



Willows Planning Commission Meeting

May 5, 2026
Willows City Hall
6:00 PM

Planning Commission
Keith Corum, Chair
Michael McNeil, Vice Chair
Robyn Nygard, Commissioner
Sherry Brott, Commissioner
Jesse Powell, Commissioner

City Planner
Delanie Garlick

City Clerk
Karleen Price

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

Agenda

Watch online via Zoom: <https://us06web.zoom.us/j/85424606496>

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

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

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

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

- a. **Minutes Approval**

Recommended Action: Approve the minutes of the April 7, 2026 Planning Commission meeting.
Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

6. **DISCUSSION & ACTION CALENDAR**

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

- a. **Manufactured Home / Conditional Use Permit (File# CUP 26-02) / 337 N. Lassen Street**

Recommended Action: Receive the staff report and attachments, discuss, and upon conclusion, consider approving the Conditional Use Permit and adopting the attached resolution (Attachment 1).

Contact: planning@cityofwillows.org

7. COMMENTS & REPORTS

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

8. ADJOURNMENT

This agenda was posted on May 1, 2026.

Karleen Price, City Clerk

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

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk’s office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider



PUBLIC COMMENT & CONSENT CALENDAR FORUM



Willows Planning Commission Action Meeting Minutes April 7, 2026

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

1. CALL TO ORDER– 6:00 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Chair Corum, Vice Chair McNeil, Commissioner Nygard, Commissioner Brott

Commissioners Absent: None

4. CHANGES TO THE AGENDA

Item #7a was moved to be heard prior to Item #6a.

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

a. Minutes Approval

Motion to approve the minutes of the March 3, 2026 Planning Commission meeting.

Moved/Seconded: Vice Chair McNeil, Commissioner Nygard

Yes: Chair Corum, Vice Chair McNeil, Commissioner Nygard, Commissioner Brott

No: None

Absent: None

Abstain: None

6. PUBLIC HEARING

a. Tesla Supercharger / Design Review (File# DR-26-01) / 475 N. Humboldt Avenue

Hearing Open 6:24 PM, Closed 6:24 PM

No Public Comments

Motion to approve the Tesla Supercharger Design Review and adopt Resolution 02-2026.

Moved/Seconded: Commissioner Nygard, Vice Chair McNeil

Yes: Chair Corum, Vice Chair McNeil, Commissioner Nygard, Commissioner Brott

No: None

Absent: None

Abstain: None

7. DISCUSSION & ACTION CALENDAR

a. Municipal Code Update to Titles 1-4

Action: Reviewed and discussed the proposed Municipal Code updates to Titles 1 through 4 and provided direction to staff.

7. COMMENTS & REPORTS

a. Commission Comments & Reports

b. Staff Comments & Reports

Community Development & Services Director Joe Bettencourt announced that applicant Jessie Powell is scheduled to be recommended for appointment to the Planning Commission at the April 28, 2026 City Council meeting.

Director Bettencourt also announced a Joint City Council and Planning Commission meeting scheduled for April 30, 2026, at 5:30 PM to review Title 18 of the Municipal Code.

Director Bettencourt provided updates on the planned conversion of the Deluxe Inn to a Hilton, the Taco Bell remodel, and the Wayfinding Signs project.

Director Bettencourt announced the Earth Day Litter Pick-Up event scheduled for April 22, 2026, from 8:00 AM to Noon, with participants meeting downtown at the Willow Walk Mall parking lot.

Director Bettencourt responded to questions from Commissioners regarding the Lassen Street modular code enforcement case and the crosswalk signs on Sycamore Street.

8. ADJOURNMENT – 7:30 PM

Karleen Price, City Clerk



DISCUSSION & ACTION CALENDAR



Date: May 5, 2026
To: Planning Commission
From: Amy Rossig, City Planner, Harris & Associates
Joe Bettencourt, Community Development & Services Director
Subject: Manufactured Home / Conditional Use Permit (File# CUP 26-02) / 337 N. Lassen Street

Recommendation:

Receive the staff report and attachments, discuss, and upon conclusion, consider approving the Conditional Use Permit and adopting the attached resolution (Attachment 1).

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Chapter [18.110.090\(10\)](#) which allows for residential uses on vacant properties in the Entryway District with approval of a Conditional Use Permit, provided that the following criteria is met:

- a) the parcel shall not abut Wood Street;
- b) the parcel shall abut another residential use;
- c) the parcel shall comply with WMC [18.50.050\(1\)](#)

Background:

The project site is located at 337 N. Lassen Street (APN: 002-081-012) and consists of approximately 9,150 square feet. The applicant is requesting approval of a Conditional Use Permit to allow installation of a 1,485-square-foot manufactured home (27 feet by 55 feet) to be used as a primary residence, along with an attached carport and a 960-square-foot (24 feet by 40 feet) metal garage.

The project was originally approved by the Planning Commission on November 16, 2022, by a 5-0 vote. Following approval, the applicant submitted plans and obtained building permit approval, which included a proposed sewer connection to a private lateral shared by several surrounding properties. It was later determined that permission had not been obtained to utilize the private lateral, and the City issued a stop work order in December 2022.

The applicant subsequently pursued an alternative sewer connection and secured an easement through the neighboring property to the west. Revised plans reflecting this alternative were submitted and ultimately approved on August 15, 2024. Following this approval, staff made multiple attempts to contact the applicant; however, responses were limited and no meaningful progress was made toward completing the project.

On September 10, 2025, the City received a code enforcement complaint regarding the condition of the structure, citing concerns that it posed a safety hazard. On September 22, 2025, the applicant's son met with staff and indicated he would assist with moving the project forward while the applicant was out of state. Staff provided

guidance on next steps; however, no further communication was received despite follow-up emails sent in October and early December.

Due to continued inactivity, the City issued a Notice of Violation and Order to Abate on December 16, 2025. When no response was received, additional correspondence was sent on March 6, 2026, advising that enforcement actions, including fines, would be pursued. On March 31, 2026, the City issued notice that administrative fines of up to \$500 per day were being imposed until the nuisance condition was abated.

Shortly thereafter, the City was contacted by Stacy Stephenson, who was authorized by the applicant to act on his behalf to complete the project. A meeting was held on April 20, 2026, with the applicant and Mr. Stephenson to outline the steps necessary to bring the project into compliance and move it toward completion. Since that time, the City has received \$7,112 in outstanding plan check fees and \$946 in encroachment permit fees, and the applicant's representative is actively working to complete the encroachment permit.

If the Conditional Use Permit is approved, the applicant will be required to reapply for a building permit, pay all accrued administrative fines, and complete remaining permit requirements. Because the prior plan approval was based on the 2022 Building Code, a limited review will be required to confirm consistency with the current 2025 Building Code; however, staff does not anticipate significant revisions.

As part of this request, updated conditions are proposed requiring that the project be completed within six (6) months of permit issuance, with the potential for an extension if warranted. Additionally, all outstanding fines must be paid prior to issuance of a building permit.

Image 1. Current Site Conditions:



Discussion & Analysis:

The project site is located in Entryway zoning district. The intent of this district is to provide for a mix of commercial, office, and residential uses in an aesthetically appealing corridor for the arterial streets leading into downtown. Single-family residential uses are permitted subject to approval of a Conditional Use Permit.

Willows Municipal Code Chapter 18.110.090(10) provides criteria for residential uses within the Entryway District, which is listed above in the Rationale for Recommendation section. The proposed project complies with these criteria because the site does not abut Wood Street, and abuts a residence to the south at 327 N. Lassen Street, and the parcel meets the development standards of 18.50.050(1) as shown in Table 1.

Table 1. Site development standards

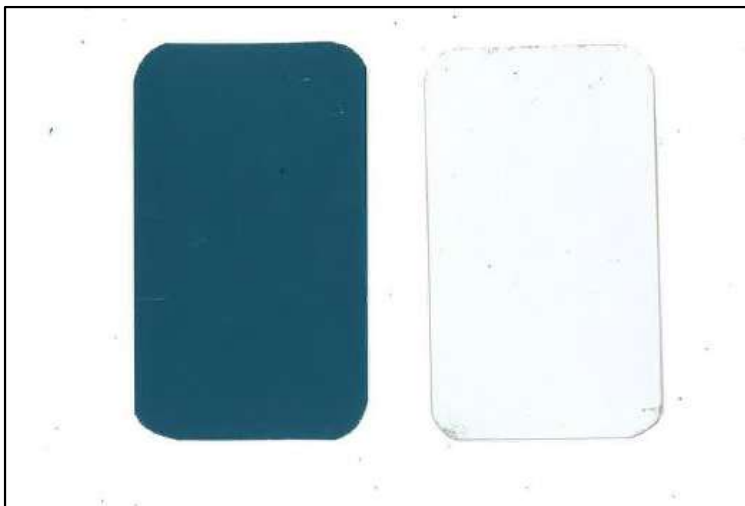
Development Standards		Requirement	Proposed Project
Minimum lot area		6,000 square foot minimum	9,150 square feet
Setbacks:	Front	25 feet	30 feet
	Side	6 feet	7 feet and 15 feet
	Rear	15 feet	15 feet
Maximum Building Height		30 feet for residence and 12 feet for nongarage accessory buildings	18 feet for the residence and 15 feet for the garage
Maximum lot coverage		45 percent	33 percent
Parking requirement		Two-car garage	Two-car garage

Design

As previously noted, the intent of the Entryway District is to create an aesthetically appealing corridor along arterial streets leading into downtown. While the project site does not directly front Wood Street and is therefore not subject to the Wood Street Design Guidelines adopted in June 2000, the project has been reviewed for consistency with the overall design intent of the district.

The applicant has provided exterior color swatches, shown in Image 2 below. The buildings would be painted a dark blue color with white trim, demonstrating a neutral color palette compatible with surrounding development.

Image 2. Color swatches



Additionally, the proposed manufactured home is comparable in scale, massing, and height to surrounding development. The adjacent properties to the north, south, and across the street are all

developed with one-story residential structures, and the proposed residence is consistent with the established neighborhood character.

Environmental Review

The project is categorically exempt from the preparation of environmental documentation under the California Environmental Quality Act (CEQA) pursuant to Guideline Section 15303(a) (Class 3) for construction of the residence and Section 15304(a) (Class 4) for grading of the pad and driveway.

Consistency with Council Priorities and Goals:

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

Fiscal Impact:

There is no cost to the City associated with this application as the project has a Cost Recovery Agreement and deposit on file.

Attachments:

- Attachment 1: Resolution XX-2026
- Attachment 2: Conditions of Approval
- Attachment 3: Site Plan
- Attachment 4: Garage Elevations
- Attachment 5: Garage Building Plans



**City of Willows
Resolution XX-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE
CONDITIONAL USE PERMIT APPROVAL TO ALLOW RESIDENTIAL DEVELOPMENT ON A VACANT
PARCEL LOCATED IN THE ENTRYWAY ZONING DISTRICT TO LARRY RICHEY FOR THE PROPERTY
LOCATED AT 337 N. LASSEN STREET, ASSESSOR'S PARCEL NUMBER 002-081-012.**

WHEREAS, the applicant, Larry Richey, has submitted an application for a Conditional Use Permit approval to allow the residential development of a single-family manufactured home and a garage, and

WHEREAS, City of Willows Municipal Code Chapter 18.110.090(10) allows for residential uses on vacant properties in the Entryway District with approval of a Conditional Use Permit; and,

WHEREAS, notice of the Planning Commission meeting held on May 5, 2026 was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on May 5, 2026 hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15303(a) (Class 3) and Section 15304(a) (Class 4) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Chapter 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.
- 2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- 3) That the proposed use is in conformance with the General Plan.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Conditional Use Permit to allow residential development on a vacant parcel located in the Entryway Zoning District is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Conditional Use Permit File #CUP 26-02 subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 5th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Keith Corum, Chair

Karleen Price, City Clerk

Conditions of Approval
Conditional Use Permit (File# CUP 26-02)
For the property located at
337 N. Lassen Street /APN: 002-081-012
Planning Commission Approval Date: May 5, 2026

GENERAL

1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
2. The approved project shall be completed within six (6) months from the date of approval of this Conditional Use Permit. If construction is not completed within this timeframe, the permit shall become null and void without further action by the City, unless an extension is approved prior to expiration.
3. This use permit is void one (1) year after the use permitted by such permit is discontinued.
4. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
5. All fines shall be paid prior to the issuance of the building permit.

BUILDING DEPARTMENT

6. 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.
7. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
8. The final adopted conditions of approval for this Use Permit approval, shall be on the plans submitted for review.
9. An Encroachment permit shall be obtained for the sidewalk and driveway cut.
10. All permit fees, Sewer Impact and school fees, etc. are due at the time of building permit issuance (if applicable).
11. Any lighting shall be downcast and not glare onto adjacent properties.

FIRE DEPARTMENT

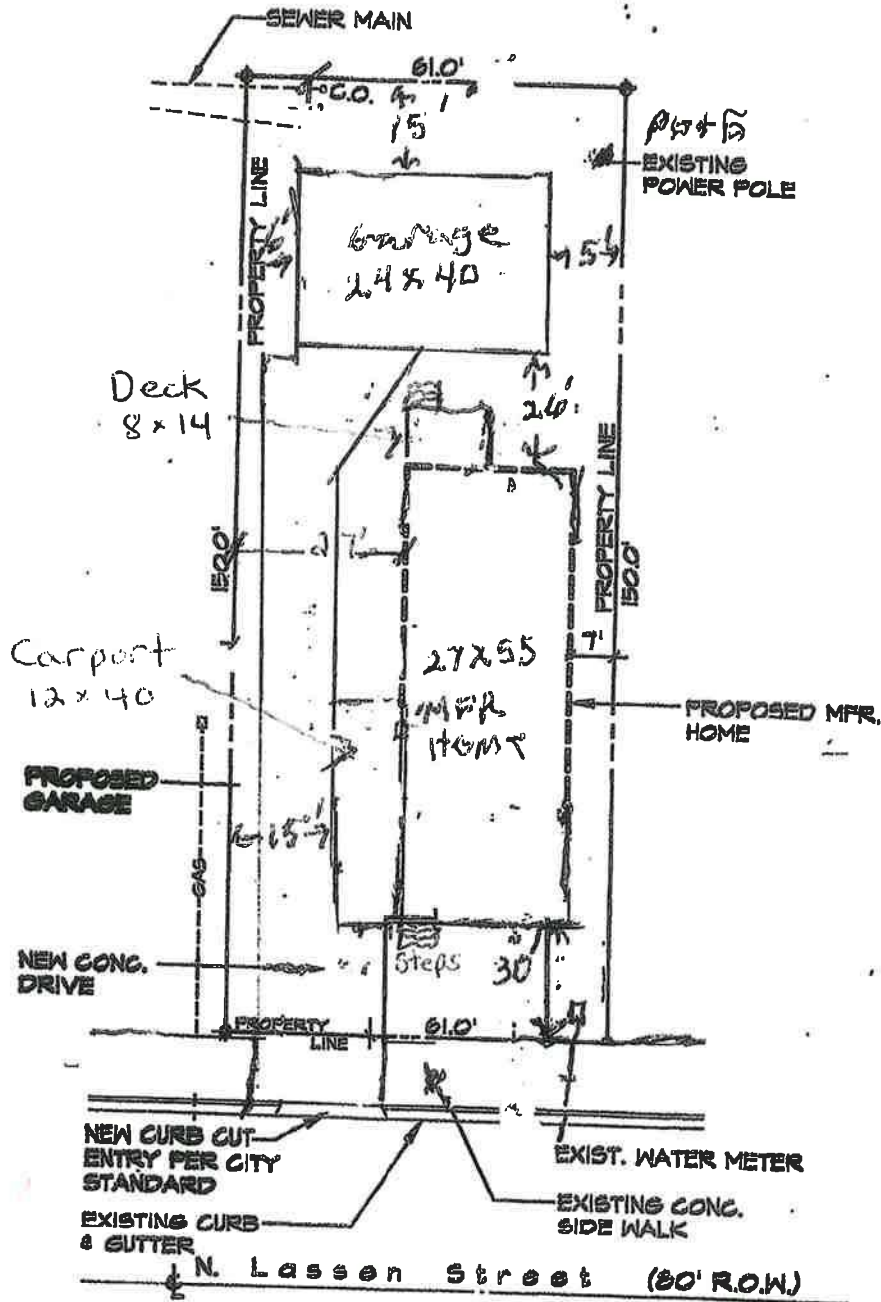
12. The dwelling shall be properly addressed per WMC Chapter 15.15.100.

ENGINEERING DEPARTMENT

13. Developer shall design and construct all improvements and facilities shown on the approved site plan 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. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the grading, drainage, construction of the driveway per Standard 206 of the City's Design and Construction Standards (minimum width of 12 feet), and replacement of the existing sidewalk, curb, and gutter improvements per Standard 203 within the public right-of-way. The applicant's engineer shall coordinate with the City's Engineering Department regarding the proposed

driveway, sidewalk and curb and gutter. As the City just completed a reconstruction project of North Lassen Street, impacts to the new paving may not be allowed.

16. 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. As the proposed sewer lateral to serve this home traverses the abutting property via an easement, the site plans to be approved with this project shall show the entire alignment of the new sewer lateral, grades, slopes, and cleanouts per City Standards 142 and 150, as well as any applicable building codes, connecting to the sewer main in N. Murdock St. The private sewer easement through the adjacent property shall be recorded and a copy provided to the City prior to issuance of any building permits for this property.
17. 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.
18. 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.
19. All streets, curbs, gutters, sidewalks, or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
20. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.
21. For drainage improvements, post-development off-site flows shall not exceed pre-development flows. Calculations and drainage improvements demonstrating that this condition shall be met must be submitted with the improvement plans for this project.
22. With the submittal of the improvement plans, the developer's engineer shall submit to for review and approval a Final Storm Water Low Impact Development Submittal prepared by a Registered Civil Engineer in conformance with the State Storm Water LID regulations.



SITE PLAN

1" = 30'

PROPERTY INFORMATION

OWNER: LARRY & TAMARA RICHEY
 PROJECT CONTACT: LARRY RICHEY
 (707) 980-1728
 PROPERTY ADDRESS: 337 N. LASSEN
 APN: 002-081-012



DATE: 1-26-21

NEW RESIDENCE for

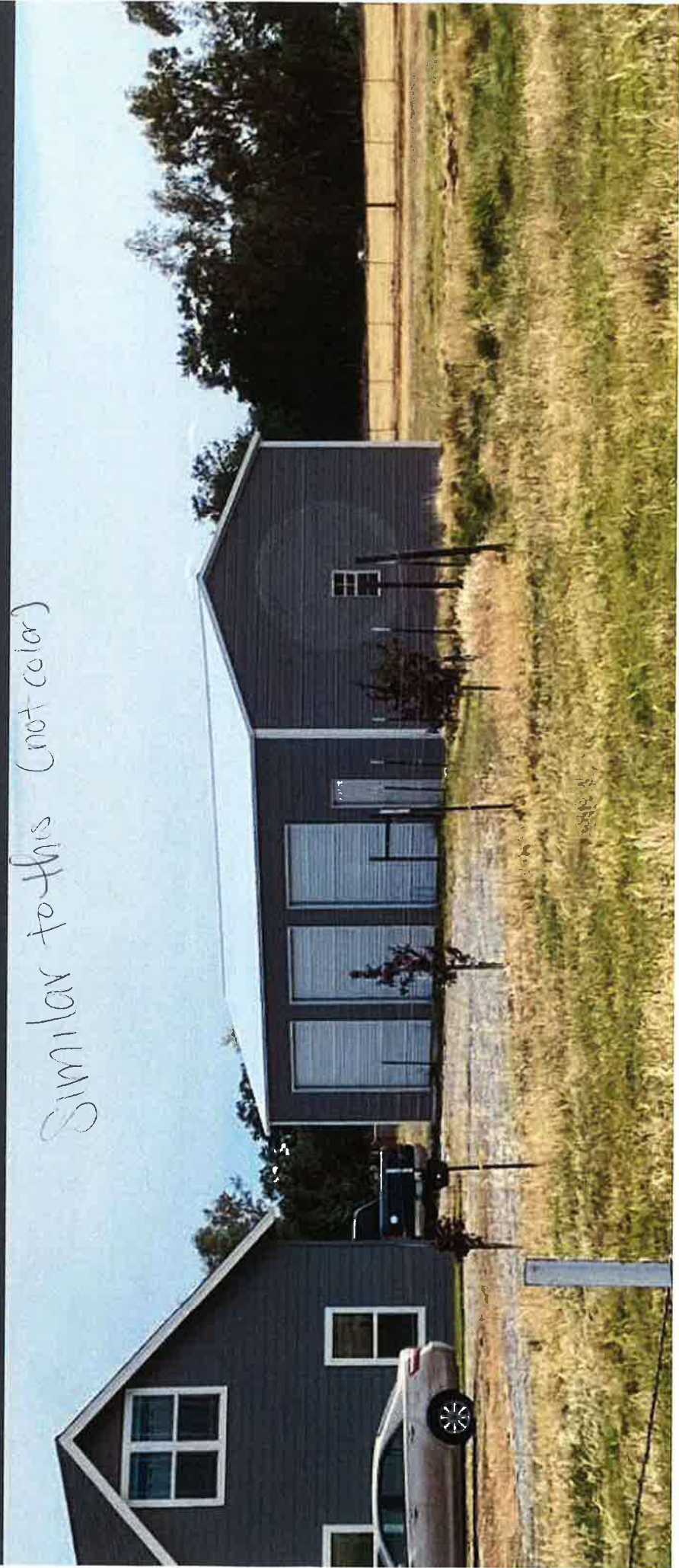
LARRY & TAMARA RICHEY
 337 N. LASSEN ST. APN. 002-081-012
 Willows, California



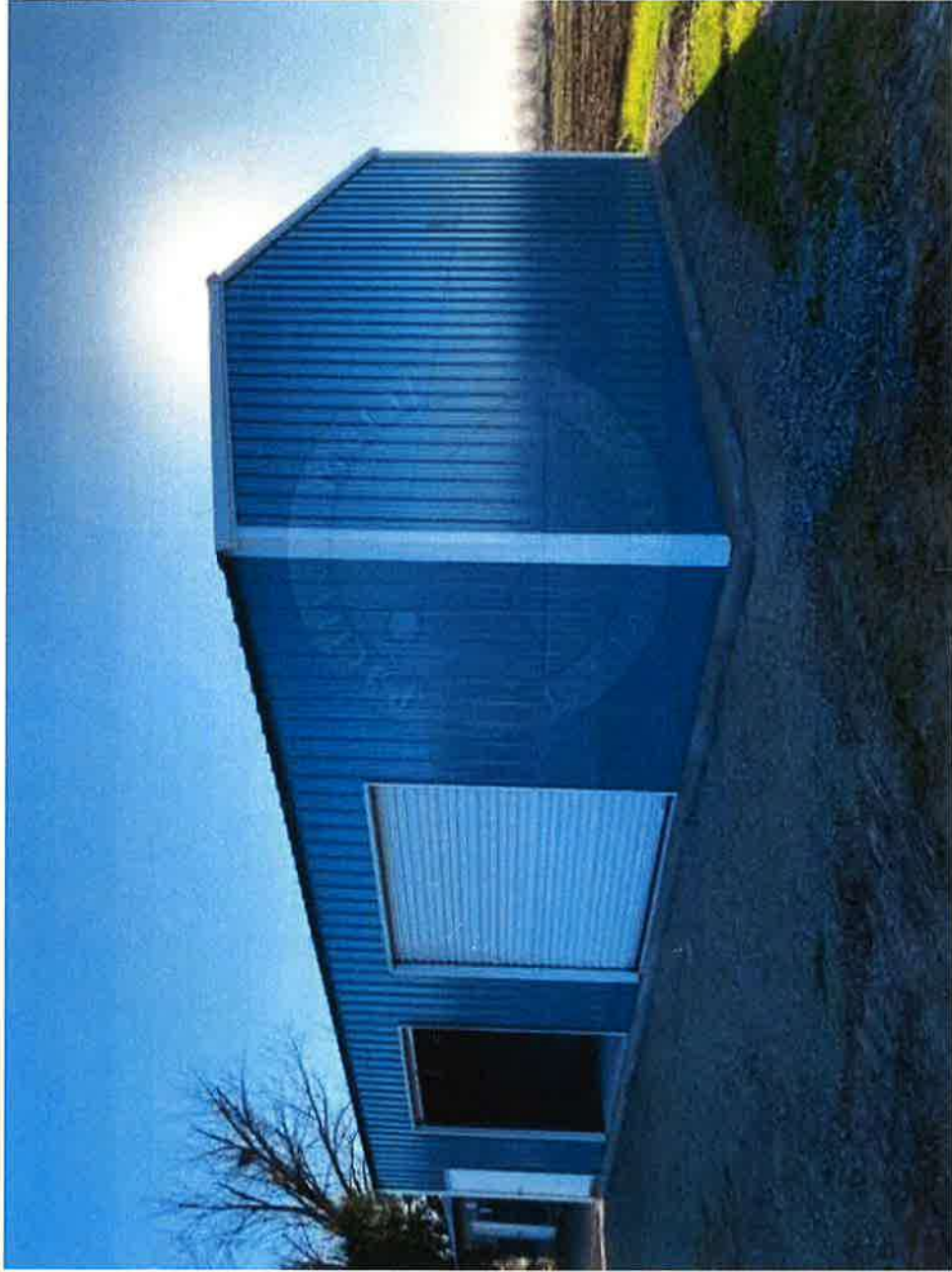
PEWTER GRAY WITH WHITE ROOF & TRIM

24' width x 50' length x 12' height

Similar to this (not color)



Slate Blue Color



ALL PHASES OF CONSTRUCTION ARE SUBJECT TO FIELD APPROVAL. APPROVED PLANS, CALC AND JOB CARD MUST BE ON SITE FOR ALL INSPECTIONS. ALL PERMITS ARE REQUIRED TO PASS FINAL INSPECTION.

TO AVOID DELAYS ANY CHANGES TO THE APPROVED PLAN MUST BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE THE PERMIT IS ISSUED.

NOTICE
 "ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE CBC, CPC, CMC, AND THE NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION, AND ANY OTHER REGULATION EFFECTING THIS PROJECT ADOPTED BY FEDERAL, STATE OR LOCAL GOVERNMENT."

LARRY RICHY
 337 N LASSEN ST
 WILLOWS, CA 95988
 (GLENN COUNTY, CA)
 24' X 40' X 12'



STRUCTURAL DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH: CBC 2019, IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS (ESR-2198) UNLESS OTHERWISE NOTED. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
- STEEL SHEATHING SHALL BE 29GA, CORRUGATED GALV. OR PAINTED STEEL. - MAIN RB HT. 3/4" (FY=80 KSI) OR EQ.
- SHEATHING CONNECTIONS SHALL BE #12-14 x 3/4" SDS. NEOPRENE WASHERS ARE REQUIRED.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A663 (HSLA) GRADE 50 STEEL. (Fy = 50 KSI, Fu = 65 KSI) OR EQUAL.
- STRUCTURAL TUBES 2 1/2" x 2 1/2" x 14GA (0.083") IS EQUIVALENT TO 1S 2 1/2" x 2 1/4" x 12GA (0.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- GYPSON BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE. U.N.O.

STRUCTURAL DESIGN CRITERIA

- PREVAILING CODE: CBC 2019 (IBC 2018)
 USE GROUP: U (PRIVATE GARAGE / SHED)
 CONSTRUCTION TYPE: V - B
 RISK CATEGORY: I
 BUILDING FOOTAGE: 960 SQ.FT
- DEAD LOAD (D)
 COLLATERAL LOAD
 Lr = 20 PSF
 - ROOF LIVE LOAD (Lr)
 Lr = 20 PSF
 - SNOW LOAD (S)
 GROUND SNOW LOAD
 IMPORTANCE FACTOR
 THERMAL FACTOR
 EXPOSURE FACTOR
 ROOF SLOPE FACTOR
 FLAT ROOF SNOW LOAD
 SLOPED ROOF SNOW LOAD
 Pg = 0 PSF
 Is = 0.80
 Ct = 1.2
 Ce = 1.0
 Cs = 1.0
 Pf = 0 PSF
 Ps = 0 PSF
 - WIND LOAD (W)
 DESIGN WIND SPEED
 EXPOSURE
 Vult = 95 MPH
 C
 - SEISMIC LOAD (E)
 SS / S1
 SDS / SD1
 DESIGN CATEGORY
 SITE CLASS
 IMPORTANCE FACTOR
 Ie = 1.00
- ASD LOAD COMBINATIONS:
 1. D + (Lr OR S)
 2. D + (0.6W OR +0.7E)
 3. D + 0.75 (0.6W OR +0.7E) + 0.75 (Lr OR S)
 4. 0.6D + 1.0.6W OR +0.7E)

REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	OCT 10 2022

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 17004 PER CBC 2019 (IBC 2018), UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

PERMIT # 4764
JOB COPY

EXPIRES: 12/31/2022
 SIGNED: OCT 10 2022



270 Old Highway 99
 Maxwell, CA 95935
 1-877-604-2777

SHEET NO: 1 OF 7
 PROJECT NO: 232-22-3217
 DRAWN BY: MG
 DATE: 10/10/2022

PROJECT TITLE: LARRY RICHY
 SHEET TITLE: COVER SHEET

LOCATION: 337 N LASSEN ST
 WILLOWS, CA 95988

METAL BUILDING MANUFACTURER

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDING MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE BUILDING DEPARTMENT TO MAKE ANY CHANGES TO PLANS.

SCOPE OF PLANS:

- TO PROVIDE STRUCTURAL DESIGN FOR THE PREFAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATT. OF THE ENGINEER OF RECORD.
- DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

STRUCTURAL DRAWING INDEX

- COVER SHEET
- ELEVATIONS
- FOUNDATION PLAN
- FOUNDATION DETAILS
- COLUMN LAYOUT PLAN & DETAILS
- FRAME SECTION & DETAILS
- SIDE WALL FRAMING
- SIDE WALL DETAILS
- END WALL FRAMING & DETAILS

SHEET NO: 2 OF 7
 PROJECT NO: 232-22-3217
 DRAWN BY: MG
 DATE: 10/10/2022

LOCATION: 337 N LASSEN ST
 WILLOWS, CA 95988

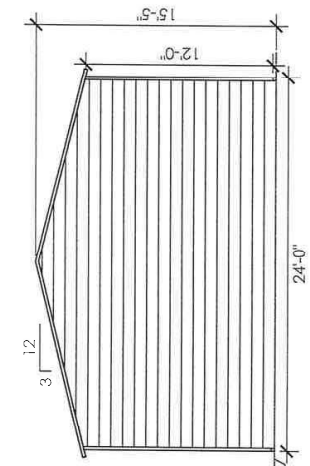
PROJECT TITLE: LARRY RICHY
 SHEET TITLE: ELEVATIONS

METAL BUILDING MANUFACTURER

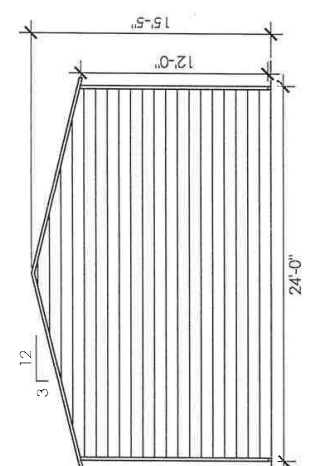
 270 Old Highway 99
 Maxwell, CA 95955
 1-877-604-2777



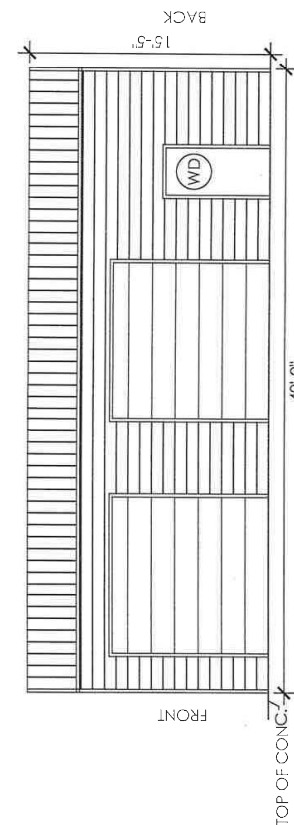
EXPIRES: 12/31/2022
 SIGNED: OCT 10 2022



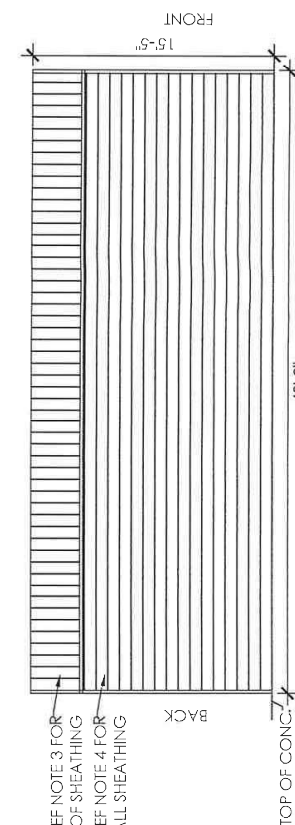
FRONT END WALL ELEVATION
 SCALE: 1/8" = 1'



BACK END WALL ELEVATION
 SCALE: 1/8" = 1'



RIGHT SIDE WALL ELEVATION
 SCALE: 1/8" = 1'




LEFT SIDE WALL ELEVATION
 SCALE: 1/8" = 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
5. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

LEGEND

 WALK-IN DOORS (REF DOOR MFG)

NOTE: ANY DOOR DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

REF NOTE 3 FOR ROOF SHEATHING
 REF NOTE 4 FOR WALL SHEATHING

SHEET NO: 3A OF 7
 PROJECT NO: 232-22-3217
 DRAWN BY: MG
 DATE: 10/10/2022

337 N LASSEN ST
 WILLOWS, CA 95988

LARRY RICHY

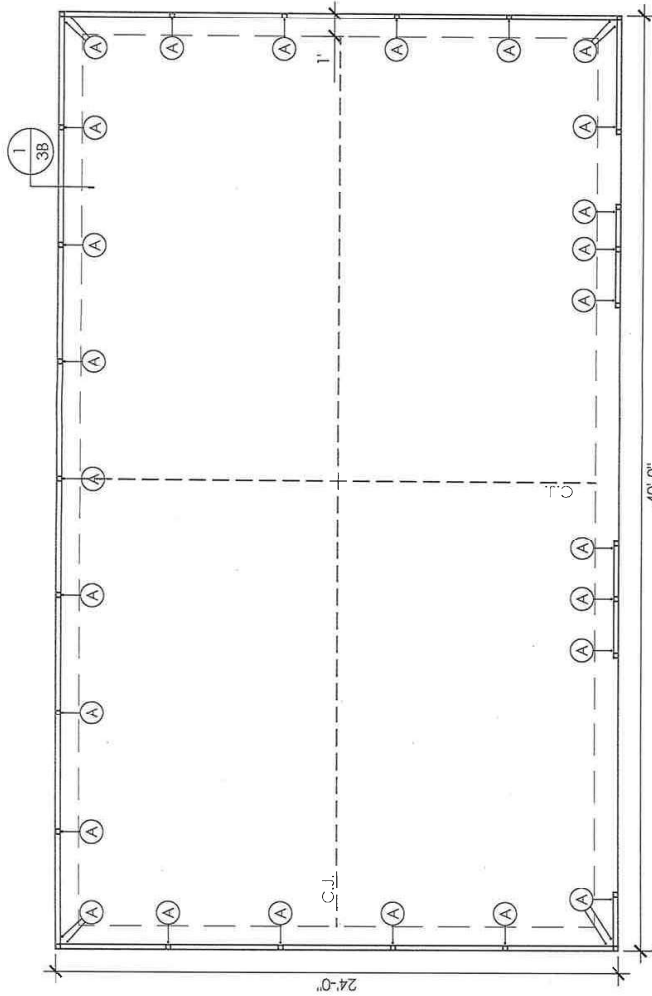
FOUNDATION PLAN:
 CONCRETE SLAB

SHEET TITLE:
 PROJECT TITLE:

METAL BUILDING MANUFACTURER



EXPIRES: 12/31/2022
 SIGNED: OCT 10, 2022



FOUNDATION PLAN

SCALE: 3/16" = 1'

FOUNDATION NOTES:

- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC. STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.
- IF LEVELING CURB IS REQUIRED, CONTACT METAL BUILDING MANUFACTURER FOR DETAILS BEFORE PROCEEDING. MIN 8" WIDE CURB REQ.

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
COLUMN POST	2 1/2" SQ. X 14GA TUBE
CONCRETE SLAB	
ANCHOR 'A'	1/20" x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 1/4 GA TUBE
COLUMN POST	2 1/2" SQ. X 1/4 GA TUBE
CONCRETE SLAB	
ANCHOR 'A'	1/2" X 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 9037)

ANCHORAGE NOTES:

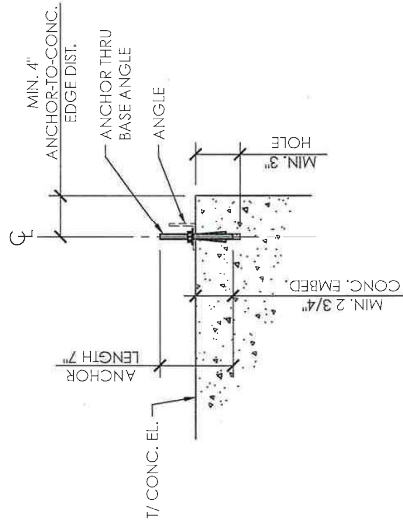
- ANCHOR INSTALLATION REQUIREMENTS:
 - MIN. ANCHOR EDGE DISTANCE: 4.00"
 - MIN. ANCHOR HOLE DISTANCE: 3.00"
 - MIN. CONCRETE EMBEDMENT DEPTH: 2.75"
 - MIN. EFFECTIVE EMBEDMENT: 2.25"
 - MIN. STAGING BETWEEN (2) ANCHORS: 2.75"

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

3. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ.

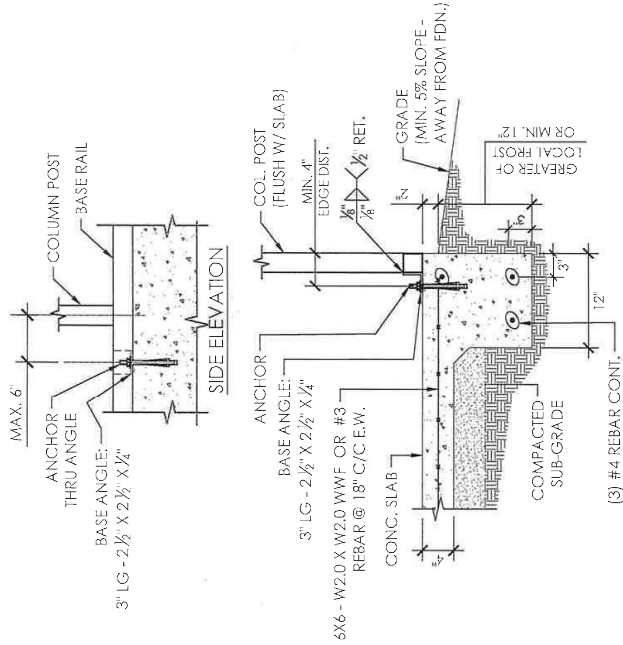
REINFORCEMENT NOTES:

- REINFORCING STEEL DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
- WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.



ANCHORAGE DETAIL

SCALE: 1" = 1"



FOUNDATION DETAIL

SCALE: 3/4" = 1"

SHEET NO.	3B OF 7
PROJECT NO.	232-22-3217
DRAWN BY:	MG
DATE:	10/10/2022
LOCATION:	337 N LASSEN ST WILLOWS, CA 95988
PROJECT TITLE:	FOUNDATION DETAILS: CONCRETE SLAB
MANUFACTURER:	METAL BUILDING MANUFACTURER



270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777



EXPIRES: 12/31/2022
SIGNED: OCT 10 2022

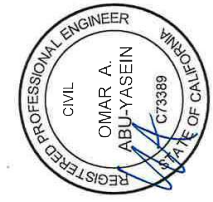
SHEET NO: 4 OF 7
 PROJECT NO: 232-22-3217
 DRAWN BY: MG
 DATE: 10/10/2022

LOCATION: 337 N LASSEN ST
 WILLOWS, CA 95988

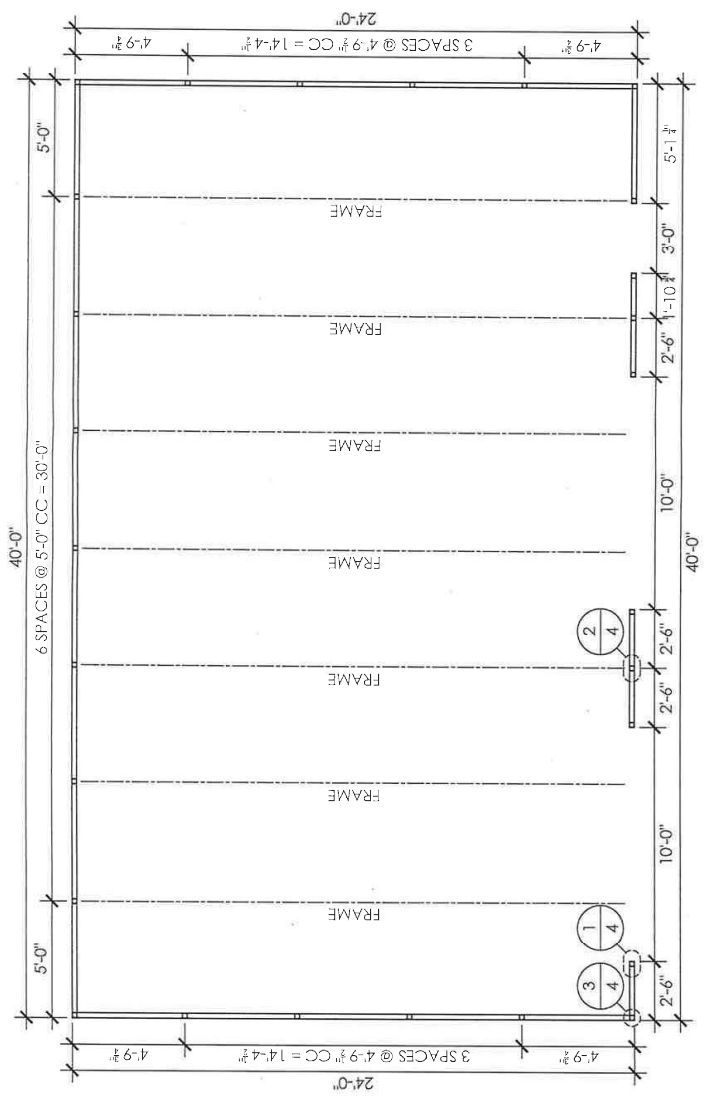
PROJECT TITLE: LARRY RICHY
 SHEET TITLE: COLUMN LAYOUT PLAN

METAL BUILDING MANUFACTURER

 270 Old Highway 99
 Maxwell, CA 95955
 1-877-604-2777

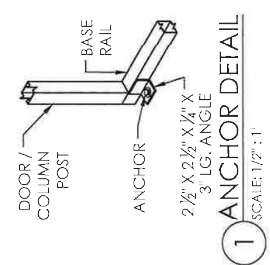
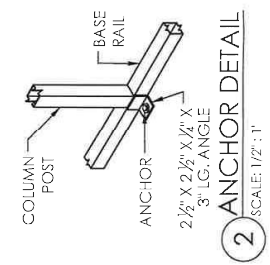
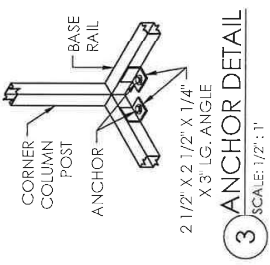


EXPIRES: 12/31/2022
 SIGNED: OCT 10 2022



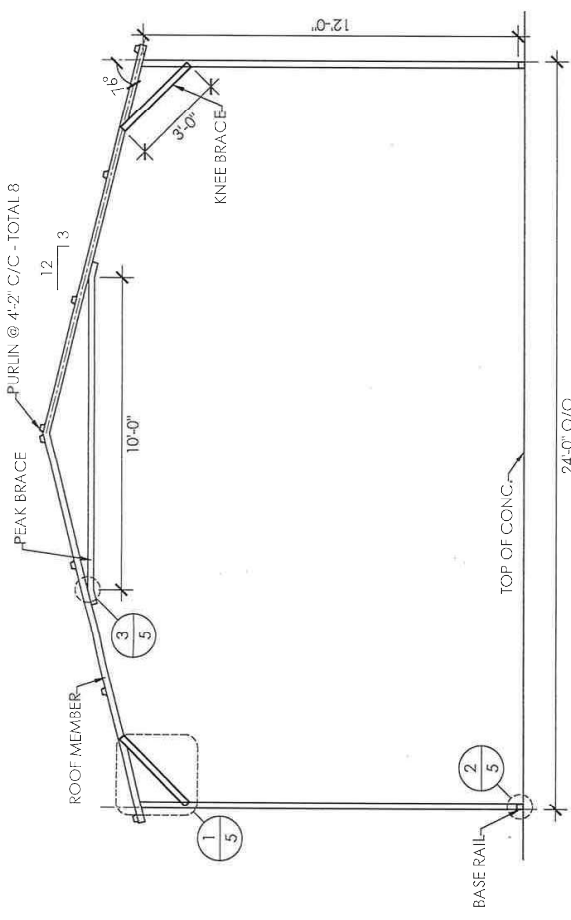
COLUMN LAYOUT PLAN
 SCALE: 3/16" = 1'

NOTE:
 SEE SHEET 3A / 3B FOR ANCHOR TYPE
 SEE SHEET 5 FOR FRAME SECTION AND DETAILS





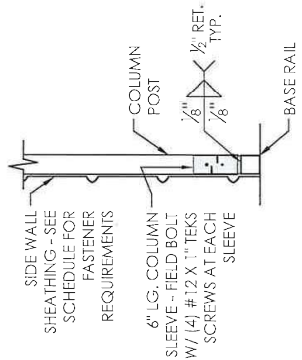
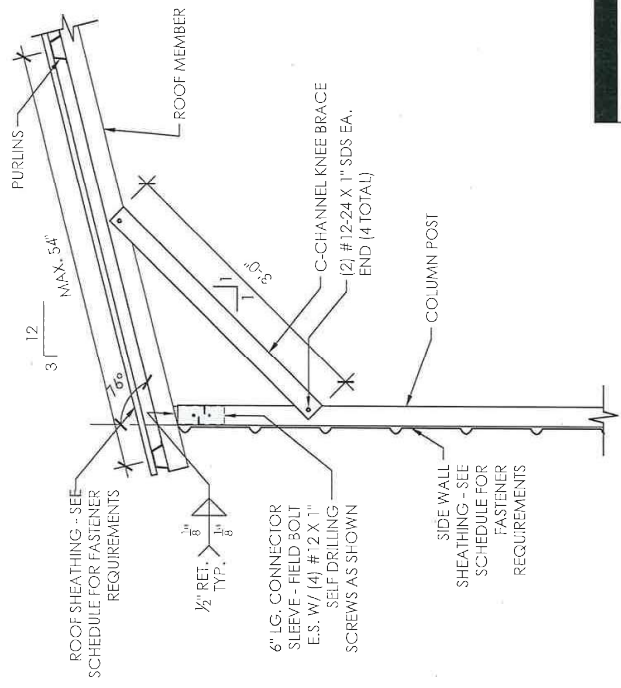
EXPIRES: 12/31/2022
 SIGNED: OCT 10 2022



FRAME SECTION
 SCALE: 1/4" = 1'

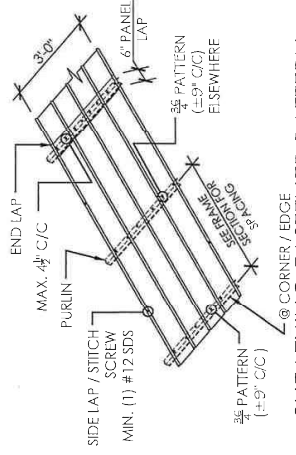
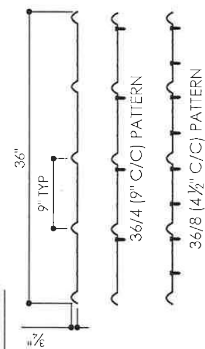
MEMBER PROPERTIES	
COLUMN POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	2 1/2" X 14GA CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
SHEATHING FASTENER SCHEDULE	
LOCATION	CORNER PANEL
SPACING	9" CC
FASTENER TYPE	# 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER
LOCATION	EDGE LAPS
SPACING	MIN. 1
FASTENER TYPE	4 1/2" CC
LOCATION	ELSEWHERE
SPACING	9" CC
FASTENER TYPE	# 12x1" SELF-DRILL SCREWS (ESR-2196) W/ NEOPRENE/STEEL WASHER

1 FRAME DETAIL
 SCALE: 3/4" = 1'

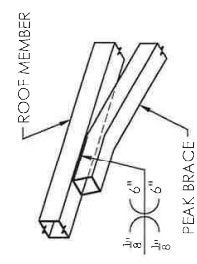


2 BASE DETAIL
 SCALE: 3/4" = 1'

29GA. - 3/4" RIB - CORRUGATED SHEET
 SCALE: 3/8" = 1'



SHEATHING FASTENER PATTERN
 SCALE: 3/8" = 1'



3 PEAK BRACE DETAIL
 SCALE: 3/4" = 1'

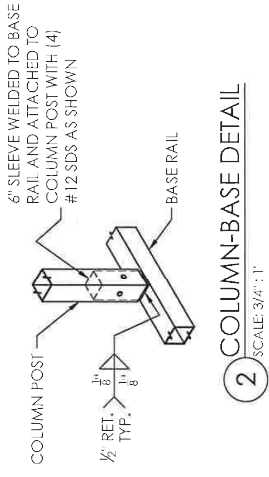
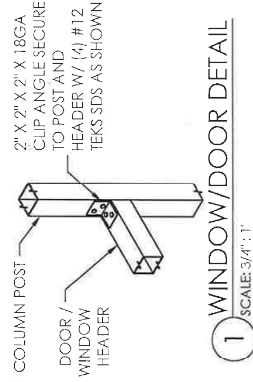
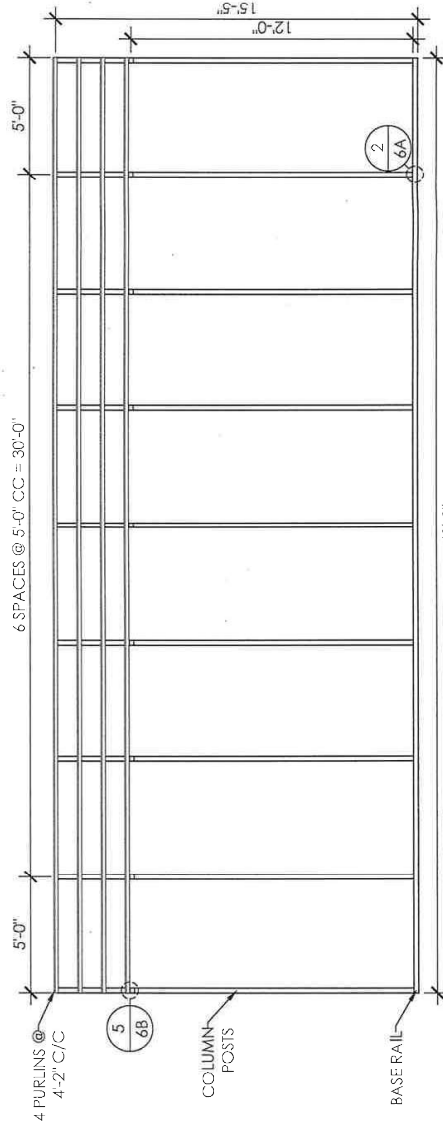
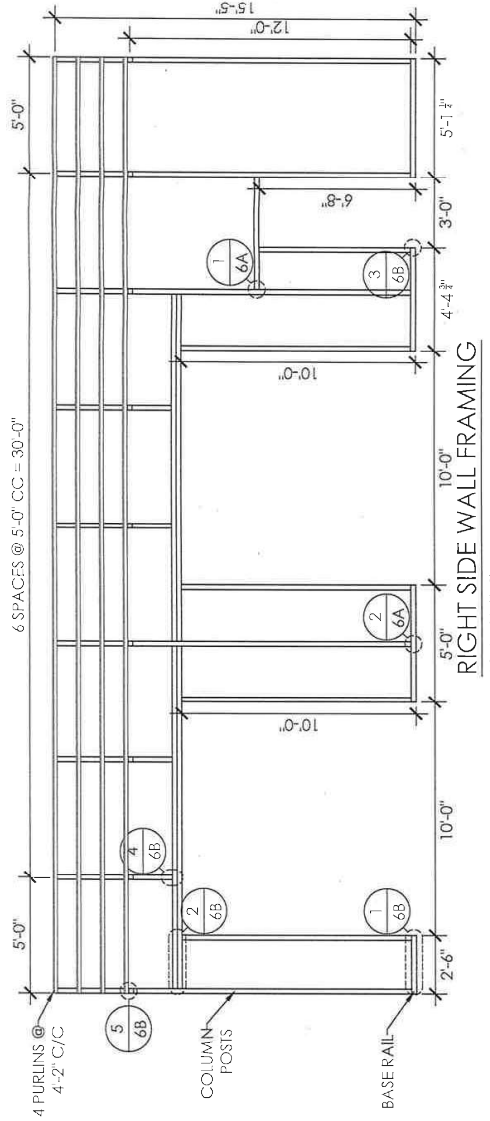
337 N LASSEN ST
 WILLOWS, CA 95988

PROJECT TITLE: LARRY RICHY
 SHEET TITLE: SIDE WALL FRAMING

METAL BUILDING MANUFACTURER
 PACIFIC METAL BUILDING PRODUCTS, INC.
 270 Old Highway 99
 Maxwell, CA 95935
 1-877-604-2777



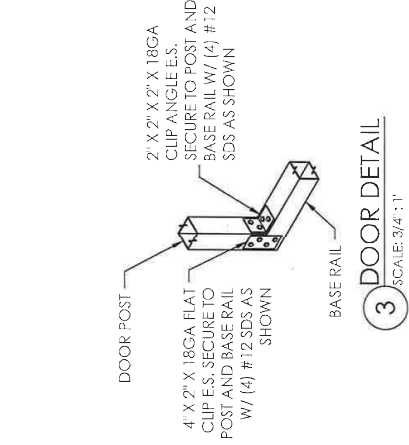
EXPIRES: 12/31/2022
 SIGNED: OCT 10 2022



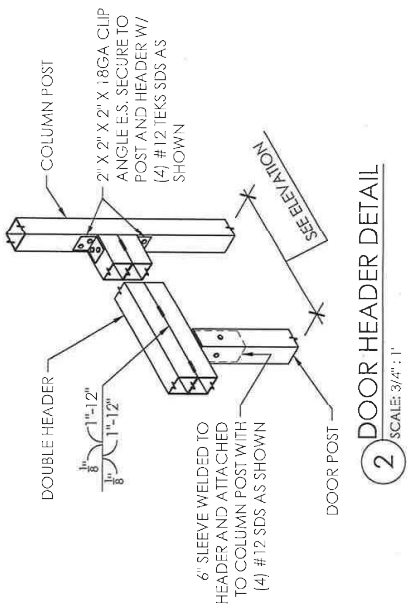
MEMBER PROPERTIES	
SIDE WALL POST	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
DOOR POST	2 1/2" SQ. X 14GA TUBE
DOUBLE HEADER	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED



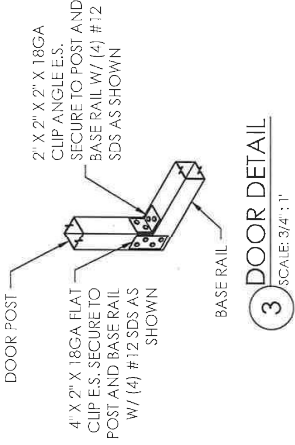
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 SIGNED: OCT 10 2022



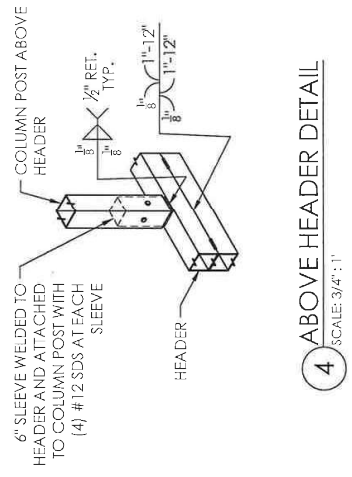
1 DOOR BASE DETAIL
 SCALE: 3/4" = 1"



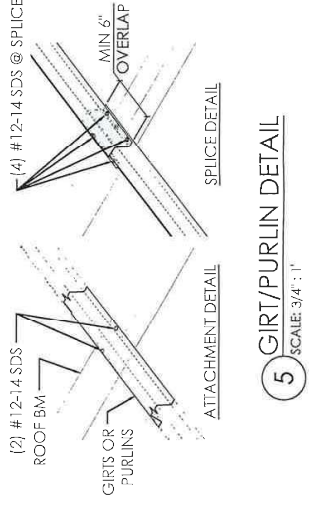
2 DOOR HEADER DETAIL
 SCALE: 3/4" = 1"



3 DOOR DETAIL
 SCALE: 3/4" = 1"



4 ABOVE HEADER DETAIL
 SCALE: 3/4" = 1"



5 GIRT/PURLIN DETAIL
 SCALE: 3/4" = 1"

SHEET NO: 7 OF 7
 PROJECT NO: 232-22-3217
 DATE: 01/10/2022

END WALL FRAMING & DETAILS

LOCATION: 337 N LASSFN ST
 WILLOWS, CA 95988

LARRY RICHY

PROJECT TITLE: METAL BUILDING MANUFACTURING



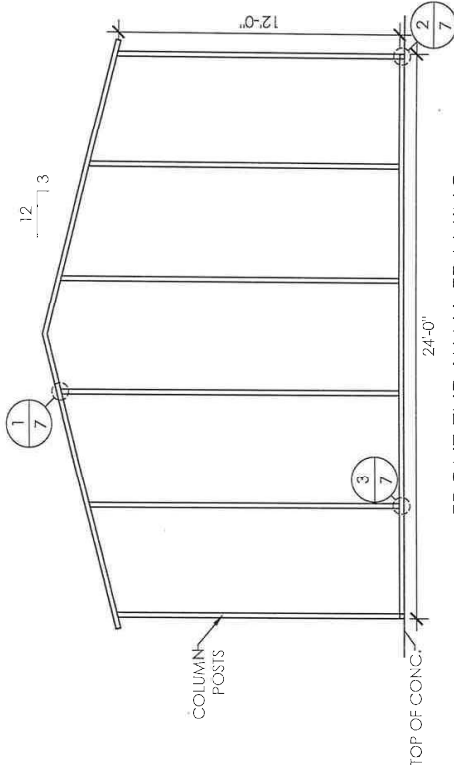
270 Old Highway 99
 Maxwell, CA 95955
 1-877-604-2777



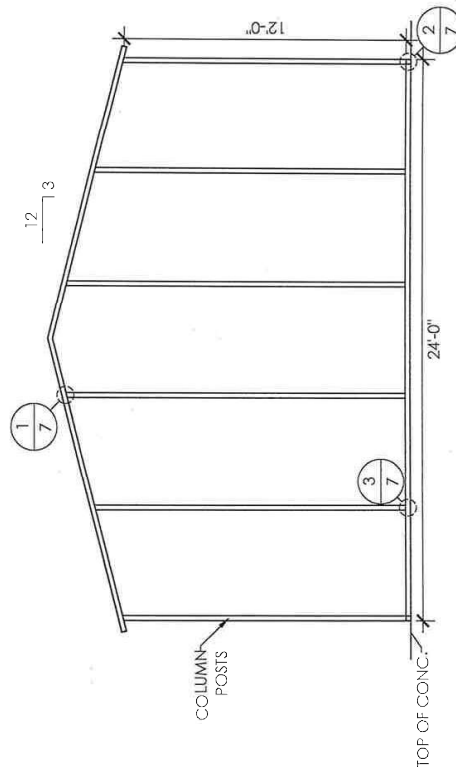
EXPIRES: 12/31/2022
 SIGNED: OCT 10 2022

MEMBER PROPERTIES

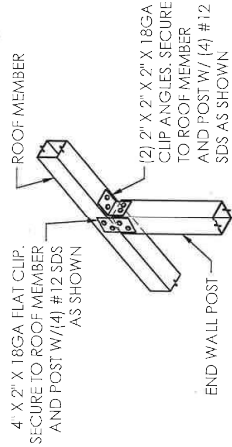
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	2 1/2" SQ. X 14GA TUBE



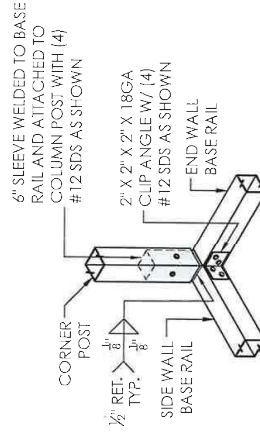
FRONT END WALL FRAMING
 SCALE: 3/16" = 1'



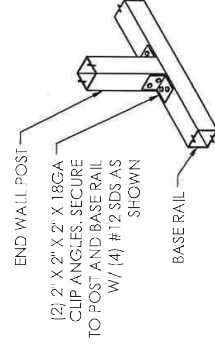
REAR END WALL FRAMING
 SCALE: 3/16" = 1'



1 ROOF MEMBER DETAIL
 SCALE: 3/4" = 1'



2 CORNER DETAIL
 SCALE: 3/4" = 1'



3 COLUMN-BASE DETAIL
 SCALE: 3/4" = 1'



COMMENTS AND REPORTS