DESIGNATION	ZONE AH (EL 131) 06021C0614D
FLOOR AREA RATIO	10,536 / 34,848 = 30%

### SPECIAL FEATURES

HERS DUCT TESTING	NO
ENERGY CERT OF COMPL PER CF-IR	YES
ROOF RAFTER INSULATION	R-30 SPRAY FOAM
COOL ROOF	NO

### BUILDING INFORMATION

RISK CATEGORY CBC TBL 1604.5	II
CONSTRUCTION	V-B
OCCUPANCY	R-2/U(SHADE STRUCTURE)
EXISTING CONDITIONED AREA PRIOR TO CONSTRUCTION	10,536 SQFT
FIRE SPRINKLERS	NO
(I) SHADE STRUCTURE	4,160 SQFT

### DESIGN CRITERIA

#### SOIL

GEOTECHNICAL REPORT	NONE PROVIDED
ALLOW. SOIL BEARING PRESSURE	1,500 PSF
ALLOW. LAT. BEARING PRESSURE	100 PSF/FT
ALLOW. COHESION	130 PSF

#### WIND

WIND (3 SEC GUST)	110 MPH/ 87 ASD
EXPOSURE	C

#### SEISMIC

Ss	0.838
S1	0.345
Sds	0.671
Fa	1.2
RISK FACTOR	II
IMPORTANCE FACTOR	I
SITE CLASS	D
DESIGN CATEGORY	D
ANALYSIS PROCEDURE	EQUIV LATERAL FORCE

### TESTING & SPECIAL INSPECTION

THE FOLLOWING TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL. TEST AND INSPECTION REPORTS SHALL BE SUBMITTED FOR APPROVAL TO THE STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL, CONFORMING TO THE REQUIREMENTS OF SECTION 1701 OF THE BUILDING CODE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THESE TESTS AND INSPECTIONS ARE PERFORMED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

- ☐ ENGINEERED FILL COMPACTION TESTS.
- ☐ PILES, DRILLED PIERS AND CAISSONS.
- ☐ CONCRETE TESTS CYLINDERS, FC EXCEEDING 2500 psi.
- ☐ STRUCTURAL MASONRY, FM = REINFORCEMENT, GROUT, AND ANCHOR RODS.
- ☐ STRUCTURAL STEEL WELDING AS REQUIRED BY WELDING NOTES.
- ☐ STRUCTURAL STEEL HIGH STRENGTH ANCHOR RODS (A325 OR A490).
- ☐ STRUCTURAL GLUED-LAMINATED TIMBER, DURING FABRICATION.
- ☐ EMBEDDED ITEMS (EPOXY INSTALLED ANCHORS, WEDGE ANCHORS, ETC..)
- ☒ NO SPECIAL INSPECTIONS REQUIRED.

### PARKING ANALYSIS

PARKING REQUIREMENTS ARE PER CH. 18.120 OF WILLOWS MUNICIPAL CODE

FOR MULTIFAMILY DWELLINGS, PROVIDE ONE COVERED PARKING SPACE FOR EACH UNIT CONTAINING ONE BEDROOM.

16 UNITS PROPOSED, 1 EXISTING: 26 PARKING SPACES PROVIDED

3 ADA PARKING STALL PER CH. 18.120.040 OF WILLOWS MUNICIPAL CODE. 3 VAN STALLS PROVIDED

### ADA FUNDING

THIS PROJECT WILL NOT RECEIVE FUNDING FROM PUBLIC SOURCES, INCLUDING TAX CREDITS AND WILL BE PRIVATELY FUNDED

# WILLOWS APARTMENTS

725 SOUTH TEHAMA STREET  
WILLOWS, CA 95988

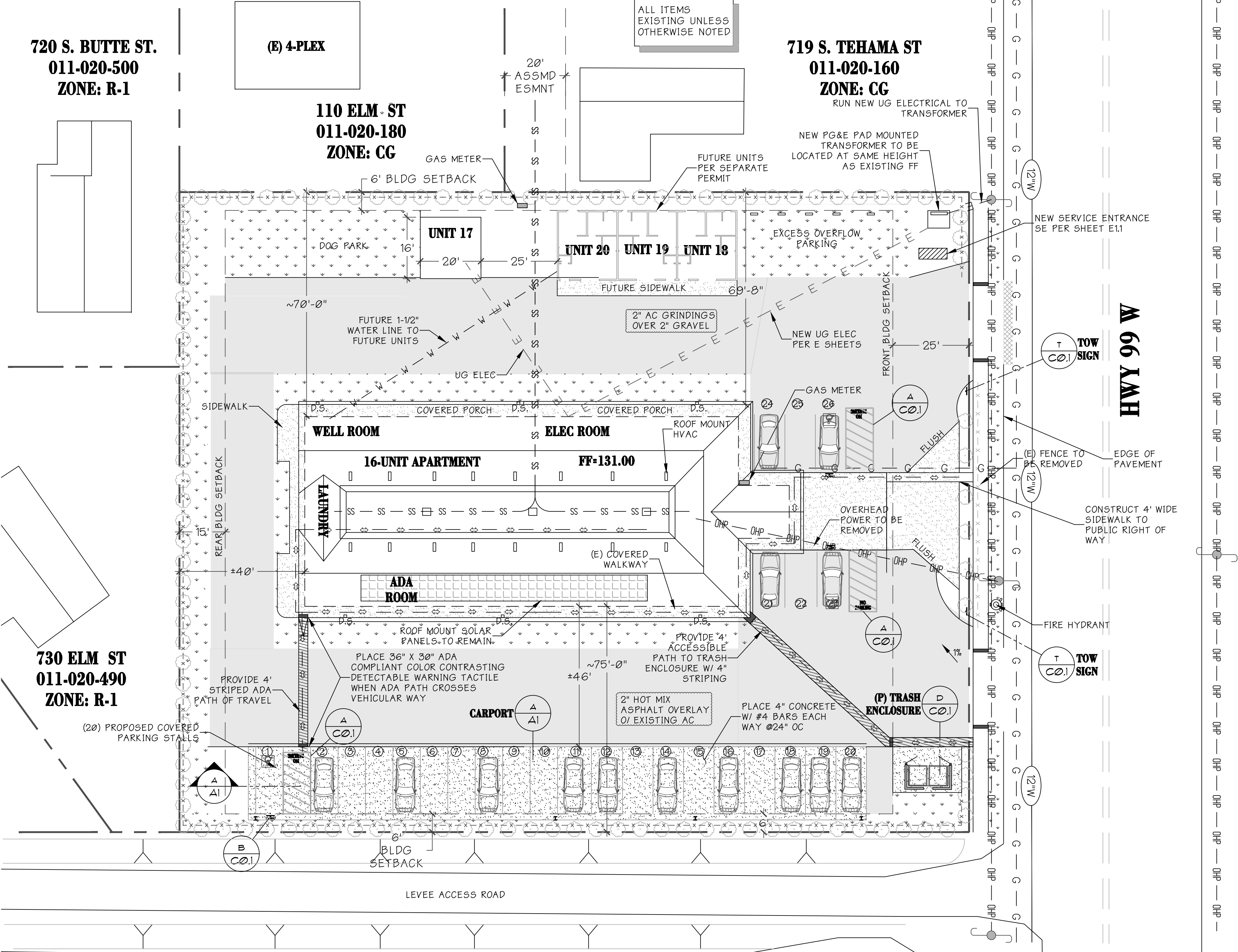
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011-020-500  
ZONE: R-1

(E) 4-PLEX

110 ELM ST  
011-020-180  
ZONE: CG

719 S. TEHAMA ST  
011-020-160  
ZONE: CG

730 ELM ST  
011-020-490  
ZONE: R-1



1 SITE PLAN  
C0.0 PLAN



### DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO AUSMUS ENGINEERING FOR REVIEW & COORDINATION. FOLLOWING THE COMPLETION OF THE REVIEW AND COORDINATION A SUBMITTAL MAY THEN BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED.

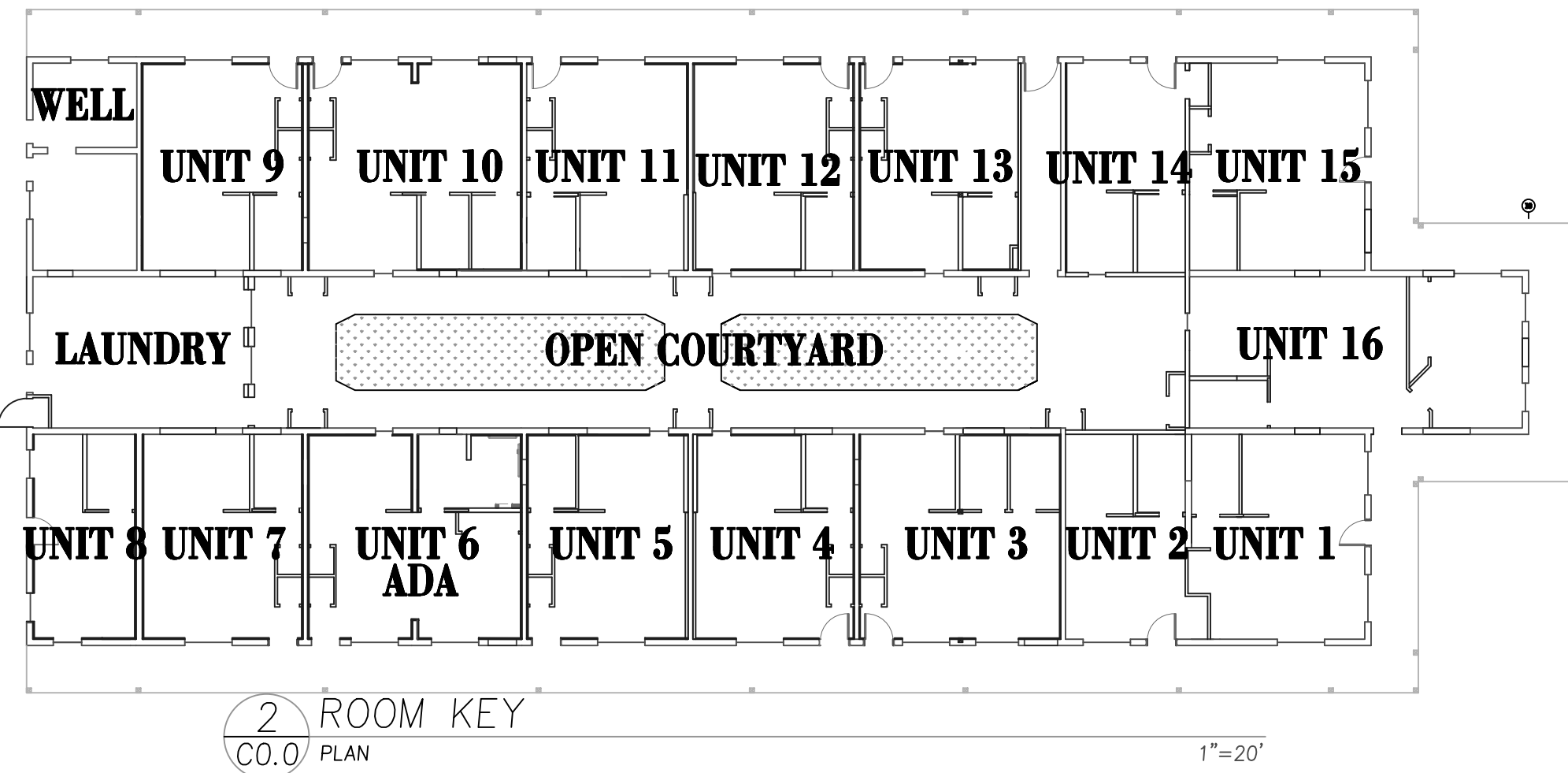
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### SHEET INDEX

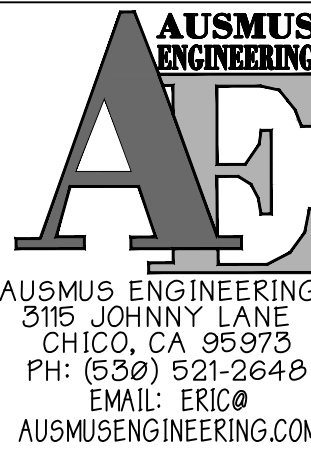
C0.0	COVERSHEET & SITE PLAN
C0.1	GRADING DRAINAGE & EROSION CONTROL
C0.2	CIVIL SITE DETAILS
A1	CARPORT CANOPY
E0.1	ELECTRICAL SYMBOLS & SPECIFICATIONS
E0.2	ELECTRICAL SCHEDULES AND SINGLE LINE DIAGRAM
E0.3	PANEL SCHEDULES
E0.4	PANEL SCHEDULES
E1.1	SITE ELECTRICAL PLAN
E2.1	OVERALL ELECTRICAL PLAN

### UNIT AREA SUMMARY

UNIT 1	438 SQFT
UNIT 2	325 SQFT
UNIT 3	476 SQFT
UNIT 4	382 SQFT
UNIT 5	382 SQFT
UNIT 6	506 SQFT
UNIT 7	380 SQFT
UNIT 8	244 SQFT
UNIT 9	386 SQFT
UNIT 10	506 SQFT
UNIT 11	386 SQFT
UNIT 12	386 SQFT
UNIT 13	386 SQFT
UNIT 14	325 SQFT
UNIT 15	438 SQFT
UNIT 16	626 SQFT
UNIT 17	400 SQFT
LAUNDRY	391 SQFT



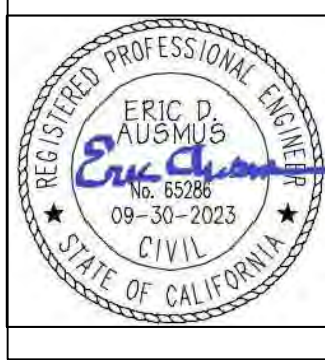
2 ROOM KEY  
C0.0 PLAN



ARCHITECTURAL PLANS  
COVER SHEET + SITE PLAN

WILLOWS APARTMENTS  
725 SOUTH TEHAMA STREET  
WILLOWS CA, 95988

REVISION	DATE	DESCRIPTION
1		



DATE: SEP 26, 2022

DESIGNED BY: EDA  
DRAWN BY: EDA  
CHECKED BY: EDA

SCALE: AS NOTED  
PROJECT \*

PAGE OF

SHEET NO.

C0.0



### ACCESSIBILITY TOW AWAY SIGN

A sign shall be posted either in a conspicuous place at either each entrance to an off-street parking facility or immediately adjacent to on-site accessible parking and visible from each parking space.

11A-1109A.8.8.1. The additional sign shall not be less than 17 inches (432 mm) wide by 22 inches (559 mm) high.

11A-1109A.8.8.1. The additional sign shall clearly state in letters with a minimum height of 1 inch (25 mm) the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_"

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

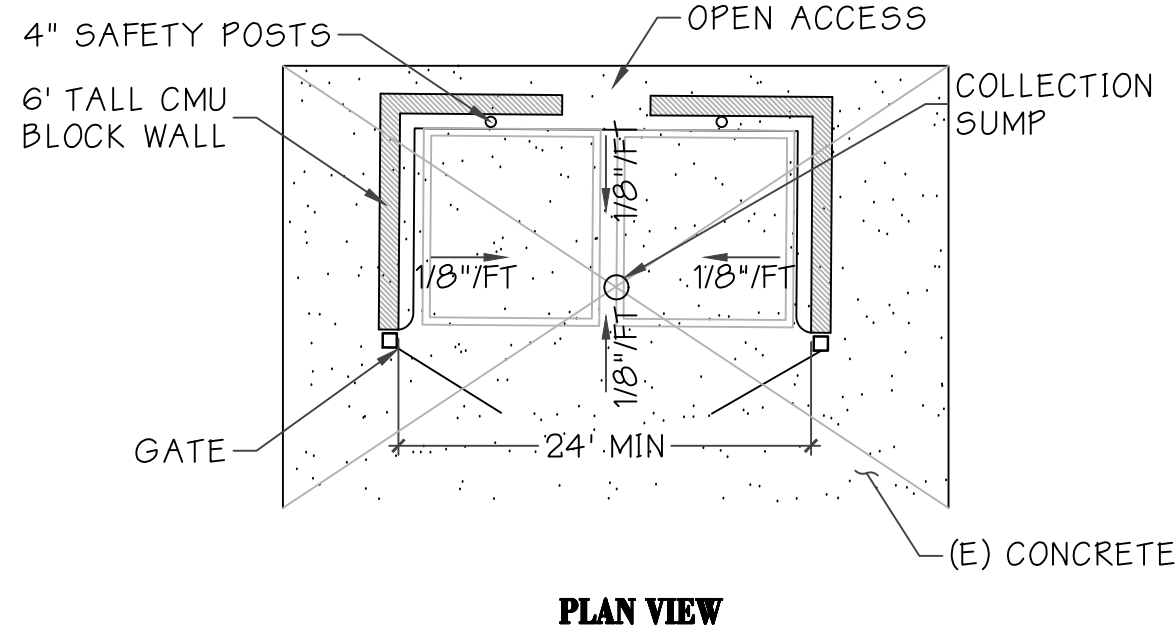
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE

TOWED VEHICLES MAY BE RECLAIMED AT  
(Insert Address)

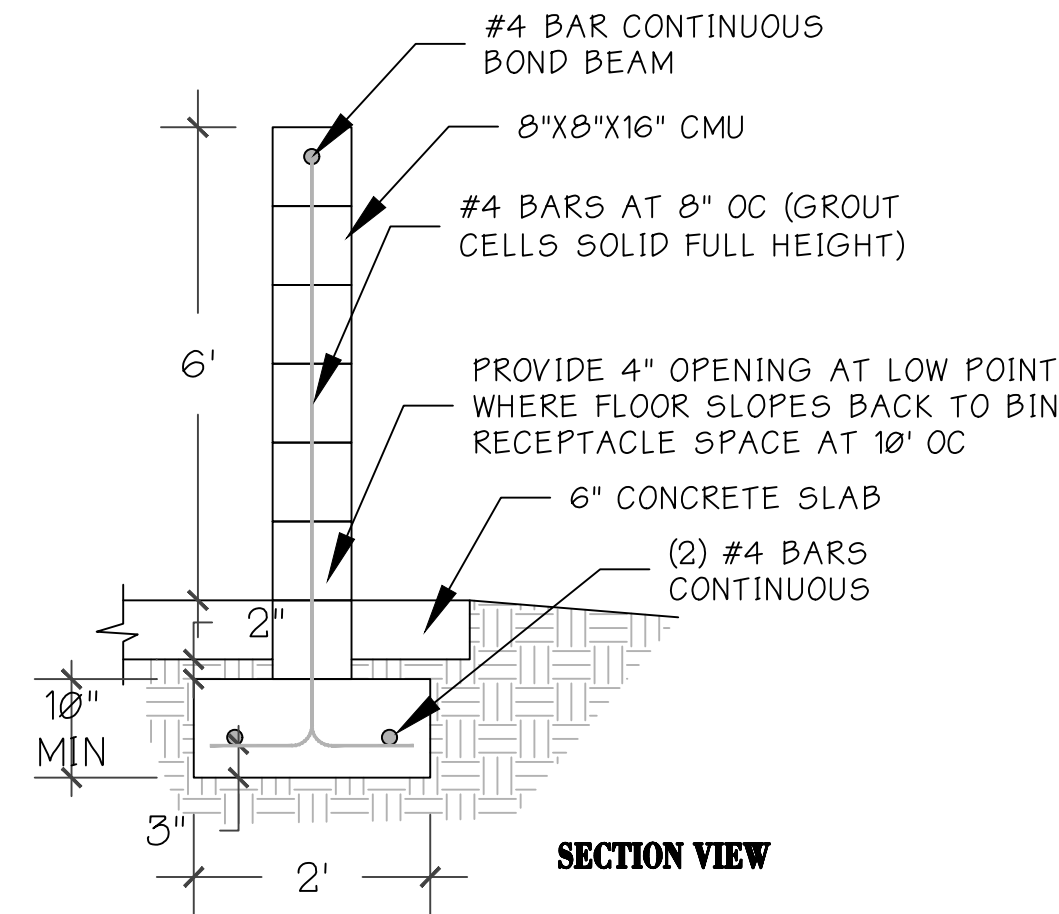
OR BY TELEPHONING  
(Insert Telephone Number)

ACCESSIBILITY TOW SIGN  
C0.1 PLAN

NTS



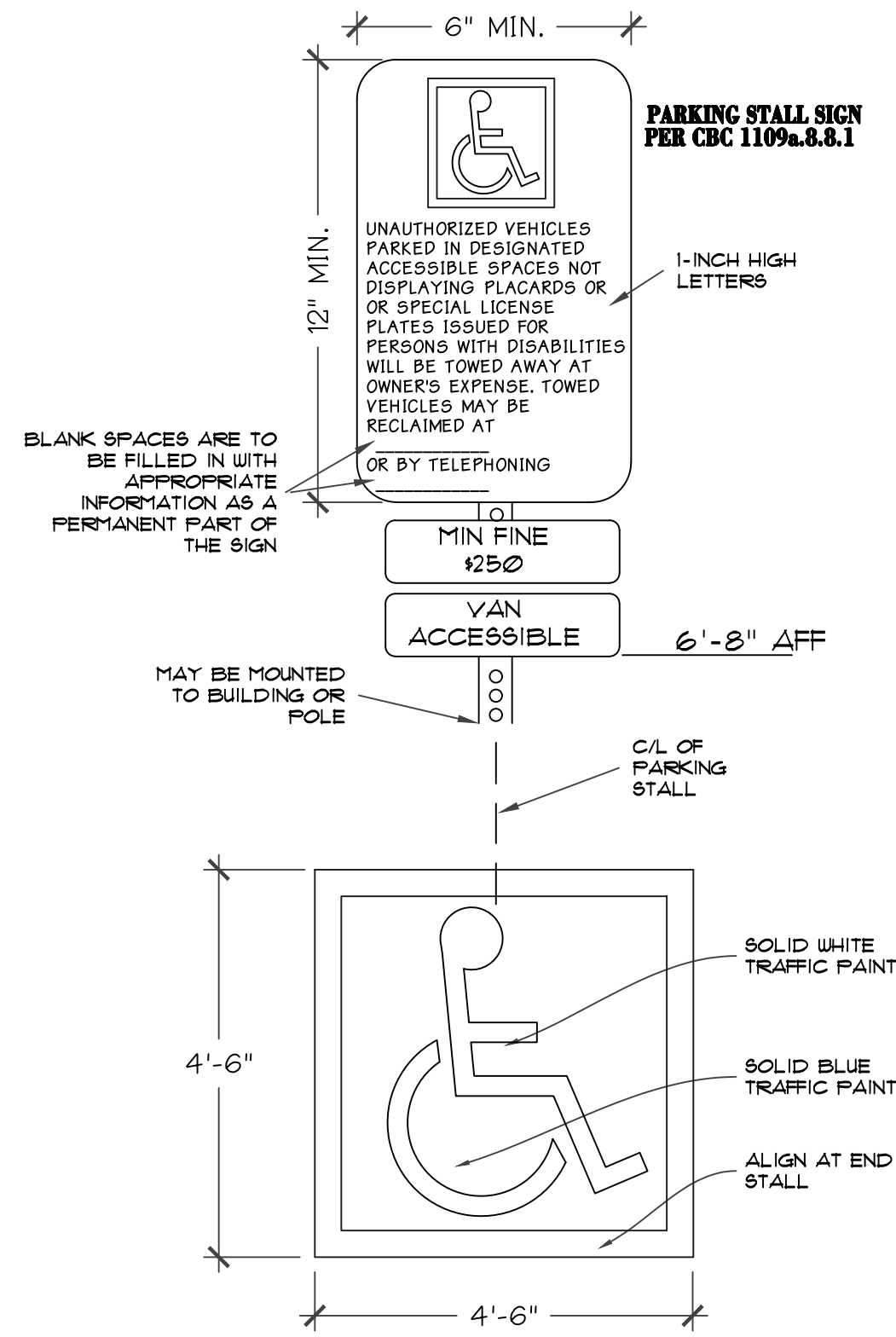
PLAN VIEW



SECTION VIEW

TRASH ENCLOSURE  
C0.1 PLAN

NTS



VAN SIGNAGE  
C0.1 PLAN

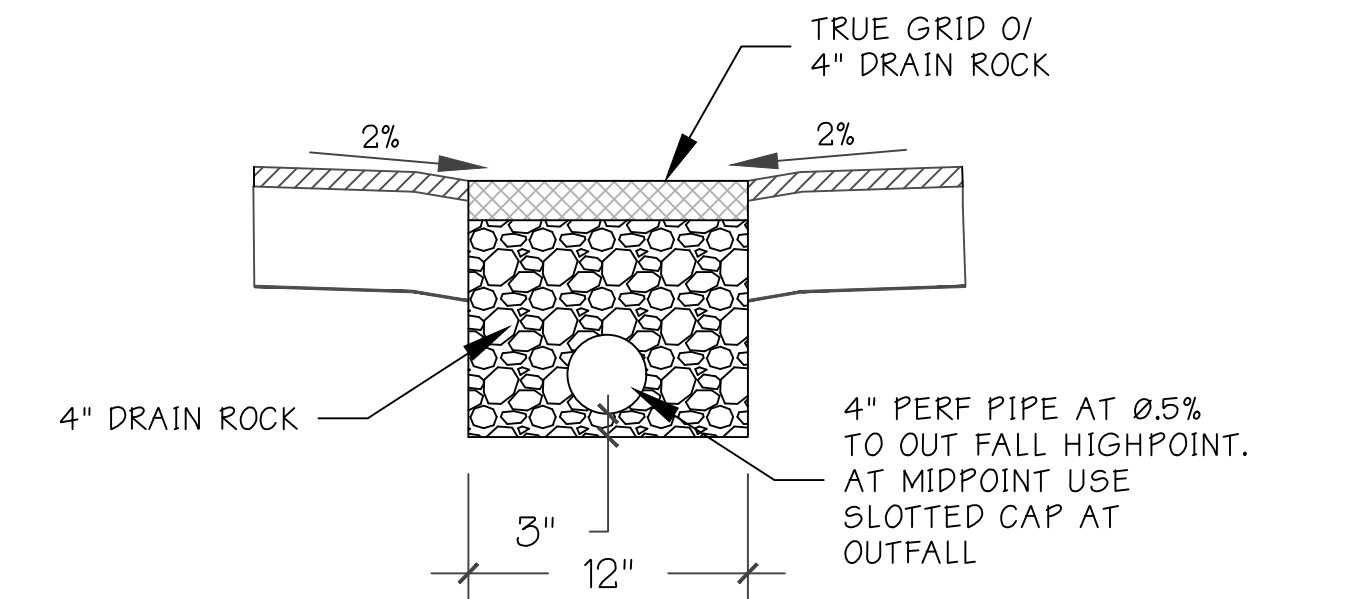
NTS

### EARTHWORK ESTIMATE

SQFT OF EXCAVATION AT COVERED PARKING = 4870 SQFT  
4870 X 0.5 = 2,435 SQFT  
2,435 SQFT / 27 = 90 CUBIC YARDS

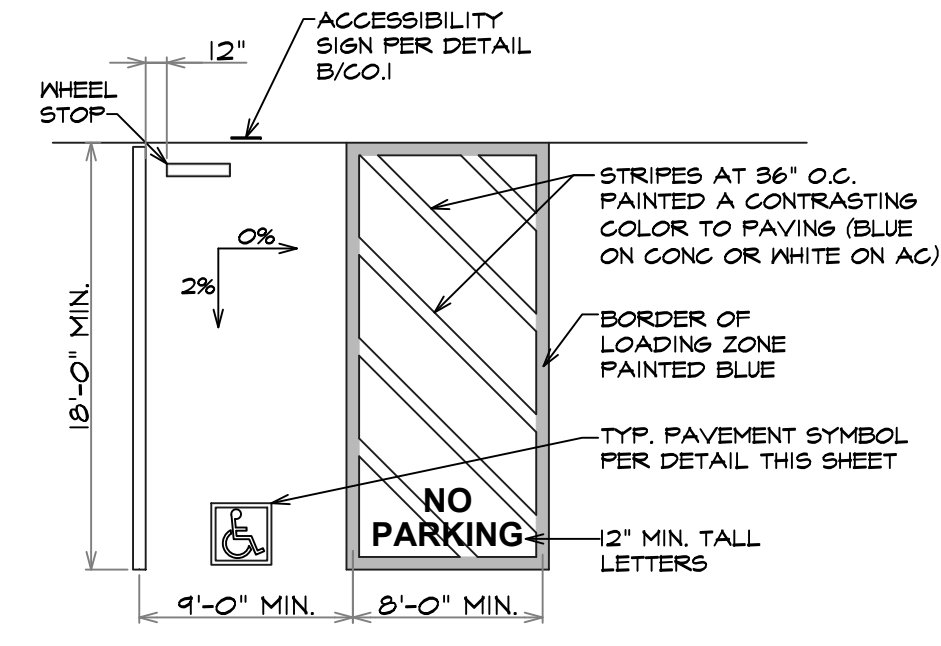
TRENCH DRAIN  
C0.1 PLAN

NTS



ADA VAN STALL  
C0.1 PLAN

NTS



### SITE DEVELOPMENT CIBC 4.106

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURB MORE THAN ONE ACRE SHALL MANAGE STORMWATER DRAINAGE DURING CONSTRUCTION.

EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

### SITE DRAINAGE R401.3

DIVERT SURFACE DRAINAGE TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION

### SITE BMP & EROSION CONTROL BEST MANAGEMENT PRACTICES

1. STABILIZED ENTRY: PROVIDE 3" TO 6" FRACTURED ROCK 50' LONG X 15" WIDE BY 6" DEEP OVER CONSTRUCTION GRADE FABRIC.
2. ALL SOILS TRACKED ONTO PAVED ROADWAYS MUST BE CLEARED UP ON A DAILY BASIS. WHEN STREETS ARE WET OR DURING A RAIN EVENT THERE SHALL BE NO TRACKING OF SOILS ONTO THE STREET. STAKE STRAW WATTLES BEHIND CURB OR SIDEWALKS.
3. PLACE ROCK BAGS (MIN 2 PER SIDE) AT ALL DRAIN INLET LOCATIONS WITHIN 150' OF THE PROJECT SITE.
4. INSTALL INTERNAL SILT FILTER BAGS IN EACH DRAIN INLET.
5. STABILIZE ALL DISTURBED SOILS IN THE FRONT YARD AREAS WITHIN 15' OF THE BACK OF CURB OR SIDEWALK. DISPERSE AND TACK-IN STRAW, OR USE VISQUEEN OR EROSION CONTROL BLANKETS.
6. STABILIZE ALL SLOPES WHERE EROSION COULD OCCUR AND CAUSE SILT RUN OFF USING PRODUCTS LISTED IN ITEM 6 ABOVE.
7. ALL PAINT, FUEL, CONSTRUCTION PRODUCTS, ETC SHALL BE STORED IN A COVERED LOCATION AWAY FROM SIDEWALKS AND STORM DRAIN INLETS.
8. PORTABLE CHEMICAL TOILETS, IF PROVIDED ON THE SITE MUST BE KEPT OFF THE STREETS AND SIDEWALKS AND AT LEAST 50' FROM THE NEAREST STORM DRAIN INLET.
9. ALL TRASH MUST BE COLLECTED AND STORED PROPERLY. DO NOT LET ITEMS SUCH AS DRYWALL MUD BOXES, PAINT BUCKETS, CLEANING MATERIAL CONTAINERS, ETC. COME IN CONTACT WITH ANY RAINFALL OR STORM WATER RUNOFF.
10. PROVIDE A DESIGNATED AREA FOR CONCRETE WASHOUT. HAY BALES LINES WITH VISQUEEN MAY BE USED FOR THIS APPLICATION. ROLLAWAY BINS MAY ALSO BE USED. ALL CONCRETE WASHOUT SYSTEMS SHALL BE PLACED OFF OF THE PAVED STREETS.
11. AFTER INSTALLATION OF THE ABOVE ITEMS IS COMPLETE, A MAINTENANCE PROGRAM NEEDS TO BE DEVELOPED TO INSURE THE CONTINUED EFFECTIVENESS OF YOUR BMPs.
12. PORTA-POTTY TOILETS TO BE MINIMUM OF 50 FEET FROM STORM DRAIN INLETS OR WATERWAYS.

### PROPERTY LINES

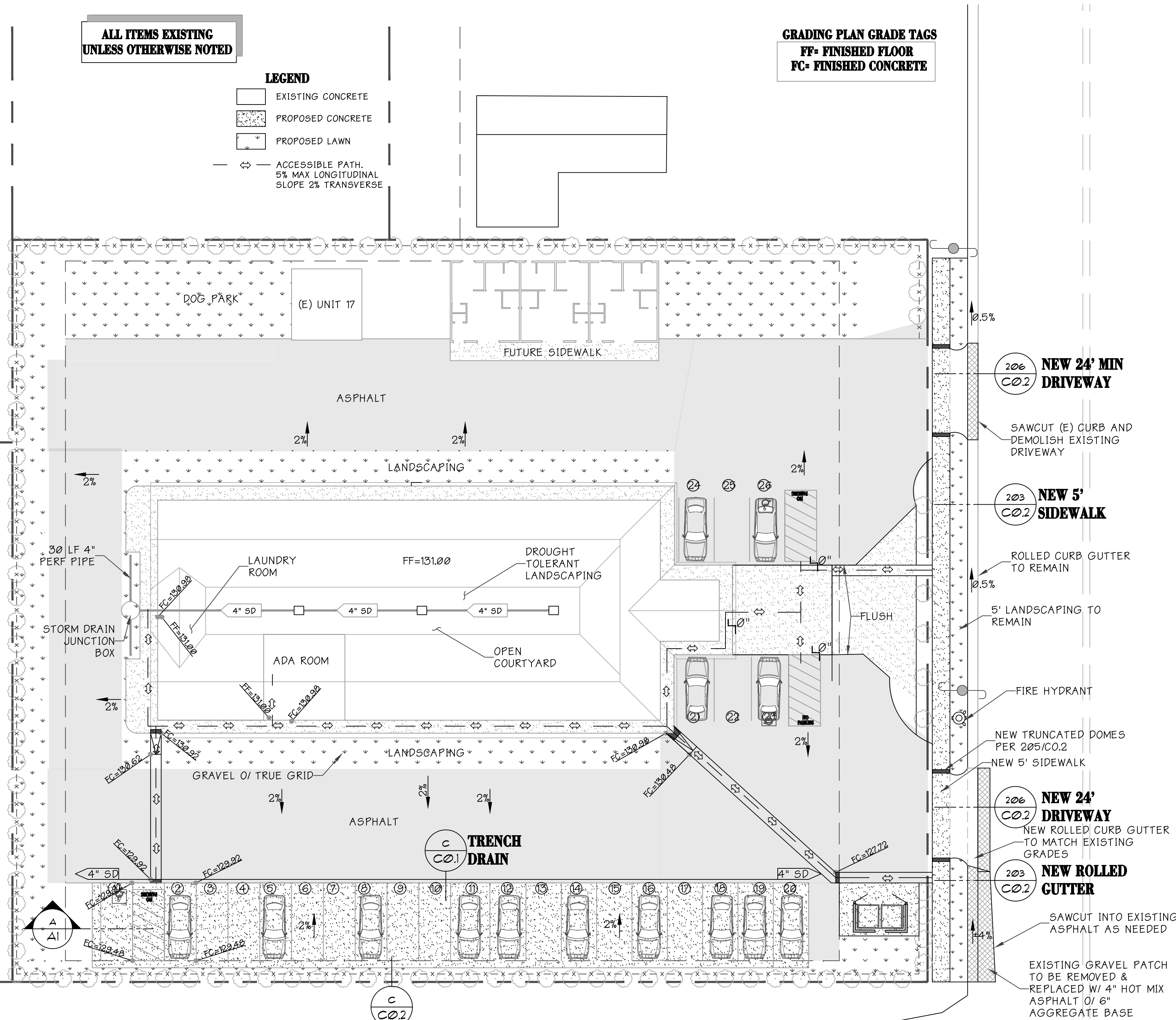
THE PROPERTY LINES OF THE PARCEL SHALL BE IDENTIFIED AT TIME OF FIRST INSPECTION. IF PROPERTY LINES CANNOT BE VERIFIED, A SURVEY OF THE PROPERTY WILL BE REQUIRED.

### ALL ITEMS EXISTING UNLESS OTHERWISE NOTED

#### LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LAWN
- ACCESSIBLE PATH, 5% MAX LONGITUDINAL SLOPE 2% TRANSVERSE

### GRADING PLAN GRADE TAGS FF- FINISHED FLOOR FC- FINISHED CONCRETE

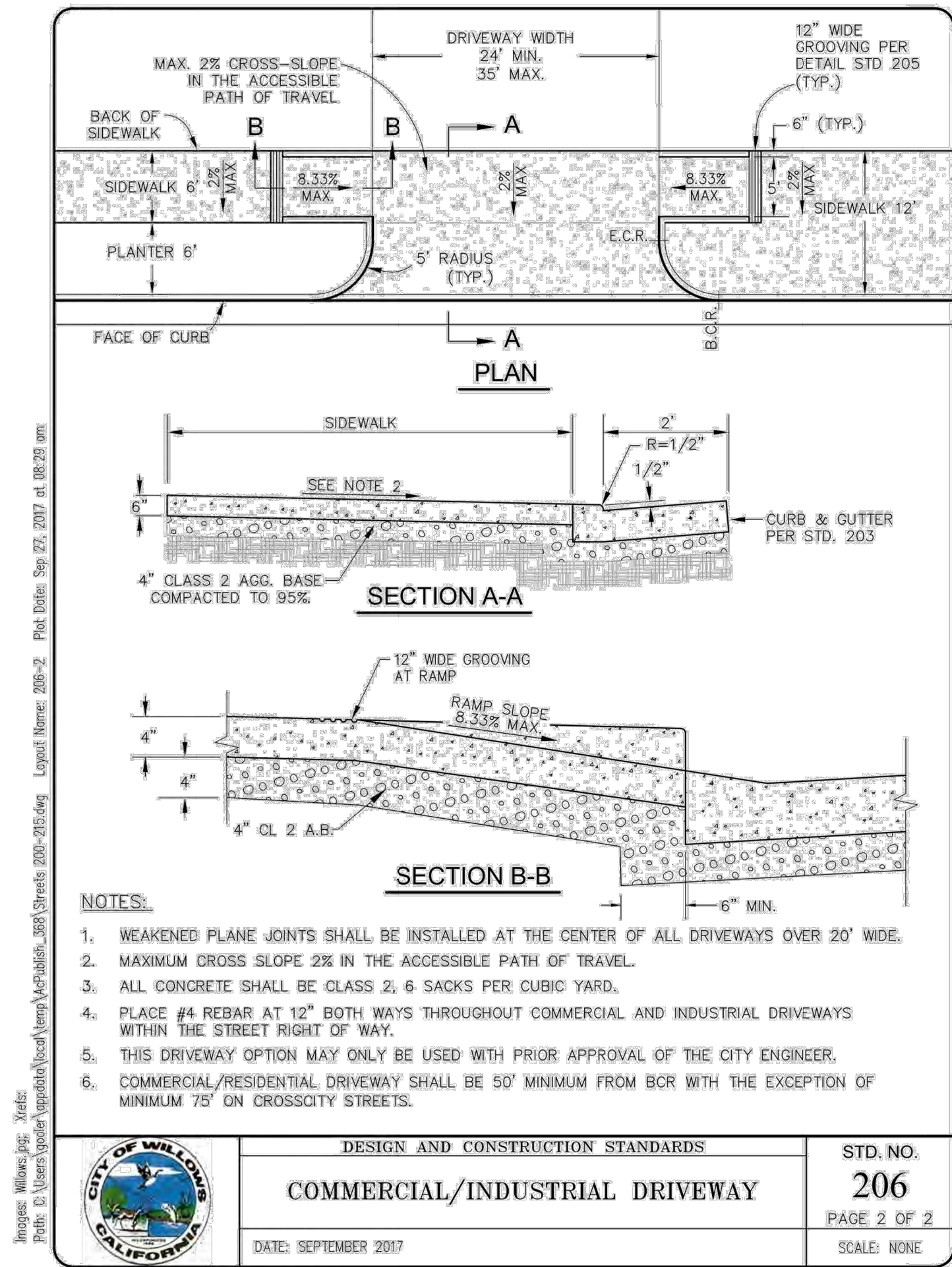
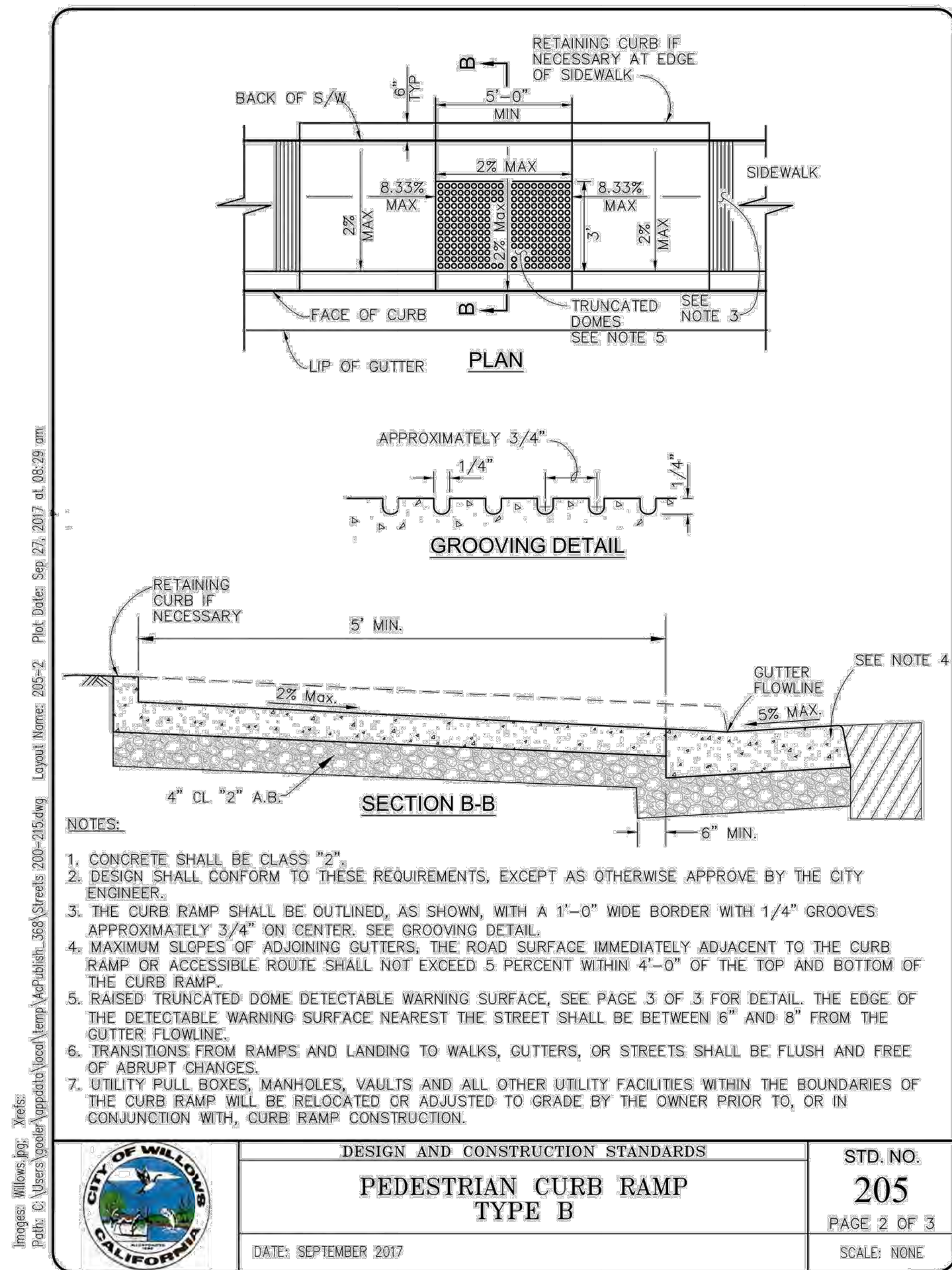
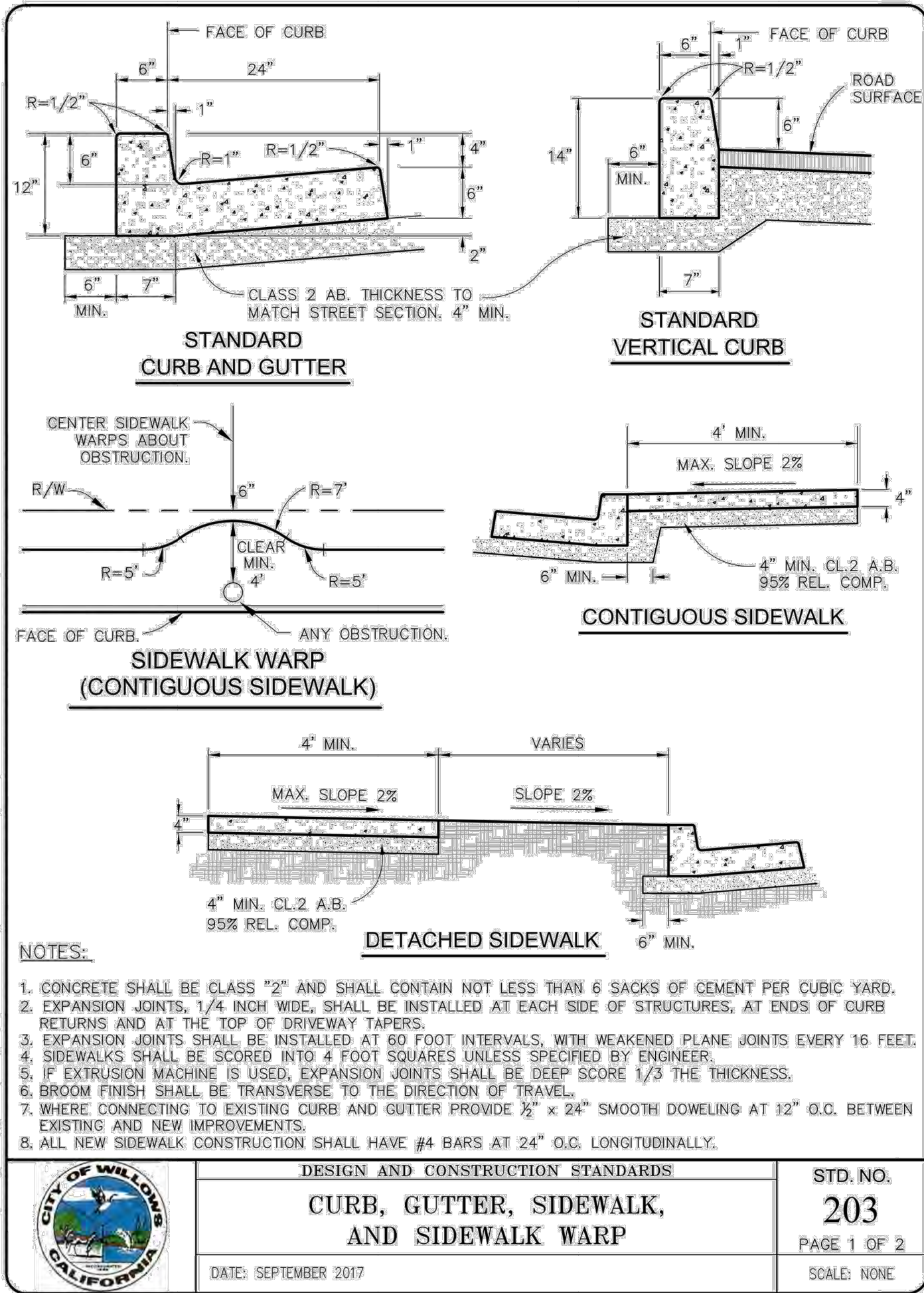


GRADING DRAINAGE AND EROSION CONTROL  
C0.1 PLAN

NTS



Images: Willow, JRF, Zuelke  
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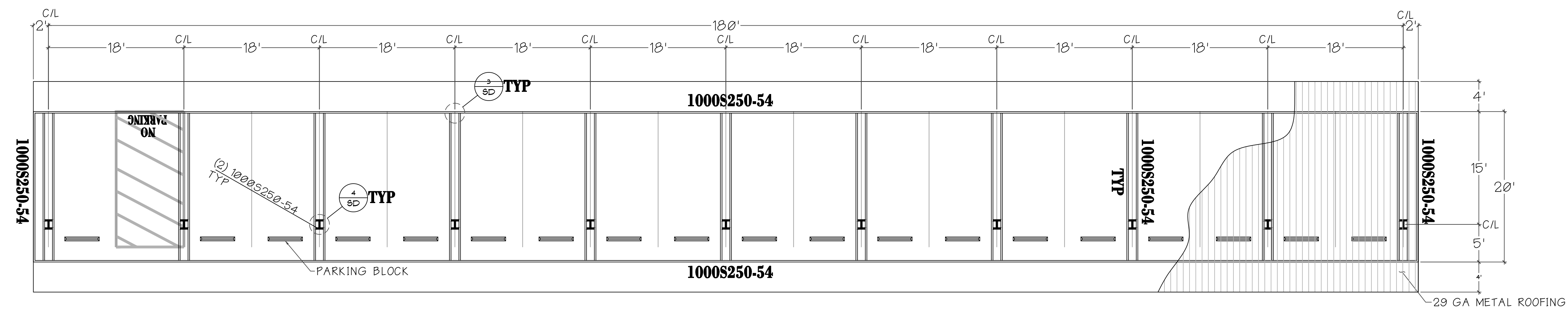
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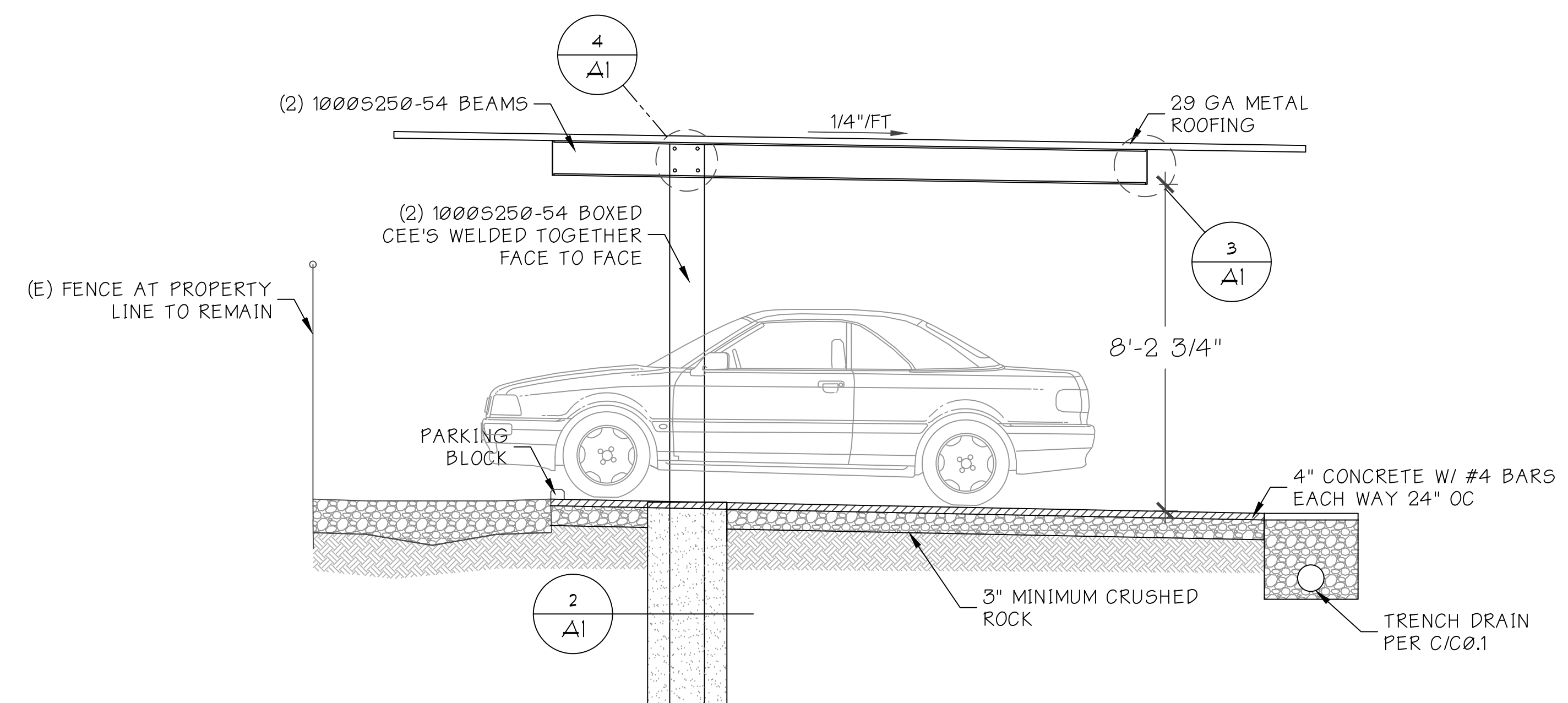
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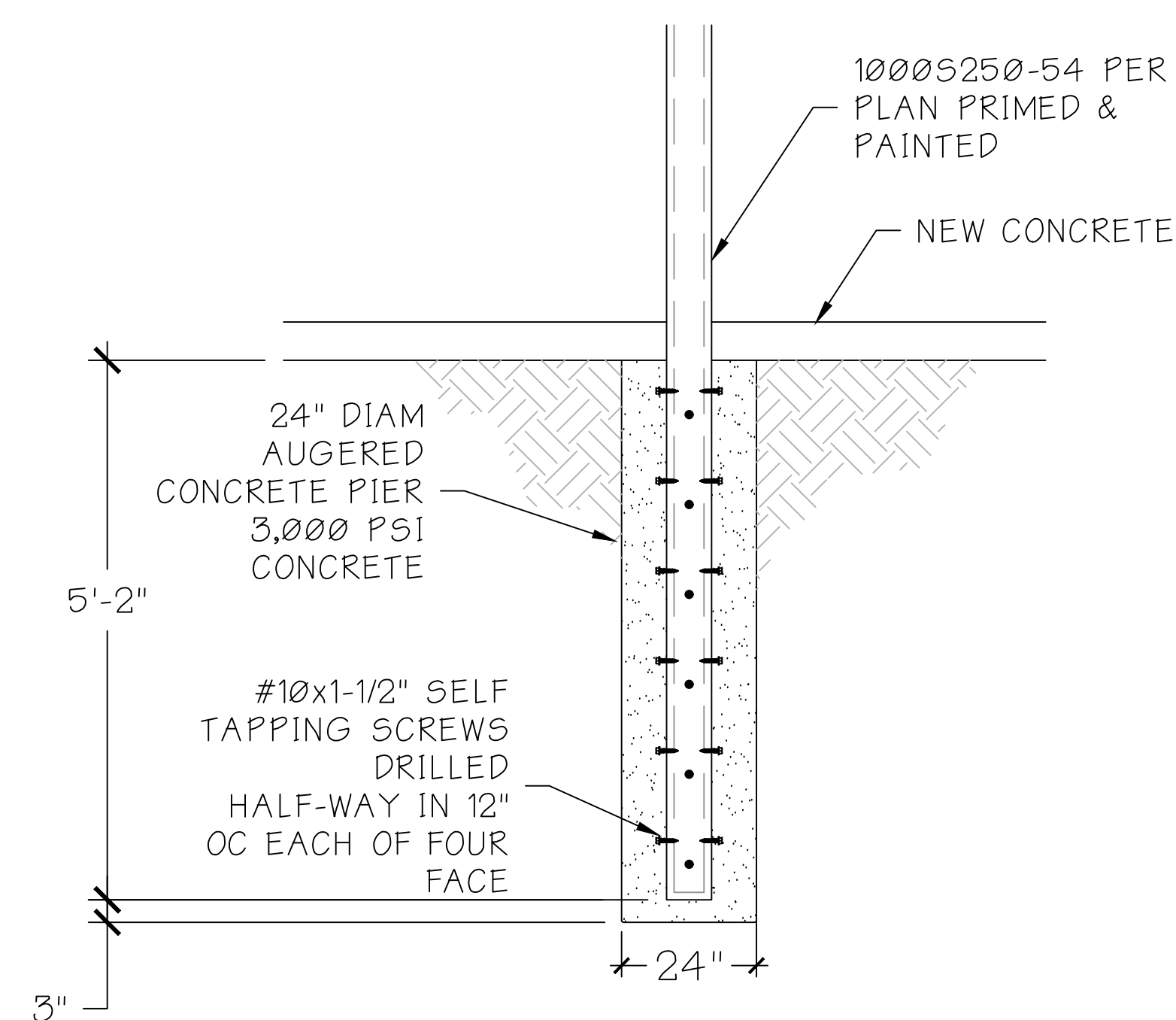




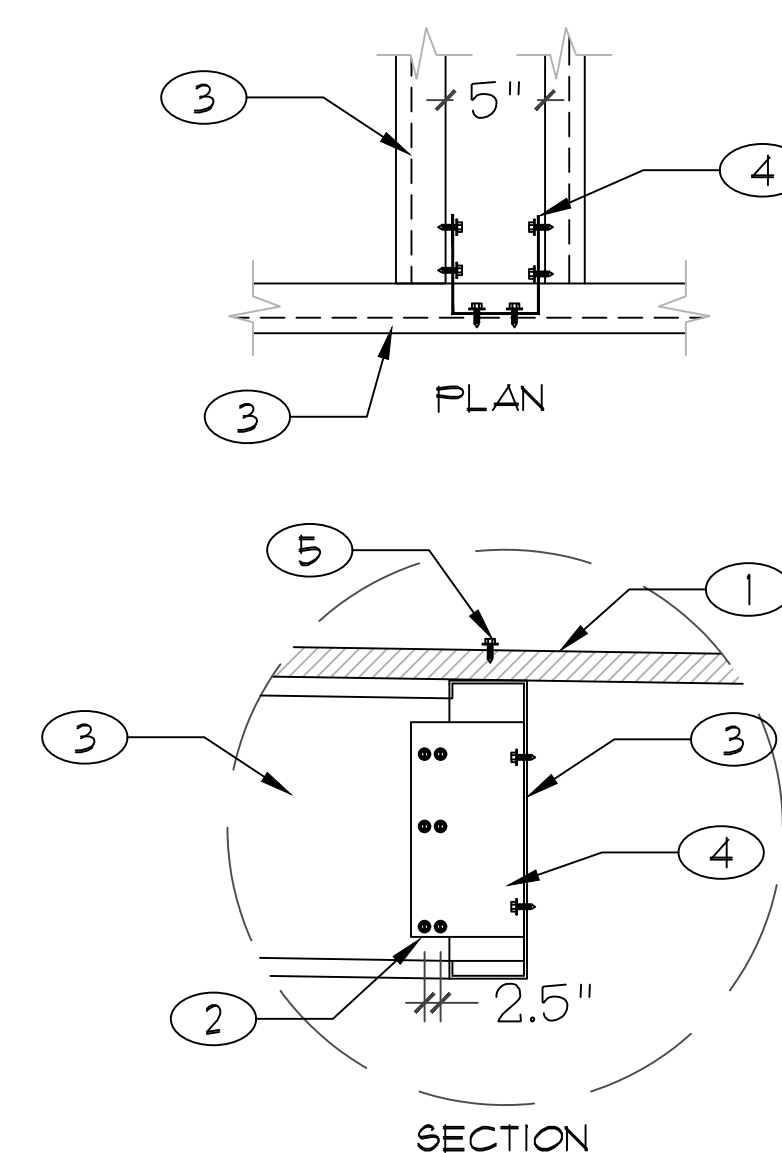
1 CARPORT LAYOUT  
A1 PLAN 1/8"=1'



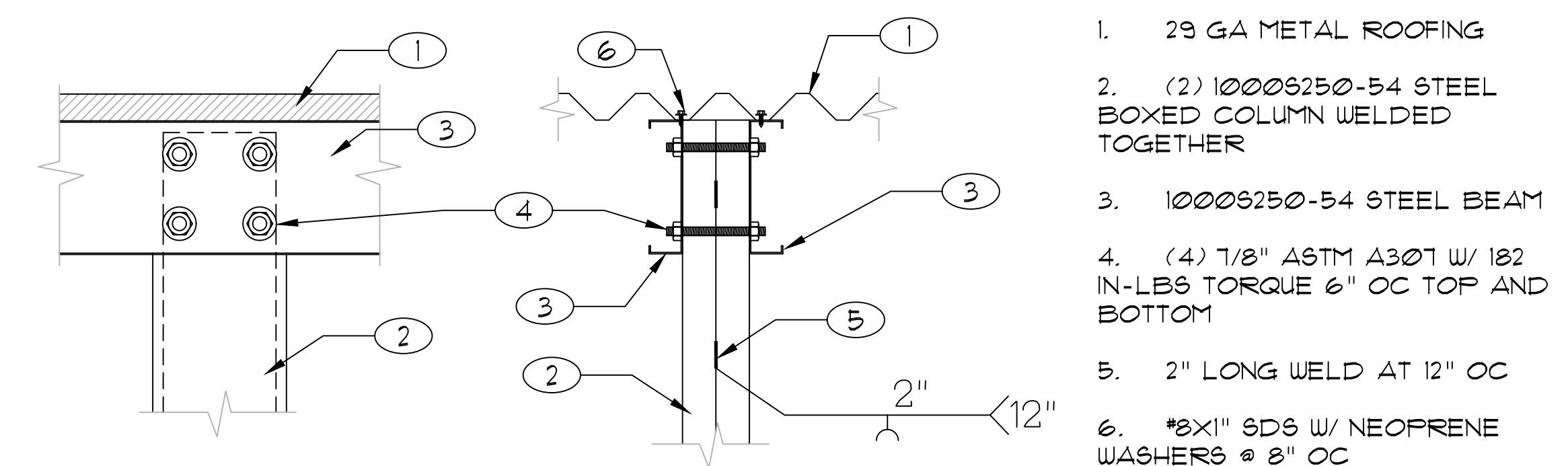
A CROSS SECTION  
A1 SECTION 3/8"=1'



2 AUGERED FOOTING  
A1 SECTION NTS



3 EAVE DETAIL  
A1 PROFILE NTS

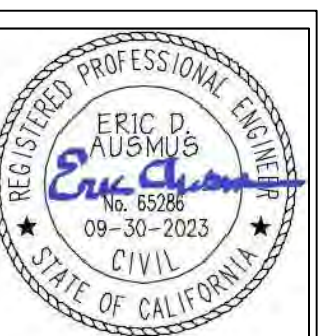


4 AUGERED FOOTING  
A1 SECTION NTS

- 29 GA METAL ROOFING
- #2X1" SELF-DRILLING SCREWS 3" OC
- 1000S250-54 STEEL BEAM
- U-SHAPED BRACKET
- #2X1" SDS W/ NEOPRENE WASHERS AT 8" OC

- 29 GA METAL ROOFING
- (2) 1000S250-54 STEEL BOXED COLUMN WELDED TOGETHER
- 1000S250-54 STEEL BEAM
- (4) 7/8" ASTM A307 W/ 102 IN-LBS TORQUE 6" OC TOP AND BOTTOM
- 2" LONG WELD AT 12" OC
- #2X1" SDS W/ NEOPRENE WASHERS @ 8" OC


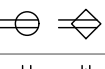


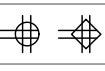

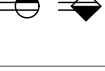



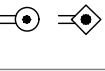

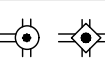





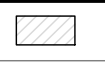
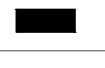




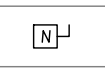




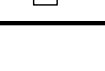
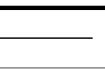

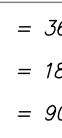
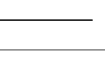


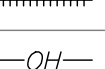
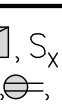
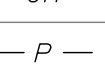

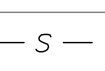

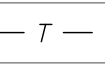

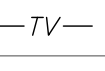

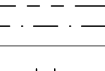

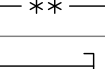

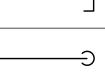
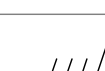



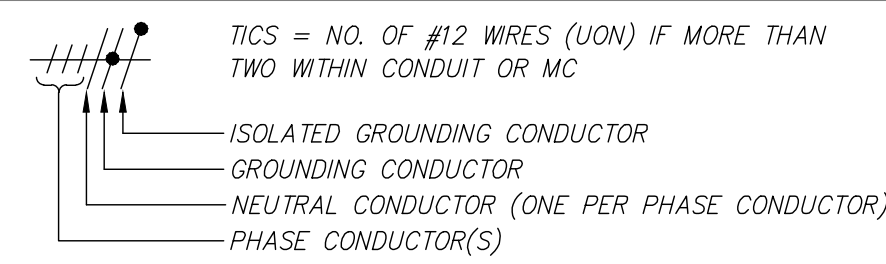



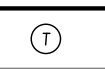

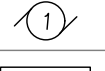

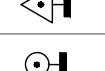
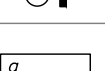
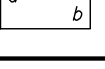
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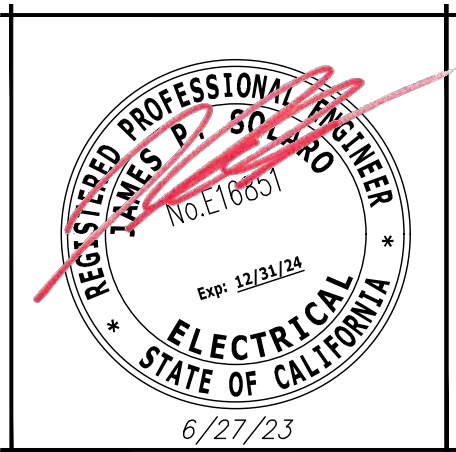
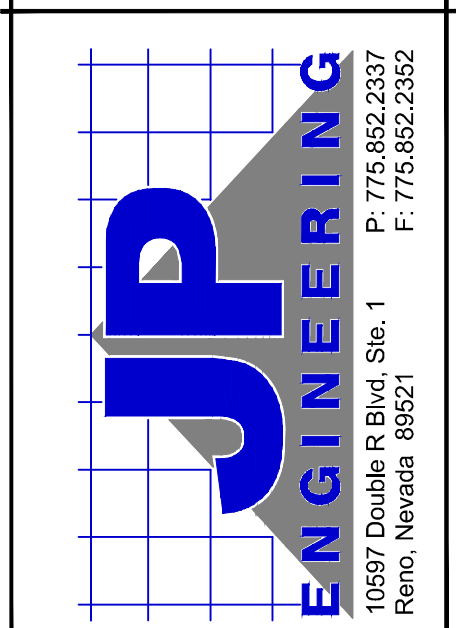
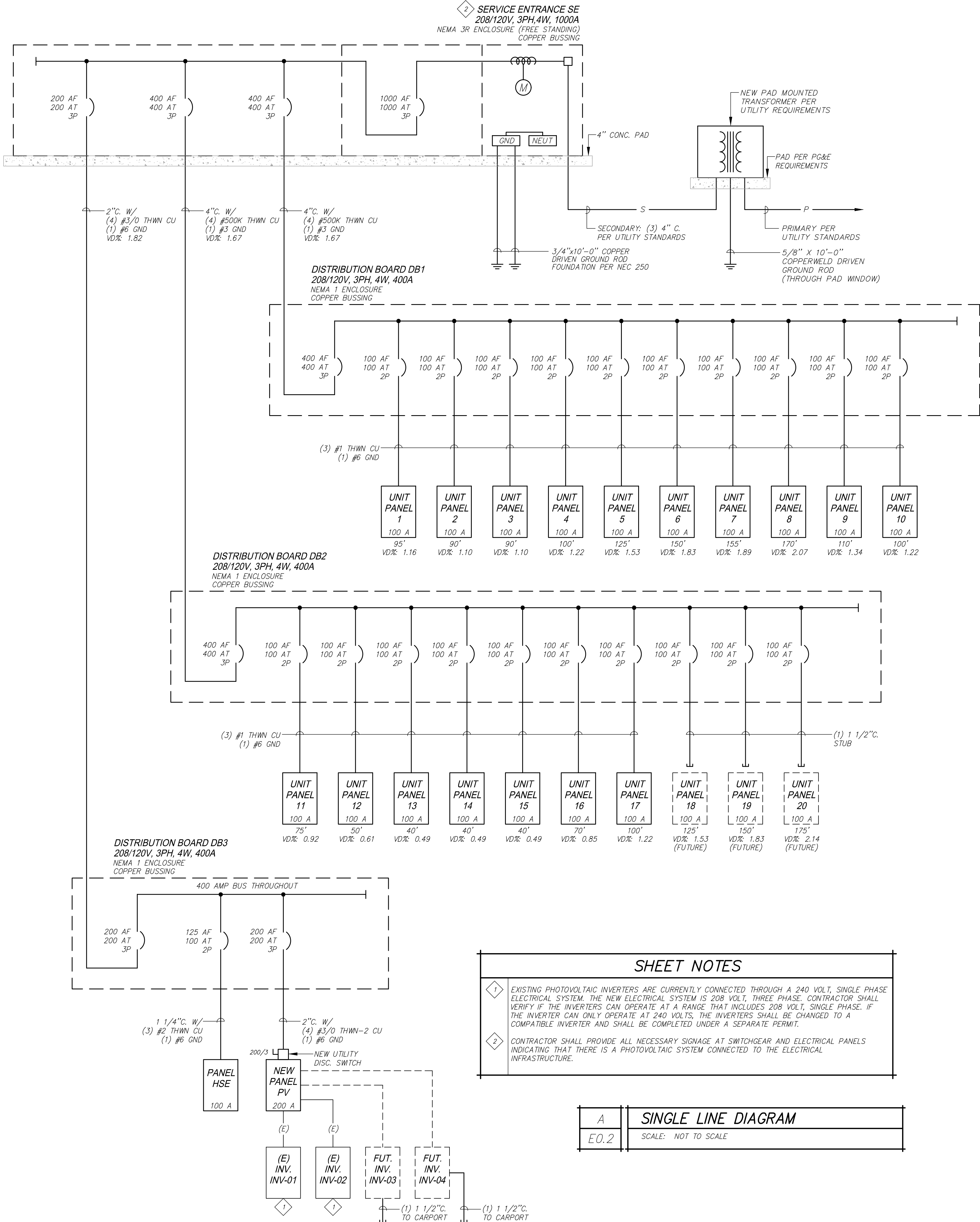
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PAGE:	OF



SPECIFICATIONS			
ITEM	DESCRIPTION	ITEM	DESCRIPTION
26.1	<b>STANDARDS AND CODES:</b> ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA ELECTRICAL CODE (CEC), NATIONAL FIRE CODE (NFPA 70 E), OSHA, ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. THIS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING WORK SHOWN OR SPECIFIED WHICH MAY EXCEED THE REQUIREMENTS OF SUCH ORDINANCES, LAWS, REGULATIONS AND CODES.	26.17	<b>CIRCUITING:</b> ALL WIRING SHALL BE IN CONDUIT, MINIMUM 3/4"C, CONCEALED EXCEPT WHERE NOTED. EMT WITH STEEL SET SCREW INSULATED-THROAT FITTINGS MAY BE USED IN DRY, PROTECTED INTERIOR LOCATIONS. PVC SCHEDULE 40 SHALL BE USED BELOW GRADE AT MINIMUM -24". WRAPPED RIGID ELBOWS AND RISERS SHALL BE USED FOR ALL THROUGH-GRADE TRANSITIONS AND STUB-UPS. RGS OR IMC CONDUIT WITH THREADED FITTINGS SHALL BE USED IN ALL LOCATIONS WHERE EXPOSED TO THE ELEMENTS OR SUBJECT TO PHYSICAL DAMAGE. METAL-CLAD CABLE (TYPE MC) IS ACCEPTABLE FOR; FLEXIBLE WHIPS FROM JUNCTION BOXES TO LIGHTING FIXTURES (NO LONGER THAN 6-FEET IN LENGTH). TYPE MC CABLE MAY NOT BE USED IN ANY OTHER LOCATIONS. ENT IS NOT ALLOWED. CONNECT RECESSED AND SUSPENDED LIGHTING FIXTURES, MOTORIZED AND VIBRATING EQUIPMENT WITH STEEL FLEX. ALL CONDUIT SHALL HAVE PULL CORD IF OTHERWISE EMPTY. ROMEX OR TYPE SER CABLE MAY BE UTILIZED IN THE RESIDENTIAL PORTION OF THE PROJECT ONLY.
26.2	<b>COMPLETE INSTALLATION:</b> PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ACCESSORIES, ETC., NECESSARY TO ACCOMPLISH A COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE PLANS TOGETHER WITH THE SPECIFICATIONS.	26.18	<b>WIRING:</b> WIRE SHALL BE COPPER UNLESS OTHERWISE INDICATED. MINIMUM WIRE SIZE SHALL BE #12 AWG. INSULATION SHALL BE THW, THWN OR THHN.
26.3	<b>PERMITS:</b> OBTAIN AND PAY FOR ALL BUILDING AND WORKING PERMITS AND INSPECTION FEES REQUIRED FOR THIS PROJECT.	26.19	<b>FUSES:</b> FUSES SHALL BE SIZED PER ACTUAL NAMEPLATE OF EQUIPMENT SERVED. FUSES SHALL BE DUAL-ELEMENT, CURRENT-LIMITING, AND SHALL BE INTERCHANGEABLE BETWEEN FRAME SIZES WITH STANDARD FACTORY FUSE REDUCERS. FUSES SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED:  CIRCUITS 601 TO 6000 AMPERES SHALL BE PROTECTED BY CURRENT LIMITING BUSSMANN LOW-PEAK TIME-DELAY FUSES KRP-C – UL CLASS L  CIRCUITS 0 TO 600 AMPERES SHALL BE PROTECTED BY CURRENT LIMITING BUSSMANN LOW-PEAK DUAL-ELEMENT FUSES LPN-RK (250 VOLTS) OR LPS-RK (600 VOLTS) – UL CLASS RK1  ALL INDIVIDUAL MOTOR CIRCUITS RATED 480 AMPERES OR LESS SHALL BE PROTECTED BY BUSSMANN LOW-PEAK DUAL-ELEMENT FUSES LPN-RK (250 VOLTS) OR LPS-RK (600 VOLTS)-UL CLASS RK1 OR L  CIRCUIT BREAKER PANELS SHALL BE PROTECTED BY BUSSMANN LOW-PEAK DUAL-ELEMENT FUSES LPN-RK (250 VOLTS), LPS-RK (600 VOLTS) OR BUSSMANN LOW-PEAK KRP-C TIME-DELAY FUSES – UL CLASS RK1 OR L  ALL DUAL-ELEMENT FUSES SHALL HAVE SEPARATE OVERLOAD AND SHORT-CIRCUIT ELEMENTS. PROVIDE SPARE FUSE CABINET AFTER THE COMPLETION OF THE PROJECT WITH ONE SET OF SPARE FUSES FOR EVERY SIZE USED.
26.4	<b>DRAWINGS:</b> DATA PRESENTED ON THESE DRAWINGS SHALL BE FIELD VERIFIED SINCE ALL DIMENSIONS, LOCATIONS, AND LEVELS ARE GOVERNED BY ACTUAL FIELD CONDITIONS. REVIEW ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL AND SPECIALTY SYSTEMS DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS ON CONDITIONS SHOWN THEREON, DO NOT SCALE ELECTRICAL PLANS FOR FIXTURE, DEVICE OR APPLIANCE. LOCATIONS. USE CONFIGURED DIMENSIONS IF GIVEN OR CHECK ARCHITECTURAL OR MECHANICAL DRAWINGS.		
26.5	<b>COPYRIGHT:</b> THESE PLANS, SPECIFICATIONS AND ALL RELATED ADDENDA AND DOCUMENTS CONSTITUTE COPYRIGHT MATERIALS OF JP ENGINEERING. ALL RIGHTS CONFERRED BY THE COPYRIGHT AND SIMILAR LAWS ARE RESERVED TO JP ENGINEERING. THESE MATERIALS SHALL REMAIN THE SOLE PROPERTY OF JP ENGINEERING AND MAY NOT BE REPRODUCED, DISTRIBUTED TO OTHERS OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF JP ENGINEERING.	26.20	<b>UTILITY SERVICES:</b> PROVIDE POWER AND COMMUNICATIONS SYSTEM SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVING UTILITIES. PROVIDE EXCAVATION, RACEWAY, STRUCTURES, GROUNDING, ETC. AS REQUIRED. CONTACT SERVING UTILITIES AND OBTAIN THEIR PROJECT SPECIFIC REQUIREMENTS PRIOR TO BID. UTILITY WORK INDICATED HEREIN IS FOR BIDDING ASSISTANCE ONLY. THESE PLANS DO NOT PURPORT TO INDICATE ALL WORK REQUIRED. (UTILITY SERVICE CHARGES PAID BY OTHERS).
26.6	<b>LOCATIONS:</b> INDICATED LOCATIONS OF ALL OUTLETS AND EQUIPMENT ARE SUBJECT TO CHANGE. SHIFT/RELOCATE/RECONFIGURE ANY OUTLET, EQUIPMENT OR CONNECTION POINT UP TO 10' AS DIRECTED BY ENGINEER, AT NO ADDED COST.	26.21	<b>TEMPORARY CONSTRUCTION POWER:</b> PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING FOR ALL TRADES THAT REQUIRE SERVICE DURING THE COURSE OF THIS PROJECT. PROVIDE TEMPORARY SERVICE AND DISTRIBUTION AS REQUIRED. COMPLY WITH THE NEC AND OSHA REQUIREMENTS. (ENERGY COSTS BY OTHERS).
26.7	<b>RECORD DRAWINGS:</b> CONTRACTOR SHALL PROVIDE, PRIOR TO FINAL ACCEPTANCE AND OBSERVATION, ONE SET OF REVISED RECORD ELECTRICAL CONSTRUCTION DOCUMENTS ON REPRODUCIBLE MEDIUM INDICATING THE FOLLOWING ADDITIONAL INFORMATION:  EXACT ROUTING OF ALL CONDUITS LARGER THAN 1" EXACT LOCATION OF ALL SERVICE GROUNDING/BONDING CONNECTIONS CONTRACTOR'S NAME, ADDRESS AND TELEPHONE NUMBER  RECORD NOTATIONS SHALL BE CLEARLY DRAWN AT A DRAFTING APPEARANCE EQUAL TO THE ORIGINAL DRAWINGS. CONTRACTOR SHALL ALSO PROVIDE ALL OPERATING AND MAINTENANCE MANUALS PRIOR TO FINAL PAYMENT.	26.22	<b>SUBMITTALS:</b> BEFORE ORDERING ANY EQUIPMENT, CONTRACTOR SHALL SUBMIT ELECTRONIC PDF COPIES OF FACTORY SHOP DRAWINGS FOR ALL LIGHTING FIXTURES, SWITCHGEAR, PANELS, MOTOR CONTROLLERS, WIRING DEVICES, ETC. PROPOSED FOR THIS PROJECT.
26.8	<b>EXAMINATION OF SITE AND EXISTING CONDITIONS:</b> BEFORE SUBMITTING A PROPOSAL, CONTRACTOR SHALL EXAMINE THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND LIMITATIONS. NO EXTRAS WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S MISUNDERSTANDING OF THE AMOUNT OF WORK INVOLVED OR HIS LACK OF KNOWLEDGE OF ANY SITE CONDITIONS WHICH MAY AFFECT HIS WORK. ANY APPARENT VARIANCE OF THE DRAWINGS OR SPECIFICATIONS FROM THE EXISTING CONDITIONS AT THE SITE SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE SUBMITTING A PROPOSAL.	26.23	<b>SUBSTITUTIONS:</b> PROPOSED SUBSTITUTIONS SHALL BE EQUAL OR SUPERIOR TO SPECIFIED ITEMS IN ALL RESPECTS. DETERMINATION OF EQUALITY RESTS SOLELY WITH ENGINEER. SUBSTITUTIONS MUST BE SUBMITTED A MINIMUM OF 10 WORKING DAYS PRIOR TO BID FOR CONSIDERATION. PROPOSED SUBSTITUTIONS PROVIDED LATER WILL NOT BE REVIEWED OR ALLOWED. BID SUBSTITUTED MATERIAL WILL ONLY BE ALLOWED IF ACCEPTED IN WRITING BY ENGINEER.
26.9	<b>TESTING:</b> PRIOR TO PLACING IN SERVICE, ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR OPENS, GROUNDS, AND PHASE ROTATION. THE MAIN SERVICE GROUND AND ALL LOCAL TRANSFORMER MADE GROUNDS SHALL BE MEGGER-TESTED. PROVIDE GFI TESTING FOR SERVICE SWITCHBOARD.	26.24	<b>IDENTIFICATION:</b> PROVIDE ENGRAVED NAMEPLATES FOR ALL SWITCHBOARDS, PANELS, TRANSFORMERS, DISCONNECTS, MOTOR STARTERS, CONTACTORS, TIME SWITCHES AND CABINETS. NAMEPLATES SHALL INCLUDE THE FOLLOWING INFORMATION AS APPLICABLE:  DESIGNATION (i.e. PANEL A) FUNCTION (i.e. AIR HANDLER AH-1) VOLTAGE, PHASE, WIRE (i.e. 480 VOLT, 3ø, 4W.) FEEDER SIZE (i.e. 4-#4/0 THWN CU IN 2" C.) SOURCE (i.e. SWITCHBOARD MSB)  NAMEPLATES SHALL BE WHITE LETTERS ON BLACK FOR NORMAL EQUIPMENT AND WHITE LETTERS ON RED FOR EMERGENCY EQUIPMENT.
26.10	<b>GROUNDING:</b> GROUND ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH ARTICLE 250 OF THE NEC. EQUIPMENT GROUNDS HAVE NOT BEEN SHOWN ON DRAWINGS – WHERE GROUND WIRES HAVE BEEN SHOWN THEY INDICATE AN INSULATED GROUND.	26.25	<b>GUARANTEE:</b> THE COMPLETE ELECTRICAL SYSTEM, AND ALL PORTIONS THEREOF, SHALL BE GUARANTEED TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. PROMPTLY REMEDY SUCH DEFECTS AND ANY SUBSEQUENT DAMAGE CAUSED BY THE DEFECTS OR REPAIR THEREOF AT NO EXPENSE TO THE OWNER. LAMPS ARE EXEMPT FROM THIS GUARANTEE, BUT SHALL BE NEW AT TIME OF FINAL ACCEPTANCE.
26.11	<b>EQUIPMENT STANDARDS:</b> ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY AVAILABLE ("SPECIFICATION GRADE"). SERVICE EQUIPMENT SHALL BE FACTORY-ASSEMBLED COMMERCIAL-GRADE, CONFIGURED PER SERVING UTILITY STANDARDS. WIRING DEVICES SHALL BE SPECIFICATION GRADE WITH NYLON PLATES, WHITE UNLESS OTHERWISE NOTED, RAISED STEEL BOX COVERS MAY BE USED IN UTILITY AREAS.	26.26	<b>SUSPENDED CEILING SYSTEMS:</b> ALL LAY-IN FIXTURES SHALL BE INDEPENDENTLY SUPPORTED BY TWO #12 SLACK WIRES ATTACHED TO TWO OPPOSITE CORNERS OF THE FIXTURE PER UBC & NEC REQUIREMENTS. THESE WIRES SHALL BE SECURED TO THE STRUCTURAL FRAMING SUCH THAT FAILURE OF THE SUSPENDED CEILING SHALL NOT ALLOW THE FIXTURE TO DROP.
26.12	<b>TAMPER-PROOF:</b> ALL EQUIPMENT AND CIRCUITING ACCESSIBLE BY THE PUBLIC SHALL BE TAMPER-PROOF AND VANDAL RESISTANT. OPERABLE DEVICES AND EQUIPMENT SHALL BE PADLOCKABLE.	26.27	<b>COORDINATION:</b> THE CIVIL, ARCHITECTURAL, MECHANICAL, KITCHEN AND INTERIOR DRAWINGS CONTAIN DETAIL DESCRIPTIONS, CIRCUITING AND CONNECTION REQUIREMENTS WHICH ARE PART OF DIVISION 16 RESPONSIBILITIES. ELECTRICAL CONTRACTOR SHOULD NOT SUBMIT BIDS ON THIS PROJECT BEFORE REVIEWING ALL PROJECT DRAWINGS, SPECIFICATIONS AND ADDENDA.
26.13	<b>DISTRIBUTION EQUIPMENT:</b> DISTRIBUTION EQUIPMENT SHALL BE DEAD-FRONT, PANELBOARD OR SWITCHBOARD TYPE AS INDICATED. UL-LABELED AND ENCLOSED IN A NEMA HOUSING APPROPRIATE TO ITS LOCATION AND APPLICATION WITH HINGED WIREWAY COVERS. BUSSING, DEVICE FINGERS AND LUGS SHALL BE COPPER UNLESS INDICATED ON DRAWINGS. AIC RATINGS SHOWN ON PLANS ARE MINIMUM RATINGS. CIRCUIT BREAKERS SHALL BE IN EXCESS OF THE AVAILABLE FAULT CURRENT. SERIES-RATING OF UPSTREAM AND DOWNSTREAM CIRCUIT BREAKERS TO ACHIEVE REQUIRED FAULT CURRENT RATINGS IS PROHIBITED UNLESS APPROVED BY ENGINEER IN WRITING.	26.28	<b>FIRE ALARM:</b> PROVIDE NEW FIRE EXTINGUISHING SYSTEM MONITOR WITH CLASS 1 CIRCUITING AS REQUIRED BY LOCAL FIRE MARSHAL AND IN COMPLIANCE WITH ADA REQUIREMENTS. CONTROL PANEL SHALL INCLUDE INTEGRAL STANDBY BATTERIES, CHARGER AND MUNICIPAL TIE MODULE OR AGENCY- APPROVED AUTO-DIALER CONNECTED TO THE TELEPHONE SYSTEM (CONNECTION AND MONITORING CHARGES BY OTHERS). PLANS DO NOT INDICATE ALL DEVICES, CONNECTIONS OR CIRCUITING REQUIRED FOR A COMPLETE SYSTEM. SUBMIT PROPOSED DESIGN TO THE FIRE MARSHAL AND RECEIVE APPROVAL PRIOR TO ROUGH-IN.
26.14	<b>PANELBOARDS:</b> PANELS SHALL HAVE FLUSH MONO-FLAT TRIM, LOCKING DOOR-IN-DOOR HINGED COVERS AND BOLT-ON CIRCUIT BREAKERS. FLUSH-MOUNTED PANELS SHALL HAVE EMPTY CONDUITS STUBBED TO ACCESSIBLE ATTIC SPACE: ONE 1" CONDUIT FOR EACH FOUR SPARE/SPACE CIRCUITS. PROVIDE ONE TYPED AND ONE SPARE PANEL SCHEDULE FOR OWNER'S USE. SCHEDULES SHALL BE TWO COLUMN TYPE WITH ODD CIRCUIT NUMBERS ON THE LEFT AND EVEN NUMBERS ON THE RIGHT.		
26.15	<b>TRANSFORMERS:</b> TRANSFORMERS SHALL BE SELF VENTILATED DRY-TYPE UNLESS INDICATED OTHERWISE AND SHALL BE UL LISTED AS SUITABLE FOR INSTALLATION IN INTERIOR LOCATIONS. INSULATION SHALL BE MINIMUM 220 DEGREE CELSIUS OPERATION – TEMPERATURE RISE SHALL BE MINIMUM 115 DEGREES CELSIUS. PROVIDE SIX 2 1/2% VOLTAGE ADJUSTING TAPS – TWO ABOVE AND FOUR BELOW RATED PRIMARY VOLTAGE. IMPEDANCE FOR UNITS ABOVE 15KVA SHALL BE MINIMUM 3%. WINDINGS SHALL BE COPPER UNLESS APPROVED BY ENGINEER IN WRITING. TRANSFORMERS SHALL BE CONNECTED WITH SEALTIGHT FLEXIBLE CONDUIT WITH SEPARATE INTERNAL GROUND WIRE.		
26.16	<b>CODE COMPLIANCE:</b> A. WORKING CLEARANCE: <ul style="list-style-type: none"><li>THE CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL EQUIPMENT MEETS THE CLEARANCE REQUIREMENTS OF NEC 110.26. DRAWINGS REPRESENT CLEARANCES ARE MET AS DESIGNED, ANY DEVIATION SHALL ALSO MEET THIS REQUIREMENT.</li><li>ELECTRICAL SWITCHBOARDS RATED 1200 AMPS OR GREATER, IN EXCESS OF 6 FEET IN LENGTH, SHALL REQUIRE TWO (2) EXITS FROM THE ELECTRICAL ROOM UNLESS NEC 110.26(C)(2)(a) OR 110.26(C)(2)(6) ARE MET.</li></ul> B. TRANSFORMERS: <ul style="list-style-type: none"><li>TRANSFORMERS RATED GREATER THAN 112.5 KVA SHALL BE PLACED IN ELECTRICAL ROOMS WITH A 1-HOUR FIRE RATING PER NEC 450.21(B) WHERE THEY DO NOT MEET THE TRANSFORMER SECTION. TRANSFORMERS AS SPECIFIED IN THIS SECTION MEET NEC 450.21(B) EXCEPTION #2 AND ARE NOT REQUIRED TO BE PLACED IN A 1-HOUR RATED ROOM.</li></ul>		

MASTER SYMBOL LIST					
SIGNAL OUTLETS		RECEPTACLES		ABBREVIATIONS	
	TELEPHONE: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON		DUPLEX: 20A, 125V, NEMA 5-20, +18" AFF		CENTERLINE
	TELEPHONE: 4S BOX WITH SINGLE GANG MUD RING UON, WALL MOUNT +54" AFF UON		DOUBLE DUPLEX: 20A, 125V, NEMA 5-20, +18" AFF	AFF	ABOVE FINISHED FLOOR
	DATA: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON		HALF SWITCHED DUPLEX: 20A, 125V, NEMA 5-20, +18" AFF (TOP HALF SWITCHED)	AIC	AMPERES INTERRUPTING CAPACITY
	VOICE/DATA: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON		DUPLEX GFCI: 20A, 125V, GFCI, NEMA 5-20 GFR, +18" AFF	AFC	ABOVE FINISH CEILING
	TELEVISION: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON		DUPLEX I.G.: 20A, 125V, ISO. GND., NEMA 5-20 IG +18" AFF (WHITE WITH ORANGE TRIANGLE, UON)	BMS	BUILDING MANAGEMENT SYSTEM
	CAMERA: 4S BOX WITH SINGLE GANG MUD RING UON, CEILING MOUNTED UON		DOUBLE DUPLEX I.G.: 20A, 125V, ISO. GND., NEMA 5-20 IG +18" AFF (WHITE WITH ORANGE TRIANGLE, UON)	C	CONDUIT
	MICROPHONE: 4S BOX WITH SINGLE GANG MUD RING UON, +18" AFF UON		SPECIAL RECEPTACLE - AS INDICATED ON PLANS, +18" AFF	CB	CIRCUIT BREAKER
	VOLUME CONTROL: 4S BOX WITH SINGLE GANG MUD RING UON, +48" TO TOP UON	NOTE: DIAMOND SYMBOLS INDICATES DEDICATED CIRCUIT.		CLG	CEILING
	SPEAKER: 8" COAXIAL WITH BACK BOX AND GRILLE, CEILING MOUNTED UON	EQUIPMENT		CIR	CIRCUIT
	3/4"C (UON) STUB INTO ACCESSIBLE CEILING SPACE		SWITCHBOARD	DPDT	DOUBLE POLE DOUBLE THROW
SWITCHES			PANELBOARD: SURFACE MOUNTED	DPST	DOUBLE POLE SINGLE THROW
S	SINGLE POLE: 20A, 120/277V, +48" TO TOP UON		PANELBOARD: FLUSH MOUNTED	(E)	EXISTING TO REMAIN
S <sub>2</sub>	TWO POLE: 20A, 120/277V, +48" TO TOP UON		TRANSFORMER	ELEV	ELEVATOR
S <sub>3</sub>	THREE WAY: 20A, 120/277V, +48" TO TOP UON		RELAY (120V COIL , STEP DN XFMR IF REQUIRED, UON)	EMT	ELECTRICAL METALLIC TUBING
S <sub>4</sub>	FOUR WAY: 20A, 120/277V, +48" TO TOP UON		CONTACTOR (120V COIL, STEP DN XFMR IF REQUIRED, UON)	EPO	EMERGENCY POWER OFF SYSTEM
S <sub>x</sub>	X INDICATES EMERGENCY CIRCUIT		COMBINATION MAGNETIC STARTER/FUSED DISCONNECT	FBO	FURNISHED BY OTHERS
S <sub>p</sub>	P INDICATES PILOT LIGHT (LIGHTED WHEN ON)		NON-FUSIBLE DISCONNECT SWITCH	FPEN	FUSE PER EQUIPMENT NAMEPLATE
S <sub>L</sub>	L INDICATES PILOT LOCATOR (LIGHTED WHEN OFF)		FUSIBLE DISCONNECT SWITCH	FLUOR	FLUORESCENT
S <sub>K</sub>	K INDICATES KEY OPERATED SWITCH		PULLBOX: SIZE AS REQUIRED BY NEC	FU	FUSE: DUAL-ELEMENT, TIME DELAY
S <sub>M</sub>	MANUAL MOTOR STARTER: 20A, 120/277V, POLES AND HEATERS AS REQUIRED		JUNCTION BOX: SIZE AS REQUIRED BY NEC	GFI/GFCI	GROUND FAULT INTERRUPTER
S <sub>MC</sub>	MOMENTARY CONTACT: 20A, 120/277V, SPDT CENTER NORMALLY OFF UON, +48" TO TOP UON		SURFACE RACEWAY WITH OR WITHOUT DEVICES	GND	GROUND
D	DIMMER: 600 WATT UON, ELECTRONIC SLIDER, WITH ON/OFF TOGGLE, +48" TO TOP UON (PLANS SHALL INDICATE TYPE: FLUOR, INCAND OR LOW-VOLTAGE)		TELEPOWER POLE	HOA	HAND-OFF-AUTOMATIC
	MOTION/OCCUPANCY SENSOR SWITCH WITH OFF-AUTO SELECTOR - WALL MOUNTED AT +48" TO TOP UON	CIRCUITING		HID	HIGH INTENSITY DISCHARGE
	ULTRASONIC MOTION/OCCUPANCY SENSOR SWITCH CEILING MOUNTED ARROWS INDICATE DIRECTION AND COVERAGE PROVIDE WITH POWER PACK PER MANUFACTURERS REQUIREMENTS		CONDUIT IN WALL OR ABOVE CEILING	IG	ISOLATED GROUND
	PHOTO ELECTRIC SWITCH: 1600VA UON		CONDUIT IN FLOOR OR BELOW GRADE	INCAND	INCANDESCENT
METHODS			METAL CLAD CABLE (MC)	K	kcmil (300K = 300 kcmil)
	SHADING INDICATES: FIXTURE, OUTLET, EQUIPMENT, ETC. ON EMERGENCY 'X' OR NIGHT LIGHT 'NL' CIRCUIT		OVERHEAD SERVICE	LTG	LIGHTING
	DEVICE MOUNTED IN MULTIPLE UNDER COMMON COVER MAXIMUM HEIGHT ON WALL SHALL BE +48" TO TOP UON		PRIMARY	LV	LOW VOLTAGE
	DEVICES MOUNTED IN OR ABOVE COUNTER/BACKSPLASH: MAXIMUM HEIGHT ON WALLS SHALL BE +48" TO TOP UON		SECONDARY	MCP	MOTOR CIRCUIT PROTECTOR
	FLUSH FLOOR MOUNTED WIRING DEVICES		TELEPHONE	MC	MULTI-CONDUCTOR CABLE
	FLUSH FLOOR MOUNTED WIRING DEVICES IN SINGLE MULTI-COMPARTMENT BOX		TELEVISION	(N)	NEW
	RECEPTACLE MOUNTED IN CEILING OR CASEWORK		LOW VOLTAGE AND/OR CONTROL CIRCUITING	NC	NORMALLY CLOSED
	FINE DASHING INDICATES EXISTING EQUIPMENT AND DEVICES TO BE REMOVED		EMERGENCY CIRCUIT	NEUT	NEUTRAL
DESIGNATIONS			STUB OUT: MARK AND CAP (SITE)	NL	NIGHT LIGHT
	LIGHT FIXTURE: F1 = TYPE (SEE FIXTURE SCHEDULE)		CIRCUITING UP OR DOWN	NO	NORMALLY OPEN
	SHEET NOTE	 TICS = NO. OF #12 WIRES (UON) IF MORE THAN TWO WITHIN CONDUIT OR MC ISOLATED GROUNDING CONDUCTOR GROUNDING CONDUCTOR NEUTRAL CONDUCTOR (ONE PER PHASE CONDUCTOR) PHASE CONDUCTOR(S)		NTS	NOT TO SCALE
	REVISION DELTA: NUMBER REPRESENTS REVISION	HOMERUN DESIGNATION PHASE CONDUCTOR(S) GROUNDING CONDUCTOR ISOLATED GROUNDING CONDUCTOR NEUTRAL CONDUCTOR (ONE PER PHASE CONDUCTOR) PANEL DESIGNATION PNL-(F1,F2,F3,N)G,IG		PNL	PANEL
	MECHANICAL AND PLUMBING EQUIPMENT	MISCELLANEOUS		PVC	POLYVINYL CHLORIDE CONDUIT
	MISCELLANEOUS: THESE AND OTHER SYMBOLS AS INDICATED IN TABLES AND SCHEDULES ON THE PLANS.		THERMOSTAT: AT +48" TO TOP UON (OR PER MECH PLANS)	(R)	EXISTING TO BE RELOCATED
NOTE: THIS IS A MASTER SYMBOL LIST, ALL SYMBOLS SHOWN MAY NOT BE USED WITHIN THIS SET OF PLANS			EXHAUST FAN: FRACTIONAL HORSEPOWER	RAC	RIGID ALUMINUM CONDUIT
			MOTOR: NUMBER = HORSEPOWER	RSC	RIGID STEEL CONDUIT
			SIGNAGE CONNECTION	SLD	SINGLE LINE DIAGRAM
			SHUNT TRIP STATION: +7"-6" AFF, 12" RED TRIANGLE, UON	SO	SEAL OFF
			CONTROL STATION: AT +48" TO TOP UON	SPDT	SINGLE POLE DOUBLE THROW
			DUAL LEVEL LIGHTING CONTROL SWITCH 'a' = CENTER (1) LAMP SWITCH 'b' = OUTER (2) LAMPS	SPEN	SIZE PER EQUIPMENT NAMEPLATE
				SPST	SINGLE POLE SINGLE THROW
				TEL	TELECOM
				TYP	TYPICAL
				UNSW	UNSWITCHED
				UON	UNLESS OTHERWISE NOTED
				WP	WEATHERPROOF (NEMA 3R)
				WT	WATERTIGHT
				(X)	EXISTING TO BE REMOVED
				XFMR	TRANSFORMER
				XP	EXPLOSION PROOF





WILLOWS INN CONVERSION

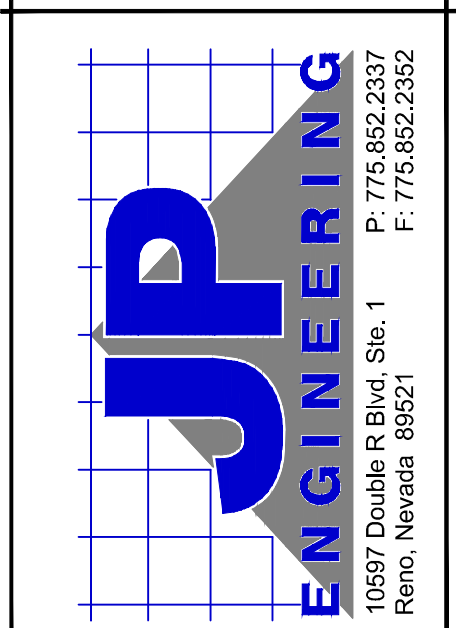
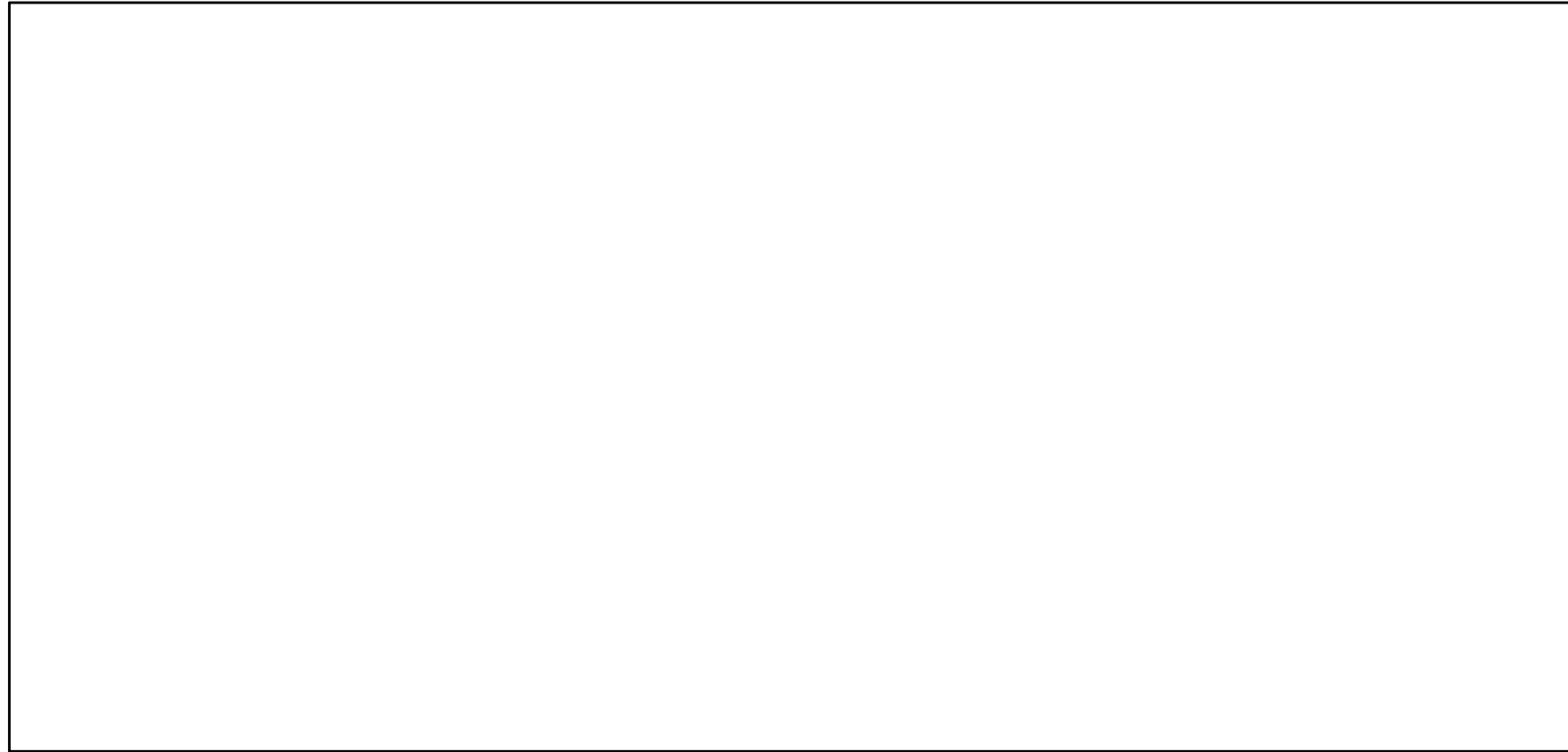
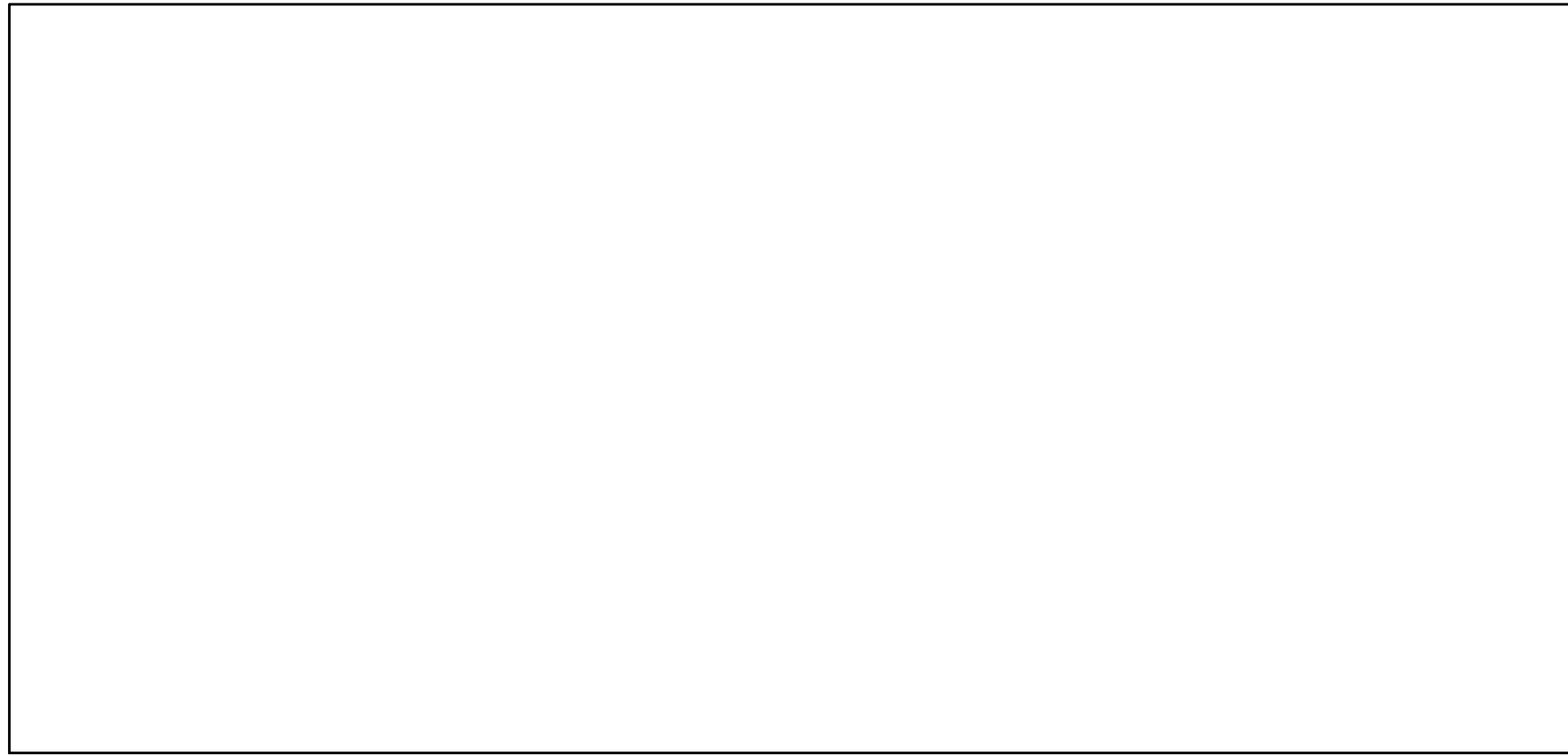
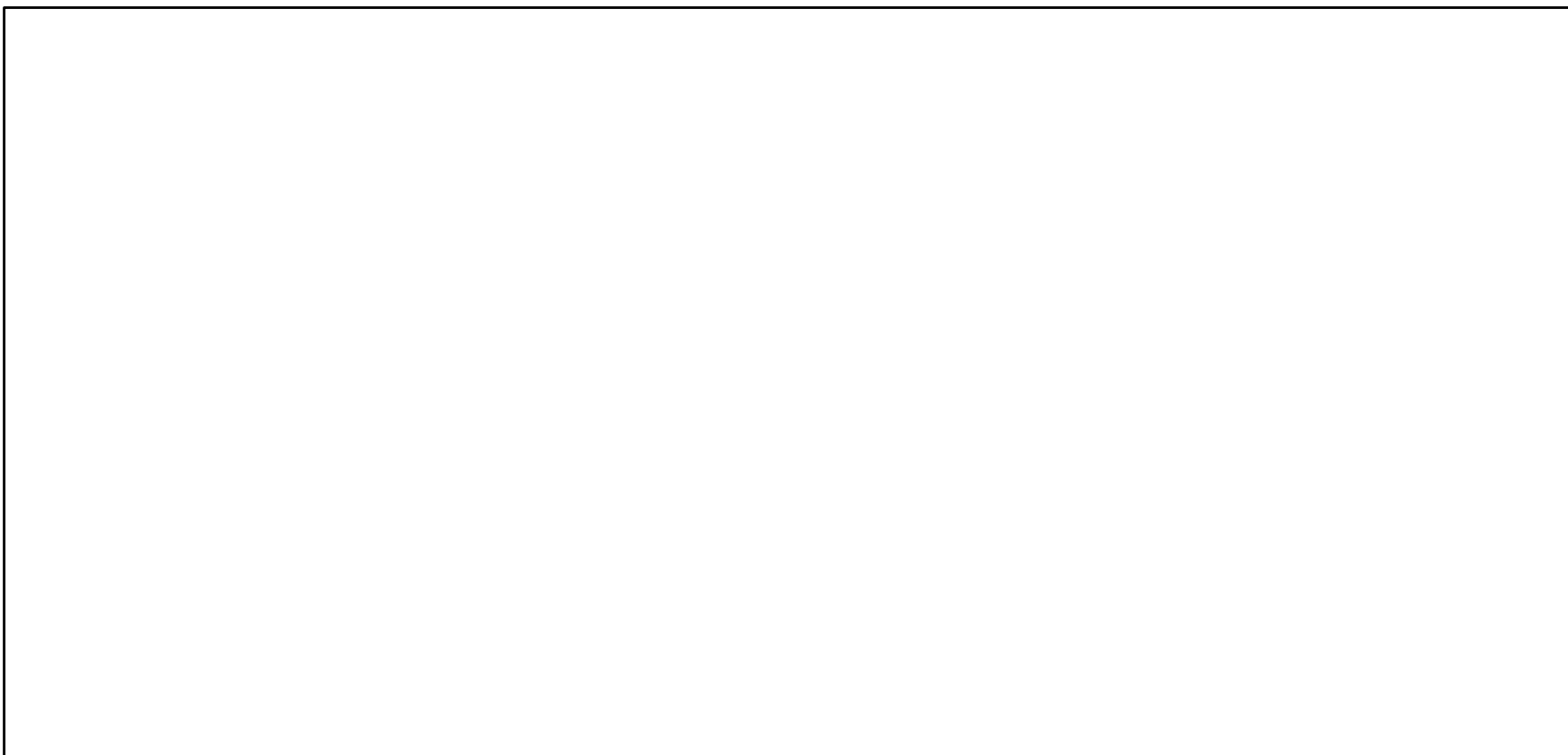
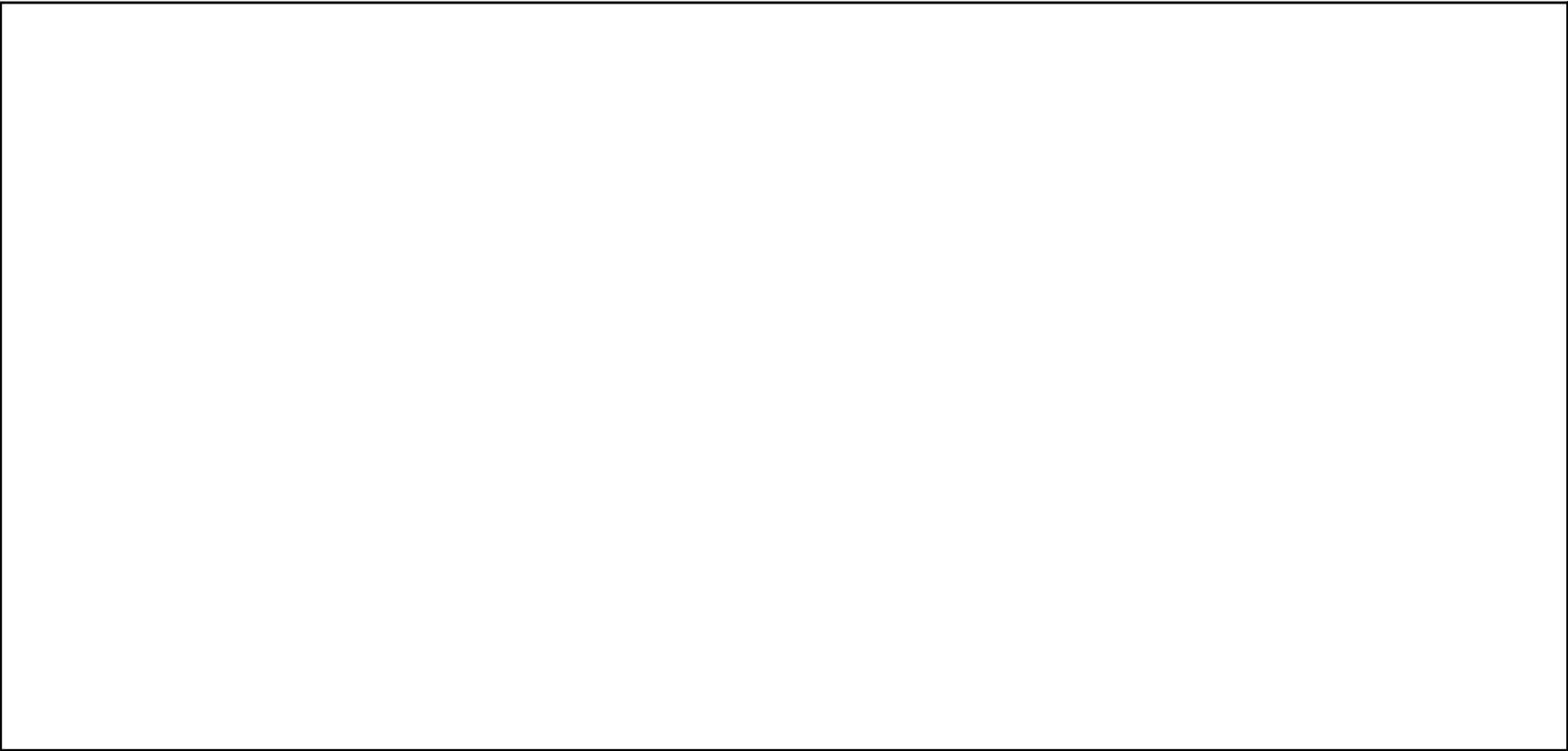
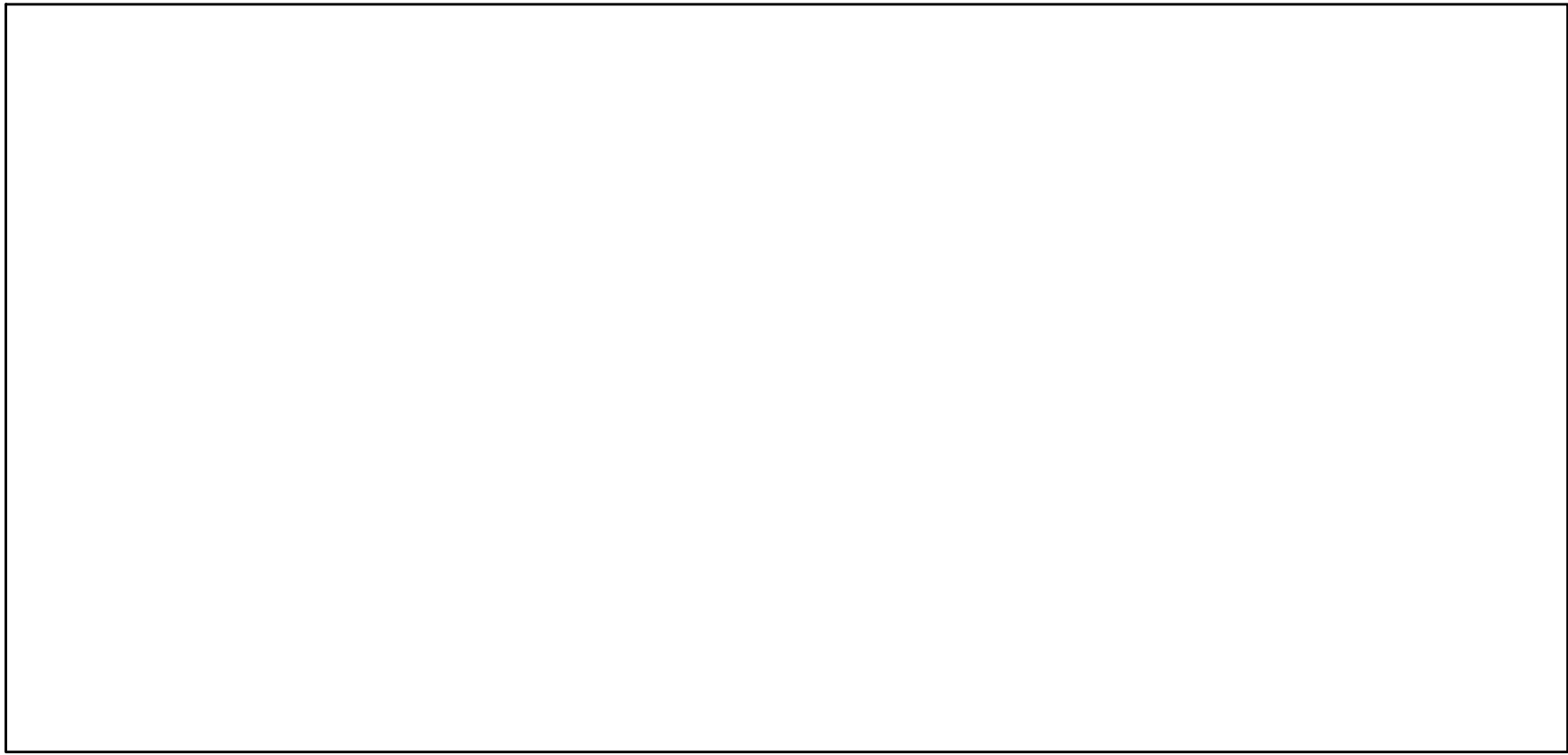
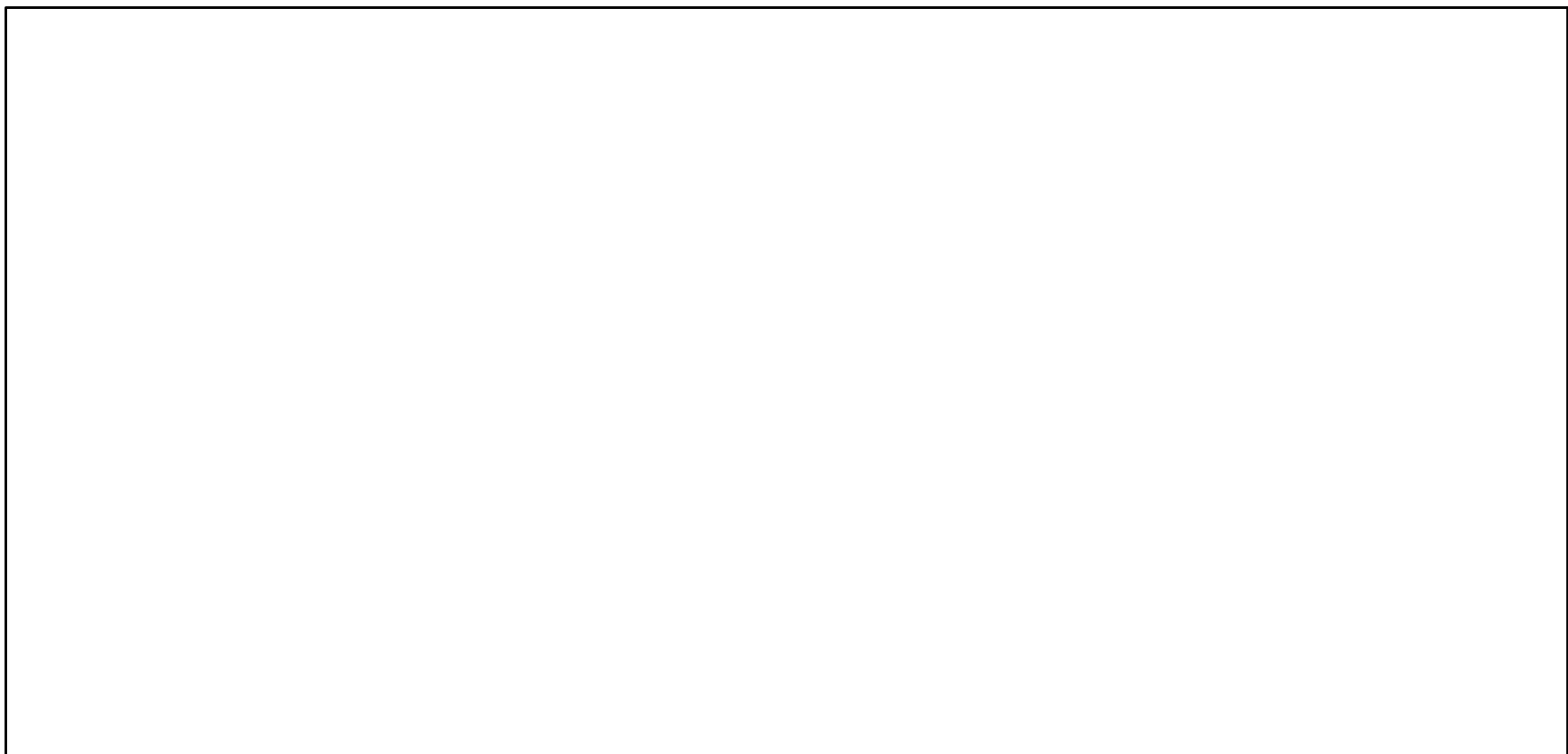
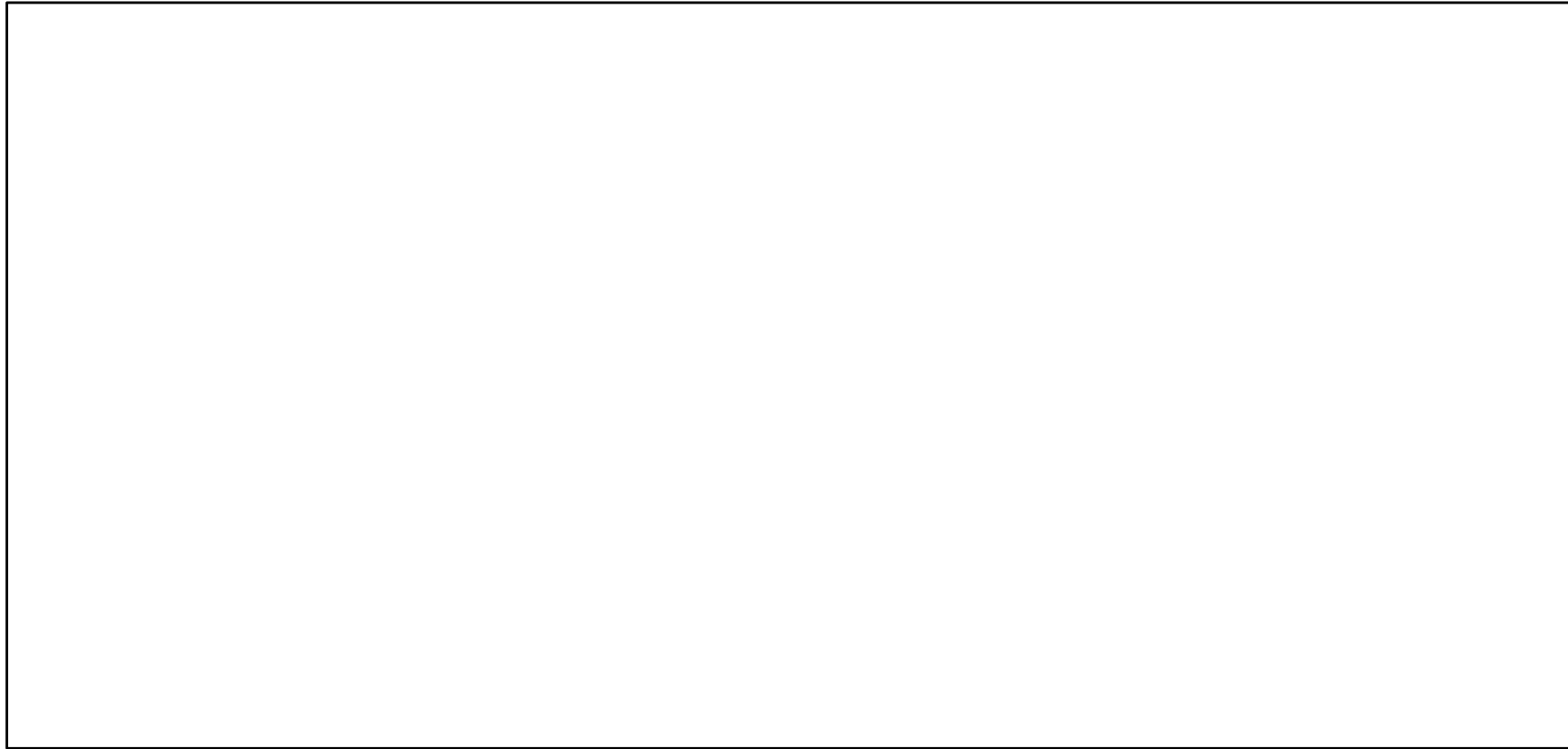
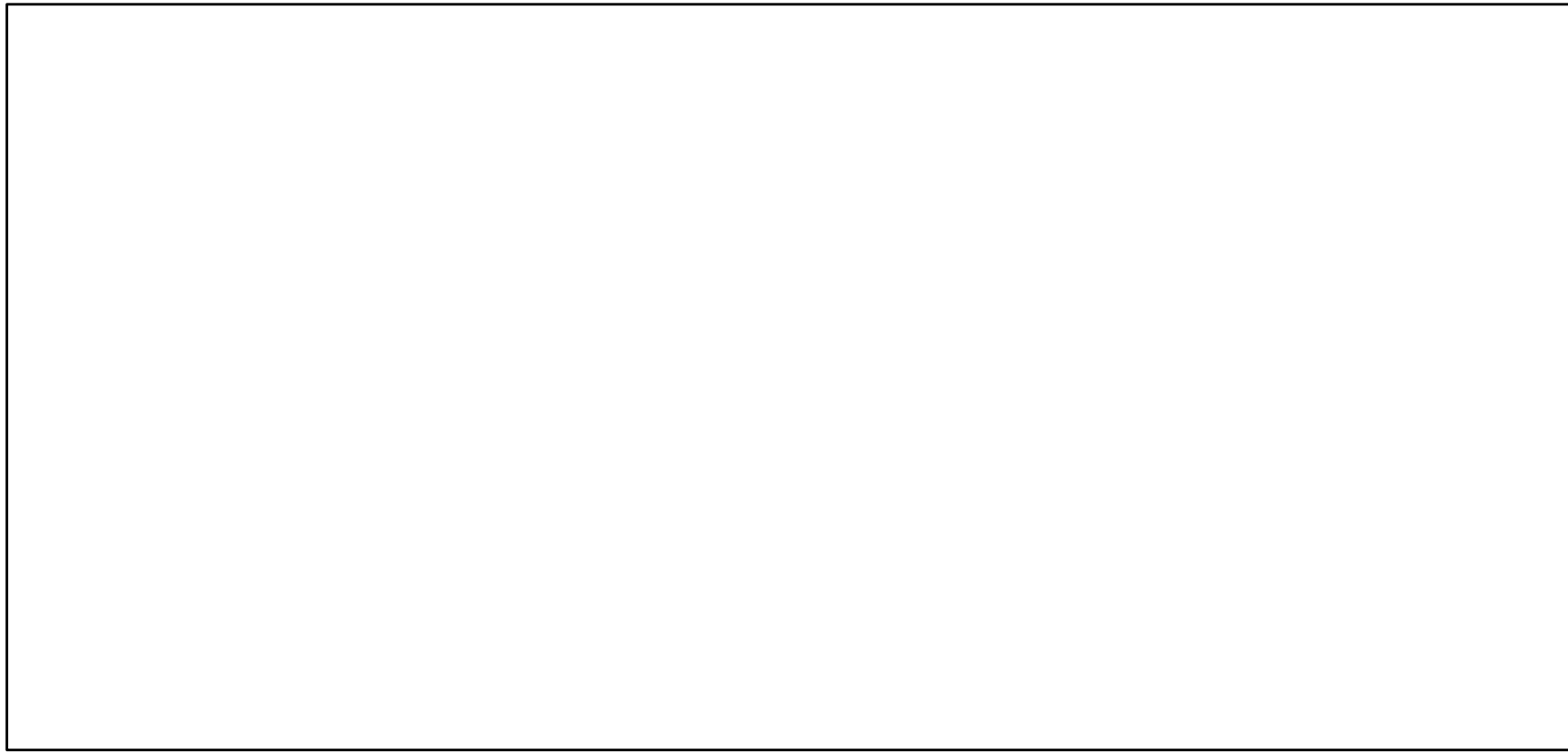
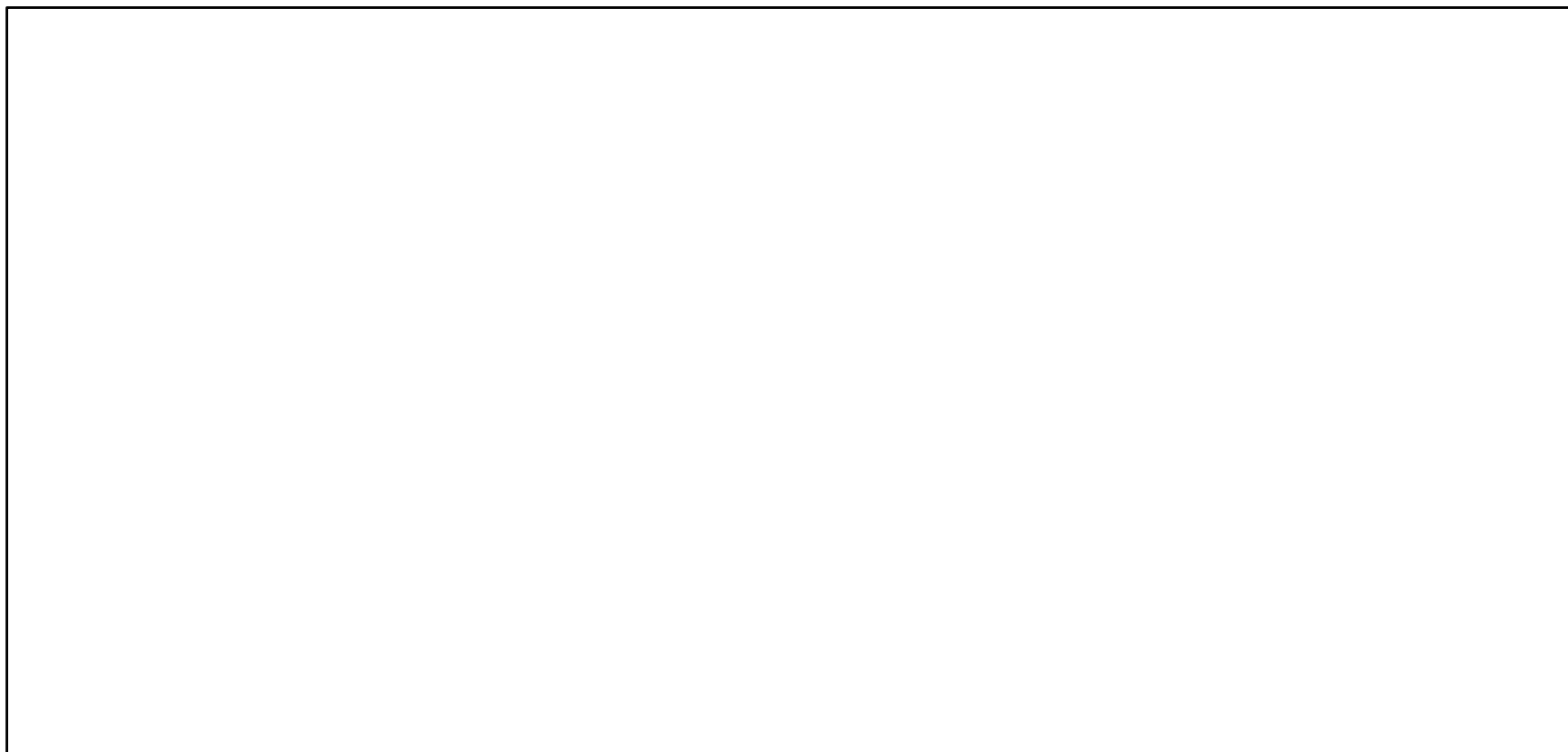
725 SOUTH TEHAMA STREET  
WILLOWS, CA 95988

REVISIONS

SHEET TITLE
ELECTRICAL SCHEDULES AND SINGLE LINE DIAGRAM

DRAWN:	MP
CHECKED:	JS
DATE:	27 JUNE 2023
JOB NUMBER:	JP#22206
CITY APPROVAL:	

E0.2



WILLOWS INN CONVERSION

725 SOUTH TEHAMA STREET  
WILLOWS, CA 95988

REVISIONS

SHEET TITLE
PANEL SCHEDULES

DRAWN:	MP
CHECKED:	JS
DATE:	27 JUNE 2023
JOB NUMBER:	JP#22206
CITY APPROVAL:	

JP

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REGISTERED PROFESSIONAL ENGINEER

JAMES P. SOLICHO

No. E10651

Exp. 12/31/24

ELECTRICAL

STATE OF CALIFORNIA

6/27/23

WILLOWS INN CONVERSION

725 SOUTH TEHAMA STREET  
WILLOWS, CA 95988

REVISIONS

SHEET TITLE

PANEL SCHEDULES

DRAWN: MP

CHECKED: JS

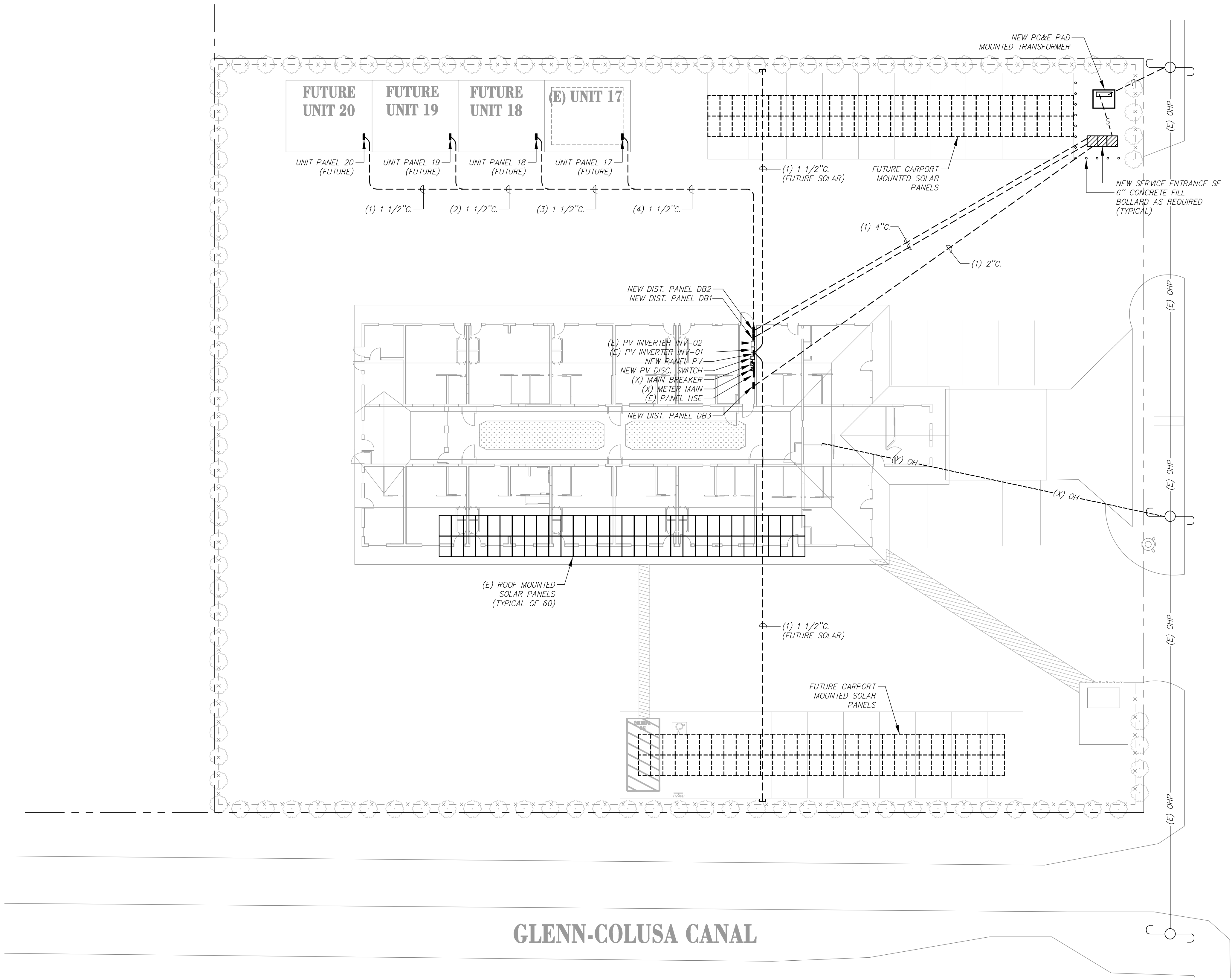
DATE: 27 JUNE 2023

JOB NUMBER: JP#22206

CITY APPROVAL:

E0.4

28



GLENN-COLUSA CANAL

HWY 99 W

A	SITE ELECTRICAL PLAN	
E1.1	SCALE: 1/16" = 1'-0"	

WILLOWS INN CONVERSION

725 SOUTH TEHAMA STREET  
WILLOWS, CA 95988

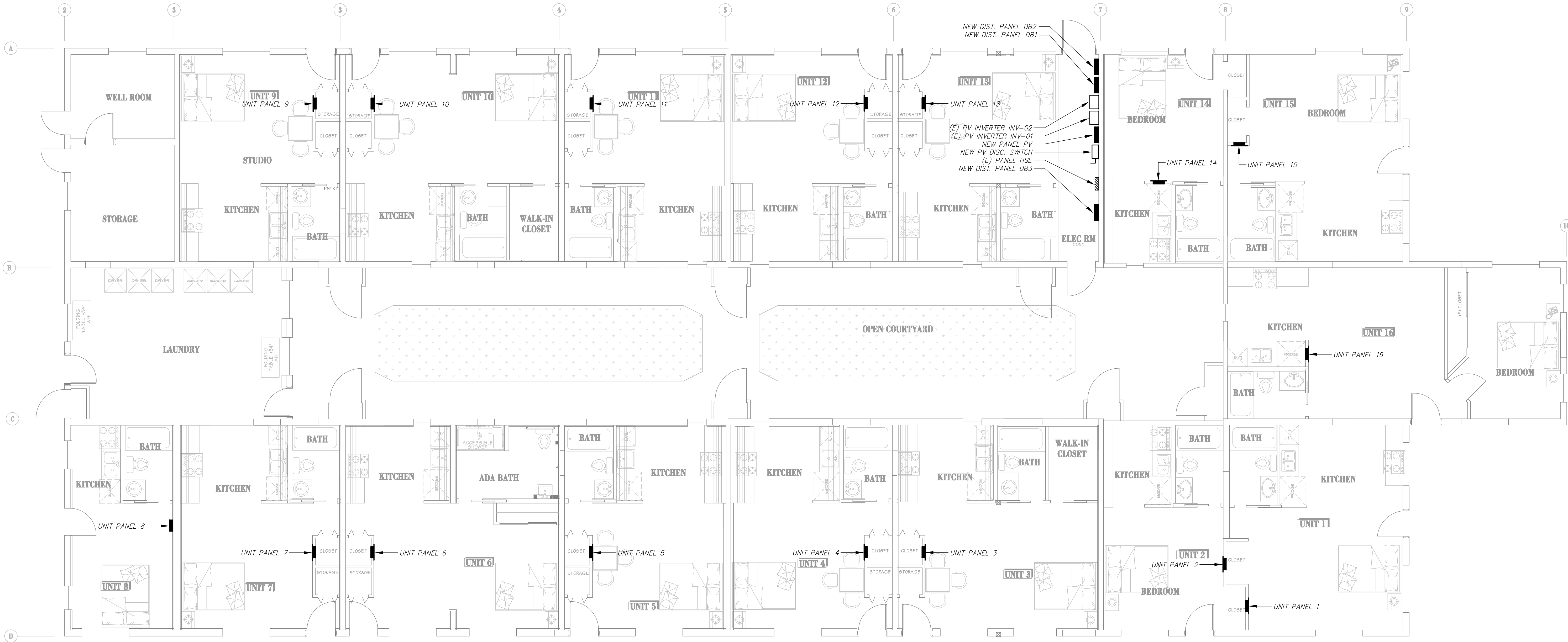
REVISIONS	

SHEET TITLE	
SITE ELECTRICAL PLAN	

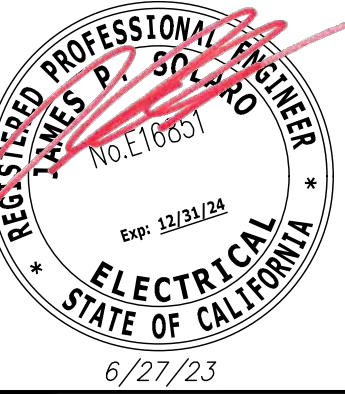
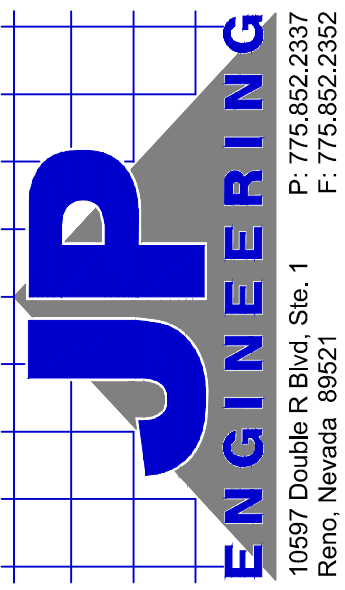
DRAWN:	MP
CHECKED:	JS
DATE:	27 JUNE 2023
JOB NUMBER:	JP#22206
CITY APPROVAL:	

E1.1





A	<b>OVERALL ELECTRICAL PLAN</b>	
E2.1	SCALE: 3/16" = 1'-0"	



## WILLOWS INN CONVERSION

725 SOUTH TEHAMA STREET  
WILLOWS, CA 95988

### REVISIONS


### SHEET TITLE

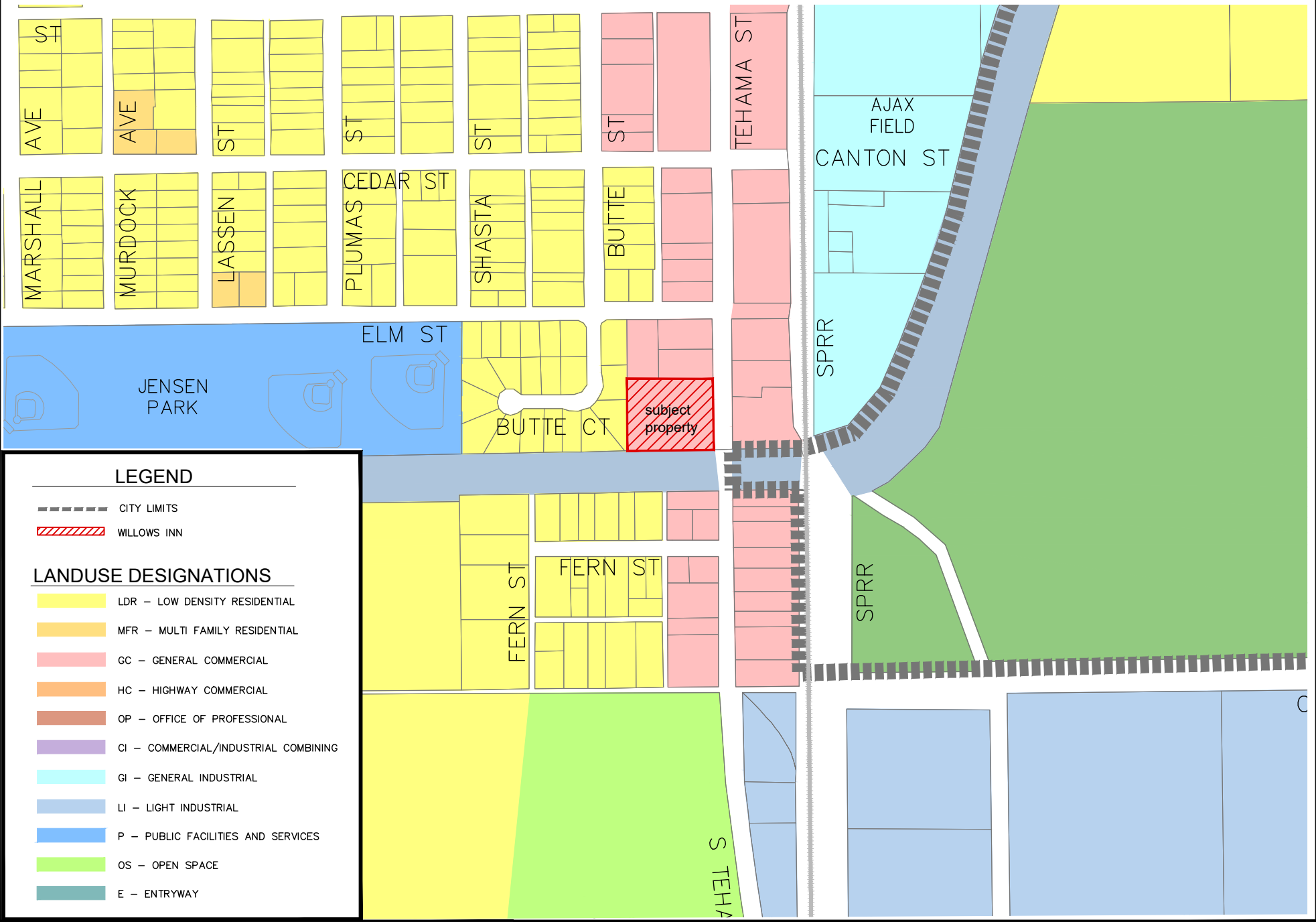
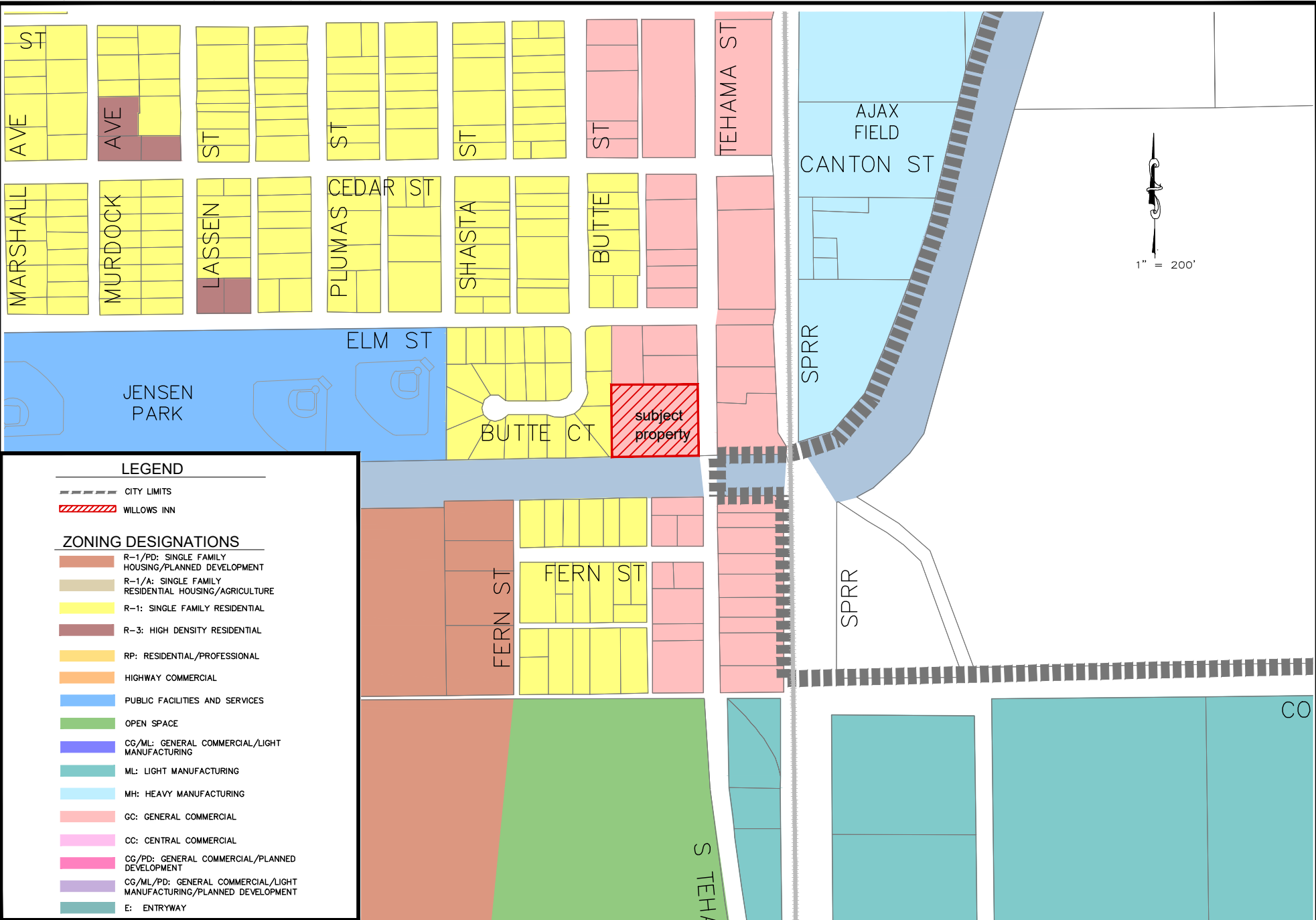
OVERALL ELECTRICAL  
PLAN

DRAWN:	MP
CHECKED:	JS
DATE:	27 JUNE 2023
JOB NUMBER:	JP#22206
CITY APPROVAL:	

# E2.1



Images: Willows.ppt;Willows.jpg; Xrefs: Willows Base.dwg  
Path: F:\Civil 3D Projects\724941 Hampton Inn\DWG\Willows Inn - Zoning and General Plan Map.dwg    Layout Name: Zoning 11x17 POR    Plot Date: Nov 23, 2022 at 08:05 am  
ORIGINAL PLOT DATE: 18-JUN-2010





# DISCUSSION & ACTION CALENDAR



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Date: July 19, 2023  
To: Planning Commission/Architectural Design Review Board  
From: Karen Mantele, Principal Planner  
Subject: One year extension of Design Review approval File#DR-21-02

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**Recommendation:**

Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, by voice vote determine approving the request.

**Rationale for Recommendation:**

WMC Section 19.141.100 (2) allows for a one-year extension of a Design Review approval.

**Background:**

On July 21, 2021, the Planning Commission approved the Jack in the Box proposed fast food facility. This approval included a Design Review approval for the facility. Per WMC 18.141.100 the city may grant an extension of not more than one year from the original date of expiration, if there have not been substantial changes in the factual circumstances surrounding the originally approved design or use. Therefore, administrative approval was granted to Jack in the Box in August of 2022 for a one-year extension. The code goes on to state that beyond that one-year approval, any further extension beyond one year shall require planning commission approval.

The request at this time as shown in the attached letter is for a one-year extension to this Design Review. The Use Permit extension can be an administrative one, handled by the City Manager.

**Fiscal Impact:**

There is no cost to the city associated with this request as the project has a PTA deposit on file.

**Attachment:**

1. Applicant letter requesting extension to Design Review approval



**PM Design Group, Inc**

6930 Destiny Dr., Ste. 100  
Rocklin, CA 95677  
P: 916.415.5358  
F: 916.303.4330

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July 11, 2023

City of Willows, Planning Department  
201 North Lassen  
Willows, CA 95988  
530-934-7041

Design Review DR-21-02 & Use Permit UP-21-03

Re: Jack in the Box  
1240 W. Wood St.  
Willows, CA / APN:001-041-014&-015

Dear Karen Mantele,

This letter is to request a one year extension on the existing Use Permit and Design Review approvals listed above for the proposed Jack in the Box located at 1240 W. Wood St. Due to delays in equipment availability, increased construction costs, and extended timeline for obtaining required Engineering permits...the construction schedule for this project has been changed to an estimated start date in the 4<sup>th</sup> quarter of 2023.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

Greg Borchardt  
Project Manager  
[gborchardt@pmdginc.com](mailto:gborchardt@pmdginc.com)  
916-303-4512



# COMMENTS AND REPORTS