



Willows Planning Commission Meeting

September 1, 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/82304441306>

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 them 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 August 4, 2026 Planning Commission meeting.

Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

6. **PUBLIC HEARING**

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

- a. **Northern Valley Indian Health (NVIH) Clinic / Conditional Use Permit and Design Review (File# DR26-02 and CUP26-02) / 243 West Walnut Street**

Recommended Action: Receive the staff report and attachments, discuss, and upon conclusion, consider approving the Conditional Use Permit and Design Review 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 August 27, 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 (530) 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 August 4, 2026

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

1. CALL TO ORDER— 6:00 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Chair Corum, Vice Chair McNeil, Commissioners Nygard, Brott, and Powell
Commissioners Absent: None

4. CHANGES TO THE AGENDA

Item #7a was pulled from the agenda due to an issue with noticing of the 300-foot Public Notice letters.

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

a. Minutes Approval

Motion to approve the minutes of the July 7, 2026 Planning Commission meeting and the July 29, 2026 Special Planning Commission Meeting.

Moved/Seconded: Vice Chair McNeil, Commissioner Brott

Yes: Chair Corum, Vice Chair McNeil, Commissioners Nygard, Brott, and Powell

No: None

Absent: None

Abstain: None

6. DISCUSSION & ACTION CALENDAR

a. Spark by Hilton Hotel / Design Review (File# DR 25-03) and Conditional Use Permit (File# CUP-25-03) Extension of Time / 457 N. Humboldt Avenue

Action: Adopted Resolution 04-2026 granting an extension of time for the design review approval for the addition to an existing hotel, being rebranded as Spark by Hilton Hotel, and conditional use permit approval to increase the building height to 38 feet, where a maximum of 35 feet is permitted, to Anil Patel for the property located at 457 N. Humboldt Avenue, Assessor's Parcel Number 017-330-018 within the Highway Commercial Zone.

Moved/Seconded: Commissioner Powell, Commissioner Nygard

Yes: Chair Corum, Vice Chair McNeil, Commissioners Nygard, Brott, and Powell

No: None

Absent: None

Abstain: None

b. **Zoning Ordinance Update – Title 18**

Action: Adopted Resolution 05-2026 recommending that the City Council adopt an ordinance that would amend the Zoning Ordinance (Title 18) of the City’s Municipal Code, incorporating the corrections identified by the Planning Commission during the meeting.

Moved/Seconded: Vice Chair McNeil, Commissioner Brott

Yes: Chair Corum, Vice Chair McNeil, Commissioners Nygard, Brott, and Powell

No: None

Absent: None

Abstain: None

7. **PUBLIC HEARING**

a. **NVIH / Design Review and CUP (File# DR-26-01) / 475 N. Humboldt Avenue**

Action: The item was pulled from the agenda

8. **COMMENTS & REPORTS**

a. **Commission Comments & Reports**

b. **Staff Comments & Reports**

Community Development & Services Director Joe Bettencourt announced the following future agenda items for the September 1, 2026, Planning Commission Meeting:

- NVIH Building Design Review and Conditional Use Permit
- WWCRS Cannabis Sign Design Review

9. **ADJOURNMENT – 7:13 PM**

Karleen Price, City Clerk



PUBLIC HEARING



Date: September 1, 2026

To: Planning Commission

From: Amy Rossig, City Planner, Harris & Associates
Joe Bettencourt, Community Development & Services Director

Subject: Northern Valley Indian Health (NVIH) Clinic / Conditional Use Permit and Design Review
(File# DR26-02 and CUP26-02) / 243 West Walnut Street

Recommendation:

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

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Chapter 18.141 and 18.55.050(5).

Background:

The project site is located at 243 West Walnut Street and is identified as Assessor's Parcel Number: 002-152-014. The applicant is requesting Design Review for the construction of a 20,251 square foot building that would be used for behavioral, community health and outreach services. Hours of operation would be from 7:30 a.m. to 5:00 p.m., Monday through Friday. Occasional group sessions would be held in the evenings and would end by 7:00 p.m. The request also includes a Conditional Use Permit request to reduce the number of required on-site parking spaces.

Discussion & Analysis:

The project site is located in the Central Commercial zoning district. On October 10, 2023, the City Council approved a resolution for a General Plan Amendment and Rezone (File #GPA-23-01 and #RZ-23-01) of the project site to its current designation. The intent of this zoning district is to allow for a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. In the Central Commercial zoning district, clinics are permitted use (WMC Chapter 18.55.020(14)).

Table 1. Site Development Standards

<u>Development Standards</u>		<u>Requirement</u>	<u>Proposed Project</u>
Setbacks:	Front	None	CMU Generator Enclosure: 5 feet Building: 8 feet
	Side	None	10 feet
	Rear	None	78 feet
Maximum Building Height		50 feet	40 feet

Maximum lot coverage	None	39.6 percent
Parking requirement	103 spaces	29 spaces

Historical Parking Information

Northern Valley Indian Health (NVIH) operates two existing buildings in the vicinity of the proposed clinic.

The first building is a clinic located at 207 N Butte Street. According to Glenn County Assessor records, the building was constructed in 1987, prior to October 1991 adoption of the Central Commercial zoning district development standards. As a result, the building predates the current off-street parking requirements applicable to this district.

The second building is an administrative building located at 257 N Butte Street. The Planning Commission approved the Design Review application for this building on November 16, 2016 (DR-16-08). Condition of Approval No. 7 required 43 on-site parking spaces in accordance with the approved site plan. Historical aerial imagery indicates that 33 parking spaces existed prior to the development and an additional 10 spaces were constructed to satisfy the condition of approval.

In the fall of 2022, NVIH approached the City requesting to construct a new parking lot to serve the existing facilities. As discussed in the staff report dated November 16, 2022, the administrative building constructed from the 2016 Design Review qualified for the Central Commercial parking exemption pursuant to WMC Chapter 18.120.060 which allows no additional parking for businesses in downtown central commercial district. Therefore, the 10 additional parking spaces associated with the Design Review exceed the required parking requirement. As there was a need to construct additional parking, the Planning Commission permitted the construction of a parking lot at the southeast corner of N. Shasta Street and W. Willow Street containing 25 off-street parking spaces.

Proposed Project

Pursuant to WMC Chapter 18.120.020(2)(b), parking is required at a rate of one space per 300 square feet of gross floor area, plus one space for each employee and doctor or other professional attendant serving the clinic. With a proposed 20,251 square foot building, 68 spaces are required. The applicant estimates approximately 35 employees. Therefore, the total number of parking spaces required would be 103 spaces.

The site plan includes 29 on-site parking spaces, which is below the minimum requirement established by the Municipal Code.

Pursuant to WMC Chapter 18.55.050(5), the Planning Commission may approve a reduction or waiver of off-street parking requirements through the Conditional Use Permit process if the Planning Commission adopts findings that:

- i. Imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area, and;
- ii. Sufficient on-street parking and/or public off-street parking exists within reasonable walking distance.

To fully satisfy the minimum parking requirement of 103 spaces, the applicant would need to provide an additional 74 parking spaces. Including the parking spaces, drive aisles, and accessible paths of travel, these additional spaces would require approximately 24,000 square feet, or 0.55 acres, of land. Providing this amount of parking would substantially reduce the area available for the proposed medical facility and would be inconsistent with the Central Commercial district's objective of encouraging compact, pedestrian-oriented development.

To supplement the on-site parking supply, the applicant has provided a copy of a private parking agreement with the owner of 222 N. Butte Street, securing access to 25 leased parking spaces from a lease established in 2022 and 25 additional spaces from a lease established in 2026. Totalling 50 leased parking spaces.

In conclusion, the applicant would provide 104 total parking spaces between the 29 on-site parking spaces, 50 leased parking spaces at 222 N. Butte Street, and 25 spaces from the lot located at the southeast corner of N. Shasta Street and W. Willow Street. Given the availability of these parking spaces, together with the Central Commercial district's policy of promoting productive building coverage over expansive surface parking lots, the applicant's request for a reduction in the off-street parking requirement is supported by the objectives and findings of WMC Chapter 18.55.050(5).

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(d) (Class 3) for construction of the utilities to serve the site, Section 15304(a) (Class 4) for the site grading, Section 15311(b) (Class 11) for the parking lot, and Section 15332 (Class 32) for the clinic building as the project is consistent with the general plan and zoning designation, the project is within City limits and is on a 26,283 square foot parcel, the project site has no value as a habitat for endangered, rare or threatened species, approval of the project will not result in any significant effects to traffic, noise, air quality and water quality, and the site can be adequately served by all required utilities and public services.

Consistency with Council Priorities and Goals:

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

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

Fiscal Impact:

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 / Elevations/ Landscape Plans
- Attachment 4: Design Review Analysis



**City of Willows
Resolution XX-2026**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE CONDITIONAL USE PERMIT AND DESIGN REVIEW APPROVAL OF A 20,251 SQUARE FOOT BEHAVIORAL, COMMUNITY HEALTH AND OUTREACH SERVICES BUILDING AND ALLOW A REDUCTION ON THE NUMBER OF ON-SITE PARKING SPACES TO JASON VOORHEES OF PWC ARCHITECTS, ON BEHALF OF THE PROPERTY OWNER, NORTHERN VALLEY INDIAN HEALTH, FOR THE PROPERTY LOCATED AT 243 W. WALNUT STREET ASSESSOR'S PARCEL NUMBER 002-152-014 WITHIN THE CENTRAL COMMERCIAL ZONE

WHEREAS, the applicant, Jason Voorhees, on the behalf of the property owner, Northern Valley Indian Health, has submitted an application for a Conditional Use Permit and Design Review approval to construct a 20,251 square foot behavioral, community health and outreach services building and reduce the number of required on-site parking spaces; and

WHEREAS, City of Willows Municipal Code Chapter 18.55.050(5) allows the Planning Commission to approve a reduction or waiver of off-street parking requirements through Conditional Use Permit approval; and

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

WHEREAS, notice of the Planning Commission meeting held on September 1, 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 September 1, 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 to Guideline Section 15303(d) (Class 3) for construction of the utilities to serve the site, Section 15304(a) (Class 4) for the site grading, Section 15311(b) (Class 11) for the parking lot, and Section 15332 (Class 32) for consistency with the general plan and zoning designation pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Willows Municipal Code Chapter 18.55.050(5), the following findings are made:

- i. Imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area, and;
- ii. Sufficient on-street parking and/or public off-street parking exists within reasonable walking distance.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Conditional Use Permit and Design Review to allow the construction of a 20,251 square foot behavioral, community health and outreach services building and allow a reduction on the number of on-site parking spaces is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Conditional Use Permit and Design Review (File# DR26-02 and CUP26-02), subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 1st day of September 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Keith Corum, Chair

Karleen Price, City Clerk

Conditions of Approval
Conditional Use Permit and Design Review (File# DR26-02 and CUP26-02)
Northern Valley Indian Health (NVIH) Clinic
243 West Walnut Street / APN: 002-152-014
Planning Commission Approval Date: September 1, 2026

GENERAL

1. The applicant/developer shall enter into a *Cost Recovery Agreement* with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
2. If the 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.
3. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
4. The Design Review and Conditional Use Permit approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
5. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade improvements, to include the proposed material/color scheme of the new building, compliant parking spaces, landscaping, signage, trash enclosure and necessary site improvements as shown on the plans submitted with the application. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
6. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
7. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
8. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
9. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The archaeologist shall

submit a report with recommendations of the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.

10. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.
11. Changes in hours, days, or operating procedures must be reported to the Community Development Department.
12. The applicant/property owner shall maintain legal access to the 50 off-site parking spaces located at 222 N. Butte Street for the duration of the approved use. If any of these spaces become unavailable, the applicant shall provide equivalent replacement parking within reasonable walking distance, subject to review and approval by the Community Development & Services Director. If equivalent replacement parking cannot be provided, additional on-site parking shall be provided or the applicant shall obtain Planning Commission approval of a modification to the Conditional Use Permit. Documentation demonstrating continued access to the off-site parking spaces shall be provided to the City upon request.

BUILDING DEPARTMENT

13. Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.
14. All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.
15. Conditions of approval shall be shown on the plans submitted for building permit review.

FIRE DEPARTMENT

16. All applicable fire fees shall be paid prior to the issuance of a building permit.
17. All fire and alarm systems must meet the approval of the Fire Chief and follow the 2025 California Fire Code.
18. Sprinkler systems shall be in accordance with WMC 15.15.110.
19. A Knox box shall be installed per Fire Chief approval. WMC 15.15.130.
20. All exit doors shall be marked as such. Main entrance shall be marked with "This door is to remain unlocked during business hours".
21. The building address signing shall meet all WMC 15.15.100 criteria and be reviewed by the Fire Department prior to approval.
22. Provide fire extinguishers in accordance with the 2025 CFC.

23. Fire alarm system and sprinkler control systems shall be visibly marked and in a consolidated location.
24. On site road surface will meet CFC Chapter and Sec 15.15.090 Fire Apparatus Access Roads.
25. Red curbs may be required and will be reviewed, at the time of construction by the Fire Chief.
26. Distributive antenna system (DAS) shall be installed and compatible with Glenn County Fire radio frequencies and Glenn County Sherriff radio frequencies if the building construction type negatively impacts radio communication use within the structure. If the building does not have a DAS system installed, a report must be furnished to the Fire Department proving that adequate radio transmission and reception can be achieved in the building. Chapter 5, section 510 of the 2025 California Fire Code outlines minimum standards for ingoing and outgoing signal strengths.

GLENN COUNTY AIR POLLUTION CONTROL DISTRICT

27. An Authority to Construct permit for the generator shall be issued prior to installation.

GLENN COUNTY ENVIRONMENTAL HEALTH

28. The proposed trash enclosure along the alley should be fully enclosed and constructed of durable, non-absorbent materials that allow for easy cleaning and maintenance.
29. Adequate capacity for solid waste and recycling must be provided, and the enclosure should be maintained to prevent vector harborage.
30. Site design, including landscaping and waste storage areas, should minimize conditions that may attract or harbor vectors such as rodents and insects, and ongoing maintenance will be necessary to ensure compliance.

ENGINEERING DEPARTMENT

General Conditions:

31. The developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a tentative map depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
32. 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.

33. All existing overhead utilities (of 26,000 volts or less) and proposed utilities, both on-site and along project frontages, shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.
34. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.
35. The applicant shall be responsible for maintaining all landscaping in the public right- of-way fronting this facility. All street trees shall be installed with root barriers and shall be of a species approved by the City.
36. All parking lots, including stall dimensions, lighting, etc. for all parking lots shall meet dimensions as specified in the City's Municipal Code §18.120.

Improvement Plan and Construction Conditions:

37. 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.
38. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
39. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
40. Improvements plans shall include a storm water pollution prevention plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
41. Roadway Improvements:
 - a. Where new roadway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer.
 - b. Security lighting shall be provided to illuminate the alley. Security lighting shall be designed to provide to meet safety requirements and minimize glare.
 - c. Accessibility ramps 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.

- d. Due to primary access of employee parking being off the existing alleyway on the east side of the property, the applicant shall be responsible for improving the existing alley to provide for 3-inches of paving over 12-inches of aggregate base from the intersection of the alley and W. Walnut Street to the northerly end of the property line. The alley shall be paved to a width of 20 ft. The existing driveway at the intersection of the alley and W. Walnut Street shall be removed and a new driveway constructed per City Standard S-4
- e. The existing curb and gutter (including the driveway cuts) abutting the property frontage along W. Walnut Street and N Shasta St shall be removed and replaced with standard curb and gutter per City Standards..
- f. All sidewalk fronting the property along W. Walnut Street and N Shasta Street shall be removed and replaced. The new sidewalk shall be a minimum of 5-foot wide to meet current City requirements. This includes sidewalk crossing the existing alleyway. The corner of N Shasta Street and W Walnut Street shall be updated with a curb return and curb ramps. Final layout and design to be at the direction of the City Engineer.

42. Water and Sanitary Sewer Improvements:

- g. All public water and sewer mains must be located in public right-of-way wherever possible. Where public water and sewer mains must be located on private property, all necessary easement dedications must be made prior to final acceptance of the project by the City.
- h. 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), installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site. At the City's sole discretion, other means to restrict sewer backflow into the building (e.g. backflow prevention devices) may be considered and are subject to review and approval by the City Engineer and the Building Official. For alternative devices, all fixtures shall be accessible for servicing and maintenance and must be installed per the product listing.

43. 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. The hydrology and hydraulic information submitted for this development shall include inflow and outflow hydrographs for the proposed detention facilities and shall clearly indicate that flows out of the detention facilities shall not exceed pre-development flows and that the public storm drain system that is being connected to will not be overwhelmed. If it is found that the existing drainage facilities downstream of the development are not capable of handling the proposed discharge, the developer shall provide additional on-site detention and/or other drainage improvements necessary to mitigate the impact, subject to review and approval by the City Engineer.
- c. 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.
- d. Maintenance and inspection of all storm water Best Management Practice (BMP) facilities on private land are the responsibility of the property owner. This responsibility shall run with the land and be legally recorded, executed, and transferred upon sale of the property. Property owners shall inspect, or ensure the inspection by a qualified professional, of all storm water BMP facilities at least once a year. Records of maintenance and inspections shall be retained on the property for a period of 5 years.
- e. The existing drainage facility and sidewalk at the corner of Shasta and Walnut does not meet current public works standards. The project shall replace this with a standard curb return and curb ramp, per City Standard Detail 204. If it is determined during the design phase that this detail is not suitable at this corner, then an alternate design may be approved by the City Engineer at their sole discretion.

Construction Conditions:

- 44. 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.
- 45. 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.
- 46. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
- 47. 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.

48. 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.
49. All streets, alleys, 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.
50. The applicant shall submit a proposed haul route for all trucking associated with this project to the City Engineer for review and approval prior to commencement of construction.
51. Dust control must be maintained to the City's satisfaction.
52. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday unless approved by the City Manager.

Release of Securities Conditions:

53. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
54. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid.
55. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
56. 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.
57. 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.
58. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

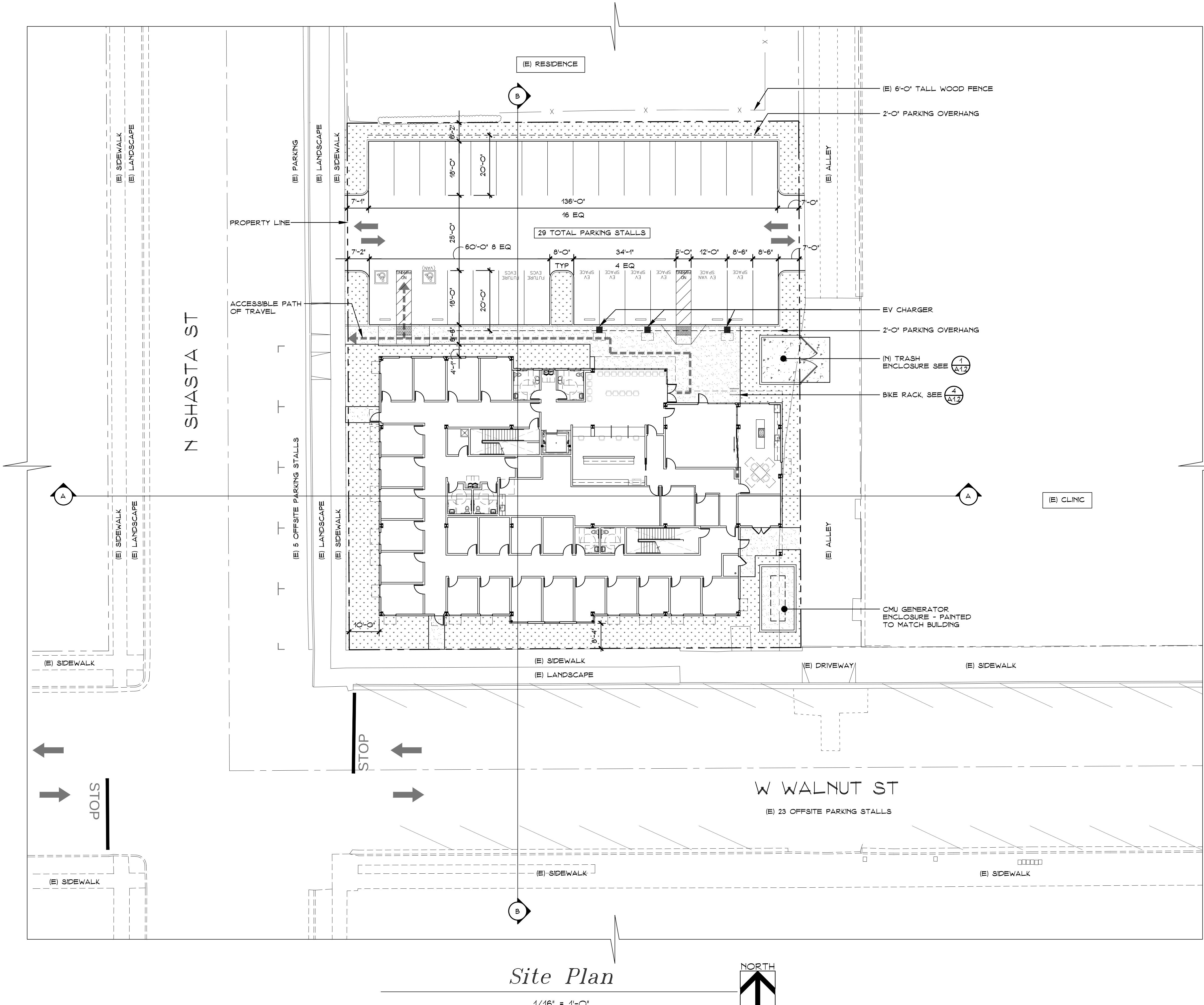


NORTHERN VALLEY INDIAN HEALTH
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

COVER SHEET
Scale: N.T.S

SHEET
A1.0

PERKINS, WILLIAMS & COTTERILL, INC.
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DATE: 07-23-26
PROJECT: 26-710



Site Plan
1/16" = 1'-0"

PROJECT INFO

PROPERTY:

APN: 002152002000
 STREET ADDRESS: 243 W WALNUT ST, WILLOWS CA 95988
 TOTAL PARCEL SIZE: 26,283 SF
 ZONING: CC
 CODES: 2025 CALIFORNIA BUILDING CODE
 2025 CALIFORNIA MECHANICAL CODE
 2025 CALIFORNIA PLUMBING CODE
 2025 CALIFORNIA ELECTRICAL CODE
 2025 CALIFORNIA ENERGY CODE
 2025 CALIFORNIA FIRE CODE
 2025 CALGREEN CODE

CONSTRUCTION TYPE: III-B
OCCUPANCY: B
LVL 1 BUILDING FOOTPRINT: 10,430 SF
LVL 2 BUILDING FOOTPRINT: 9,821 SF
GROSS BUILDING SF: 20,251 SF
BUILDING COVERAGE: 40%
LANDSCAPE SF: 4,850 SF (19%)
HARDSCAPE SF: 10,790 SF (41%)

ON-SITE PARKING DATA:

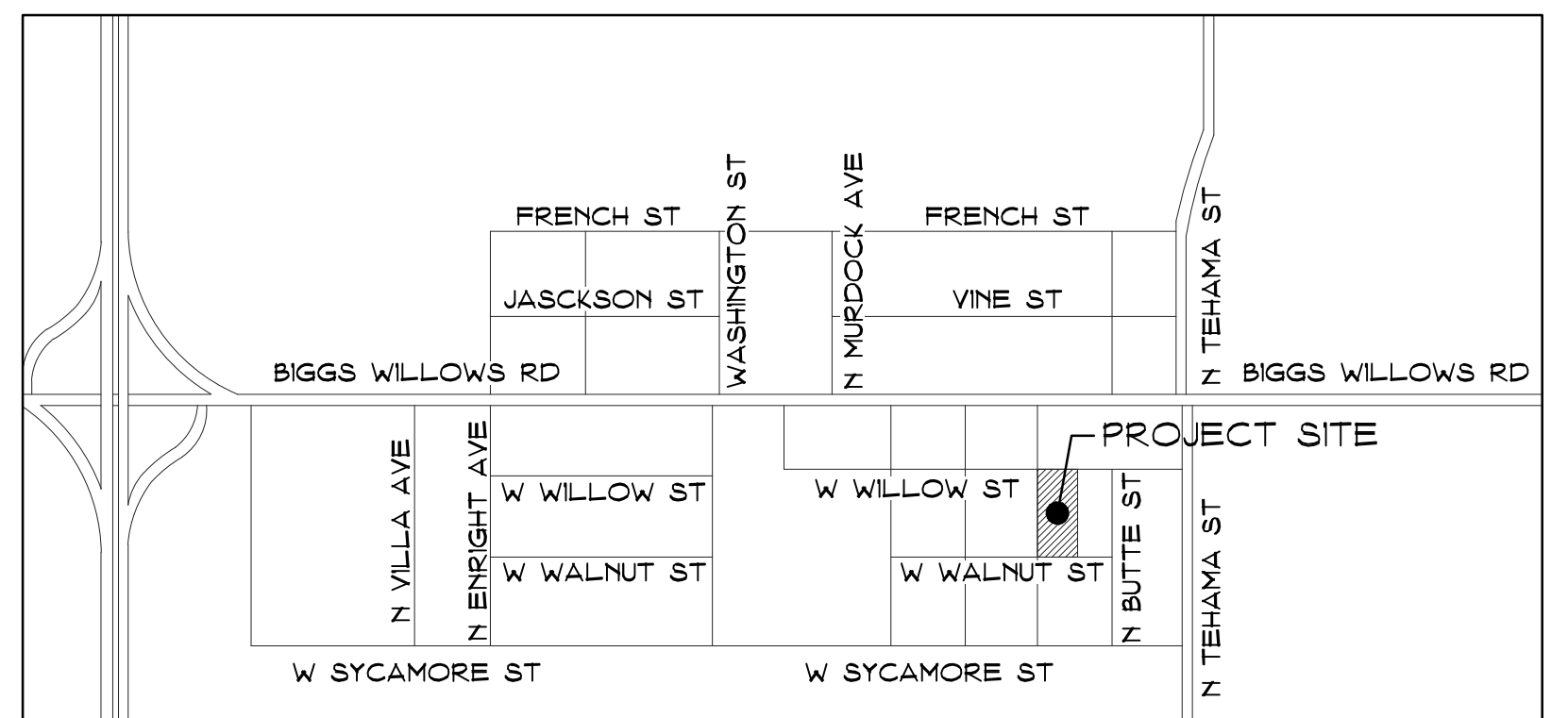
DISABLED ACCESSIBLE PARKING: 2 STALLS
 EVCS: 8 STALLS
 EV PARKING SPACES: 6 STALLS
 STANDARD PARKING STALLS: 21 STALLS
 TOTAL PROVIDED PARKING: 29 STALLS
 REQUIRED PARKING: 103, SEE SHEET A1.4

DRAWING INDEX:

A1.0 COVER SHEET	C1 CONCEPTUAL GRADING & DRAINAGE PLAN
A1.1 SITE PLAN	E1.1 ELECTRICAL SITE PLAN
A1.2 SITE DETAILS	LA LANDSCAPE PLAN
A1.3 CONTEXT PLAN	
A1.4 PARKING ANALYSIS	
A2.1 FIRST FLOOR PLAN	
A2.2 SECOND FLOOR PLAN	
A2.3 ROOF PLAN	
A3.1 ELEVATIONS	
A3.2 ELEVATIONS	
A4.1 SITE BUILDING SECTIONS	
A5.1 MATERIALS BOARD	

CONSULTANTS:

ARCHITECT PERKINS, WILLIAMS & COTTERILL ARCHITECTS 3320 DATA DRIVE, SUITE 200 RANCHO CORDOVA, CALIFORNIA 95670 (916) 851-1400	CIVIL ROLLS ANDERSON & ROLLS 115 YELLOWSTONE DRIVE CHICO, CALIFORNIA 95973-5811 (530) 895-1422
LANDSCAPE GARTH RUFFNER LANDSCAPE ARCHITECT 4120 DOUGLAS BOULEVARD ROSEVILLE, CALIFORNIA 95746 PHONE: (916) 797-2576	ELECTRICAL AGRI ELECTRIC CHICO, CALIFORNIA (530) 342-4203
	CONTRACTOR JIM NASON BCM CONSTRUCTION 2990 HIGHWAY 32, SUITE 100 CHICO, CA 95973 (530) 514-7478



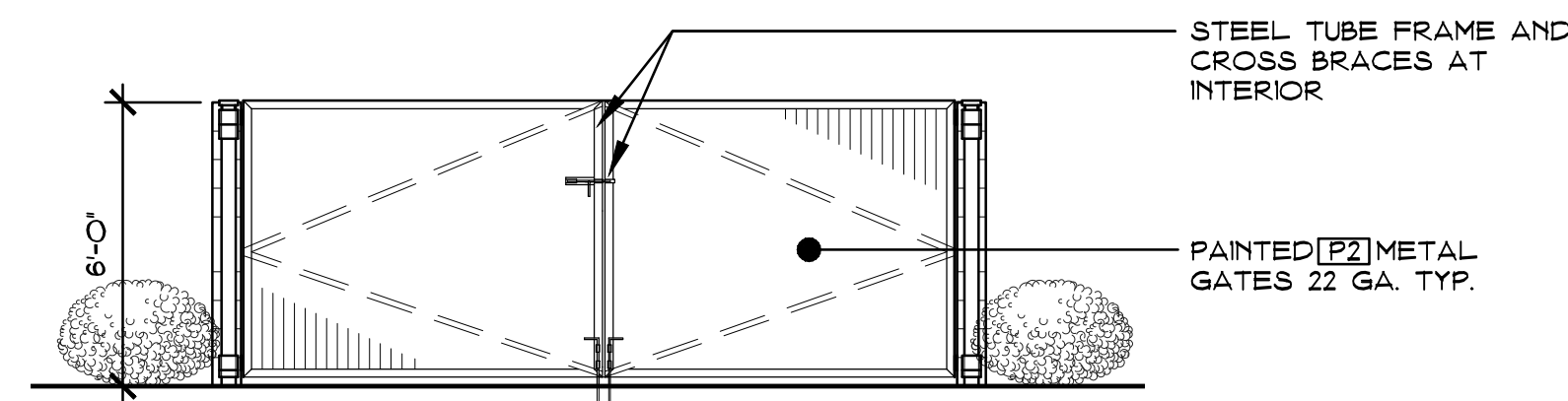
Vicinity Plan
N.T.S.

NORTHERN VALLEY INDIAN HEALTH
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

SITE PLAN SHEET **A1.1**

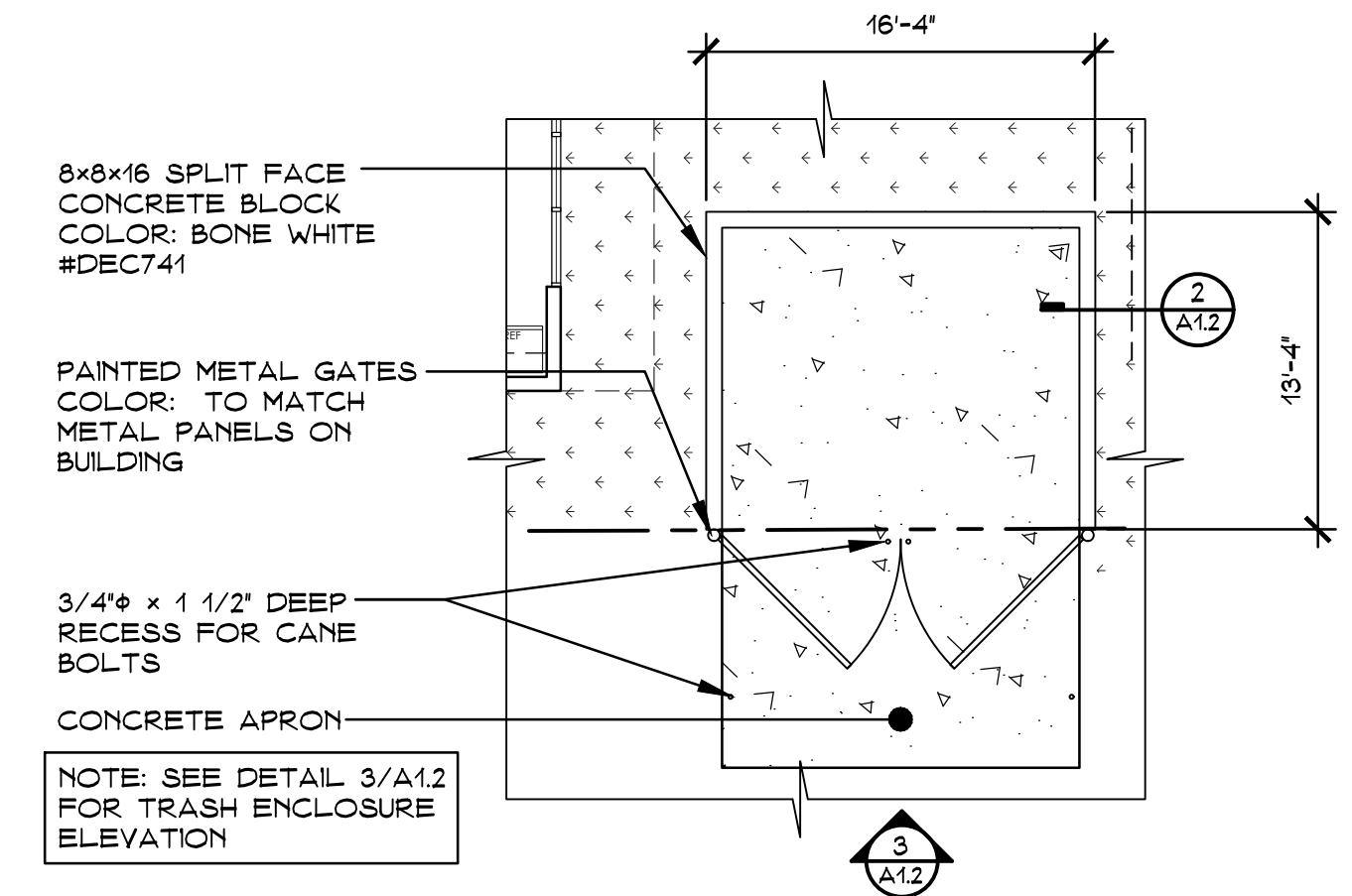
Scale: 1/16" = 1'-0"

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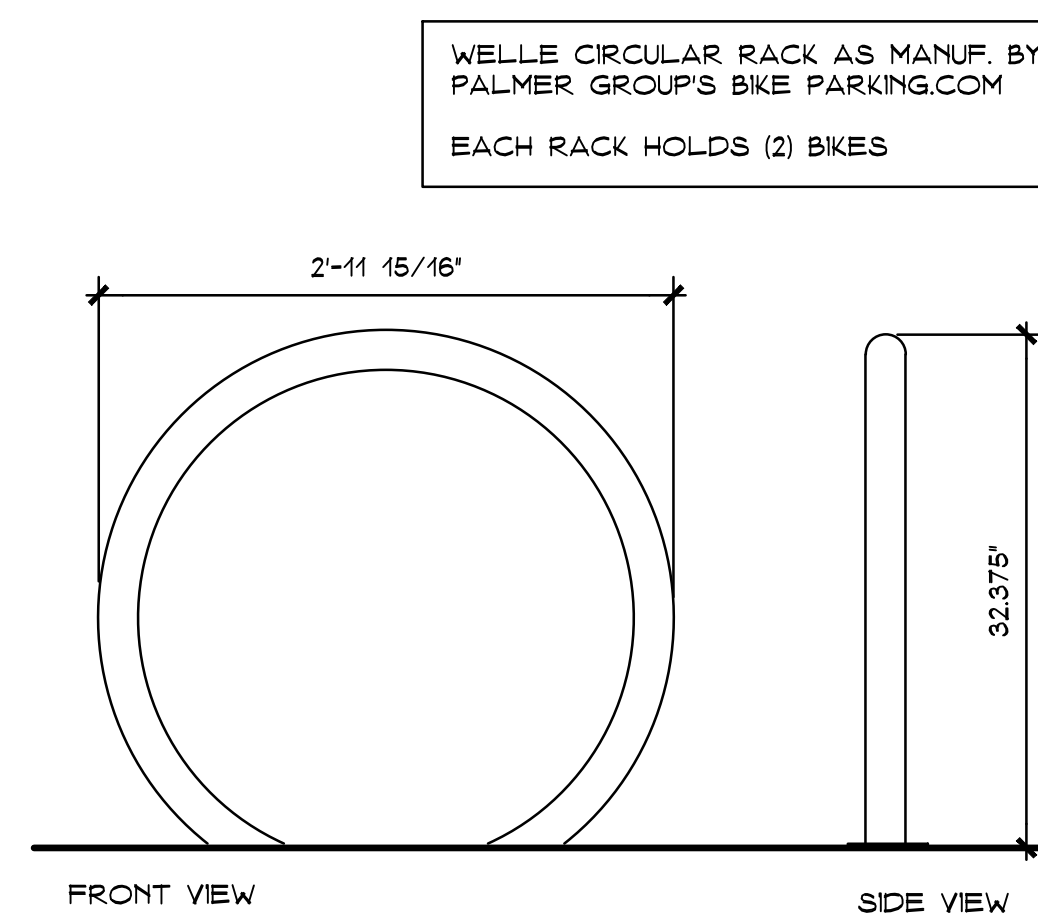
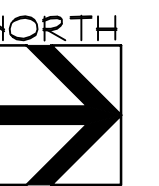
TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



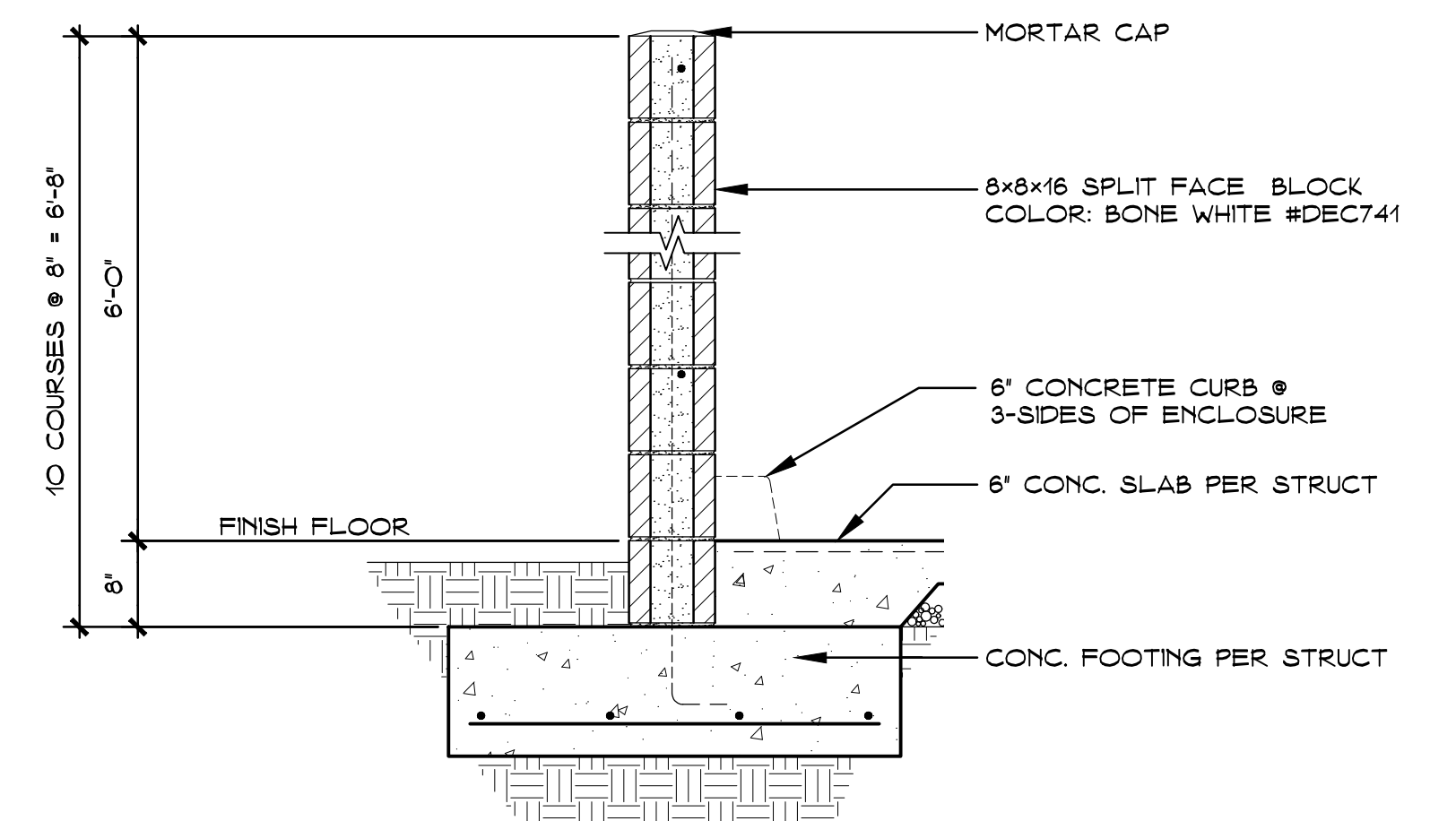
Trash Enclosure Plan

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



Bicycle Parking

Not to Scale



Trash Enclosure Section

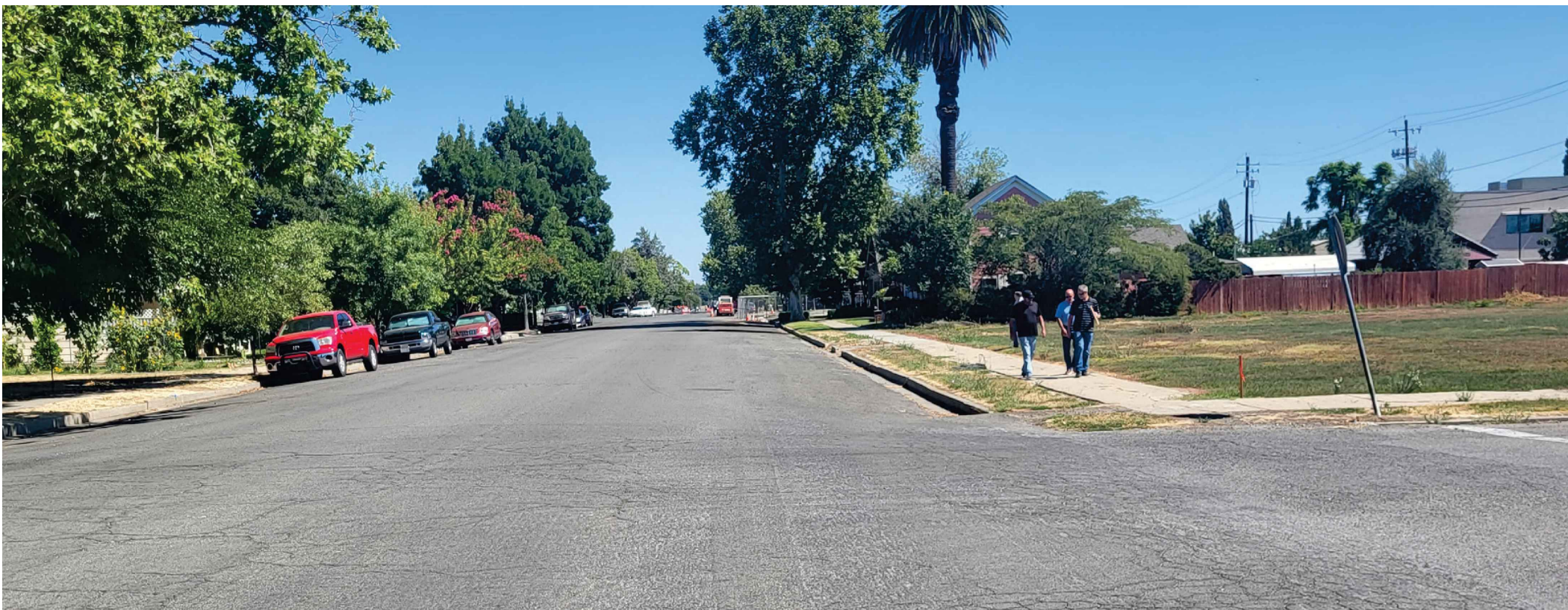
SCALE: 3/4" = 1'-0"



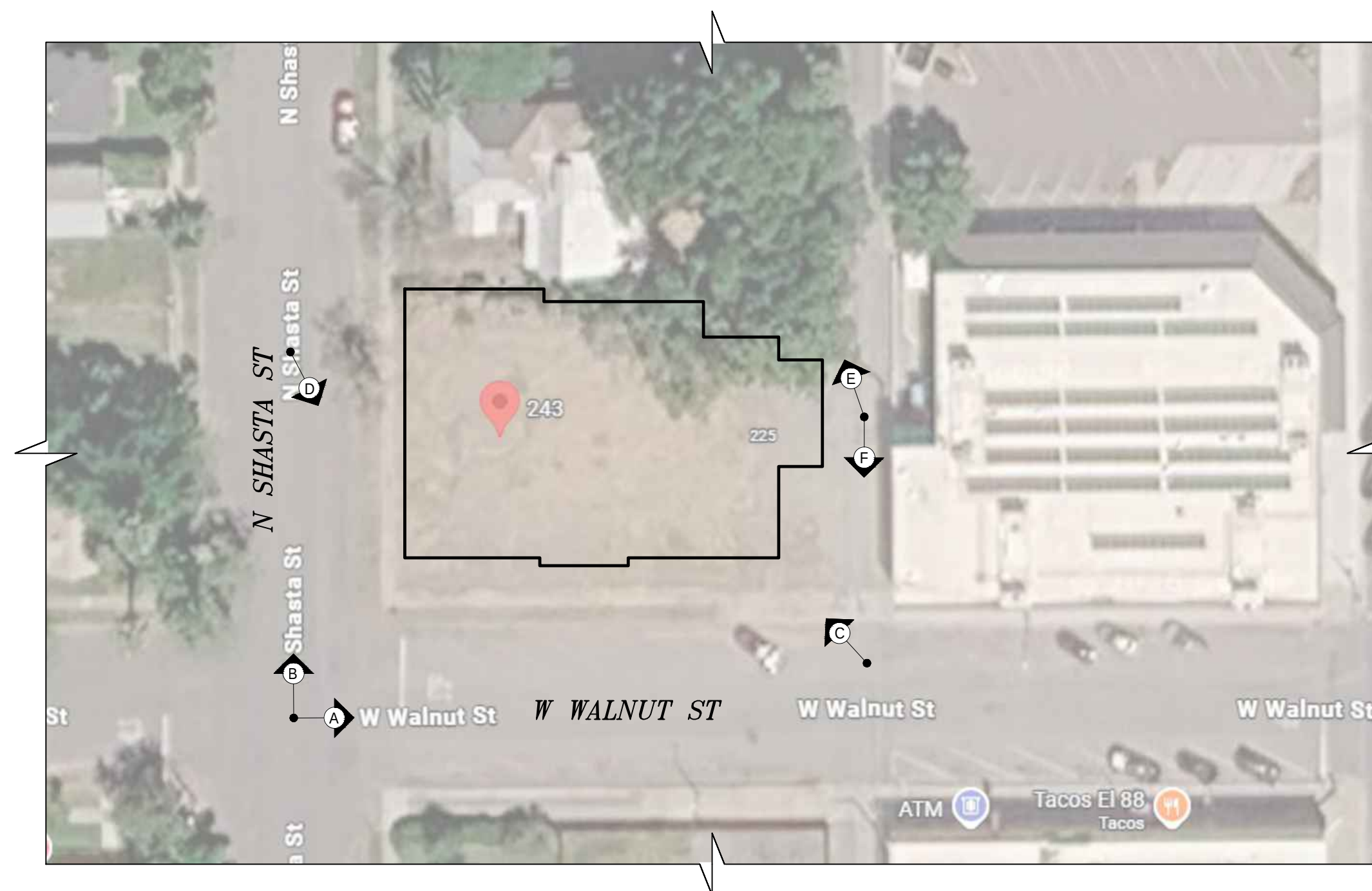
VIEW A



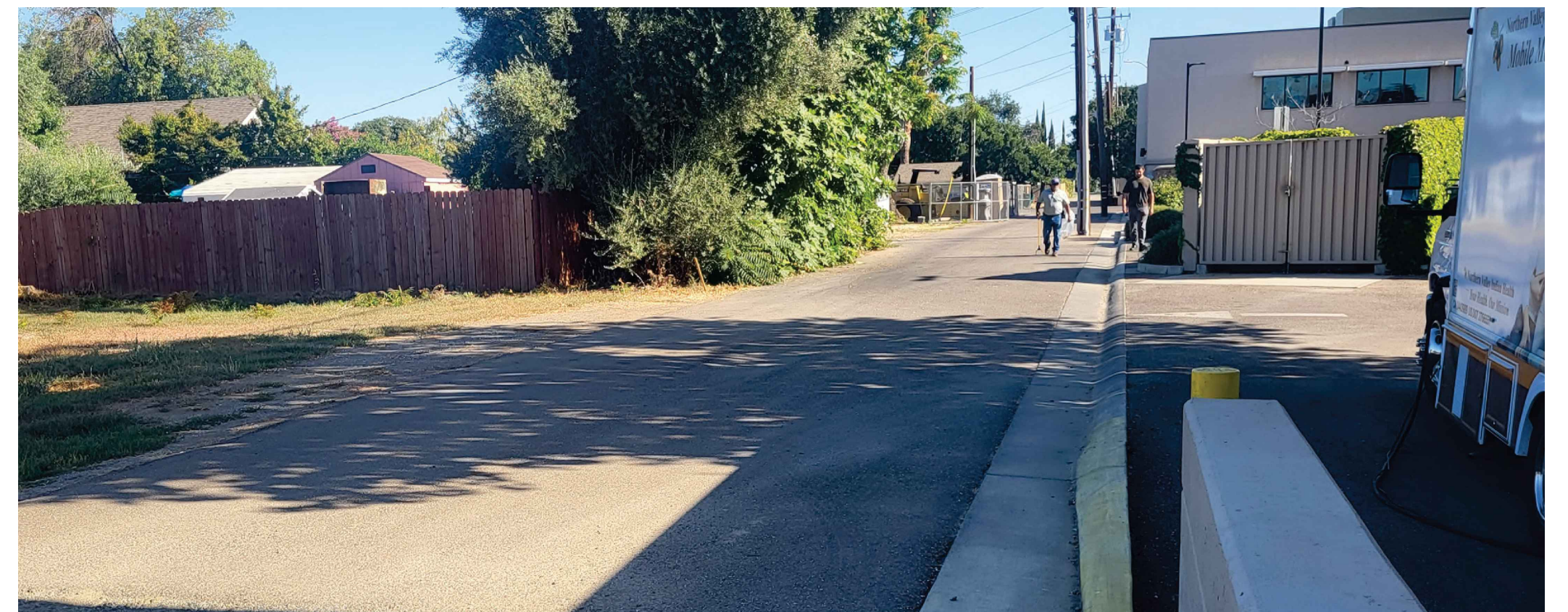
VIEW D



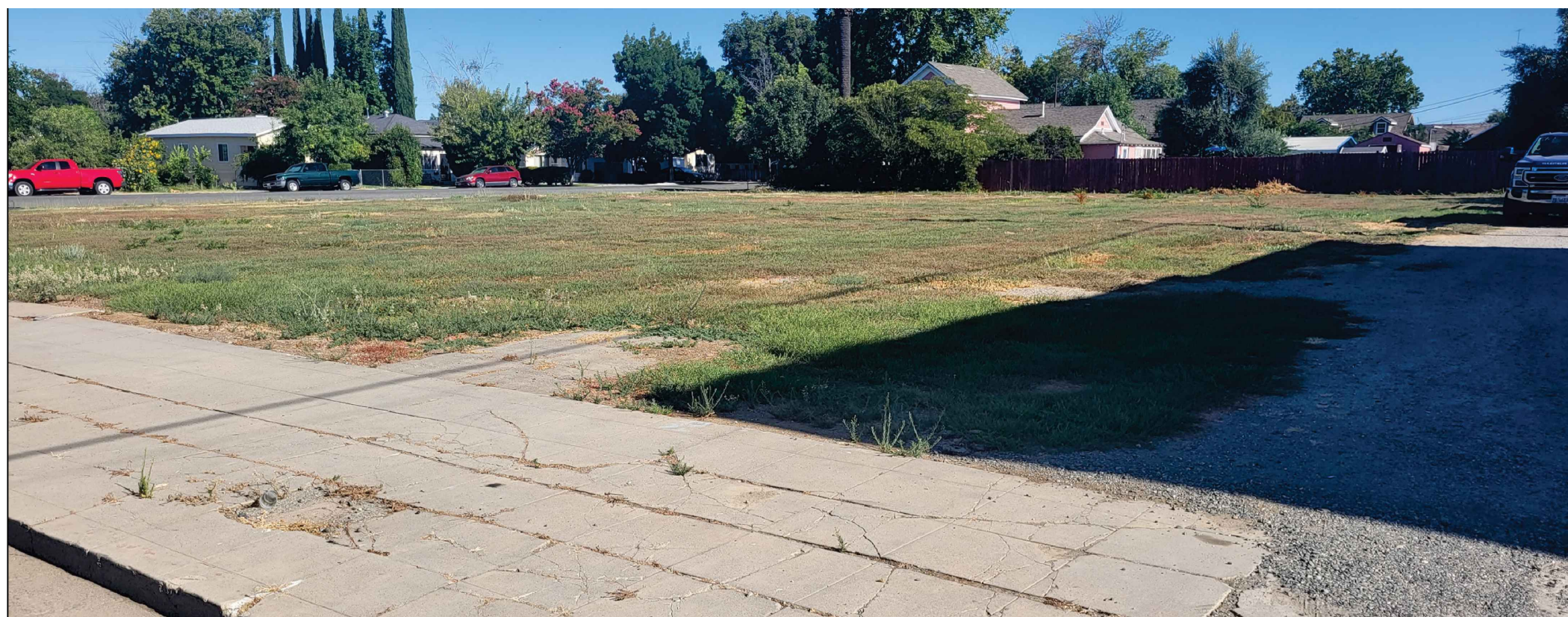
VIEW B



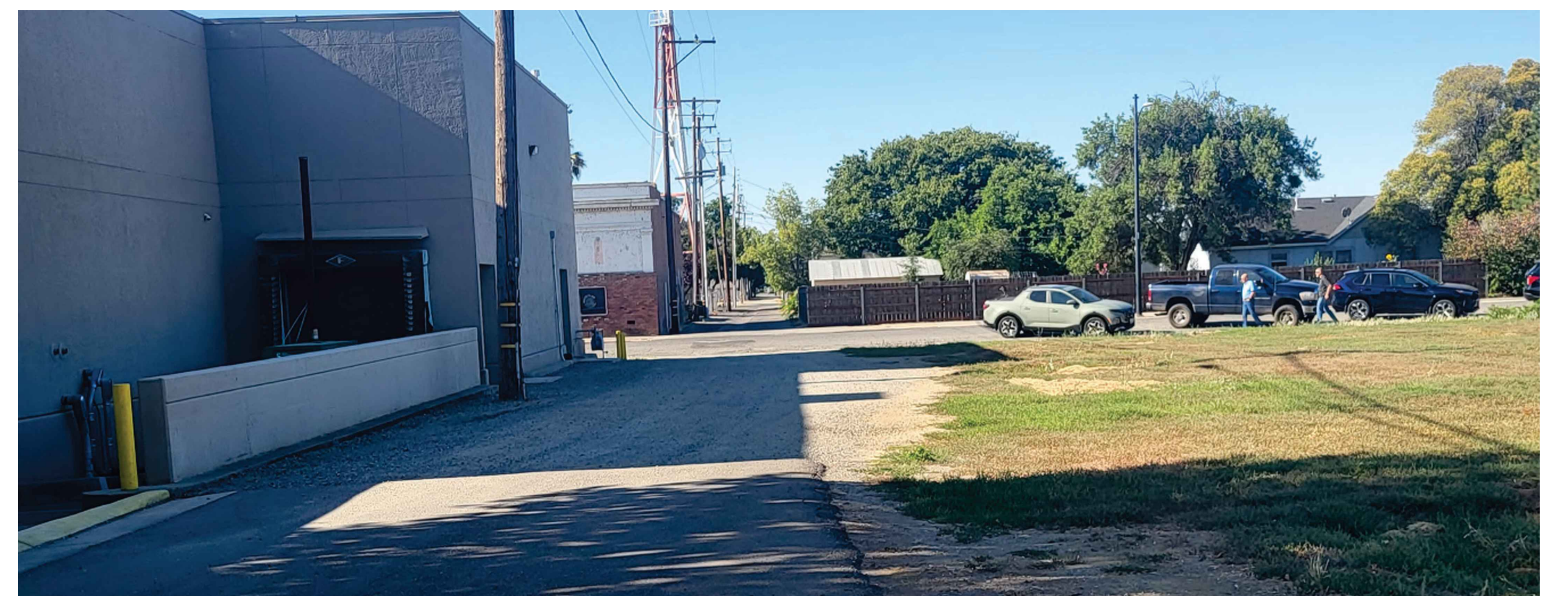
Context Plan



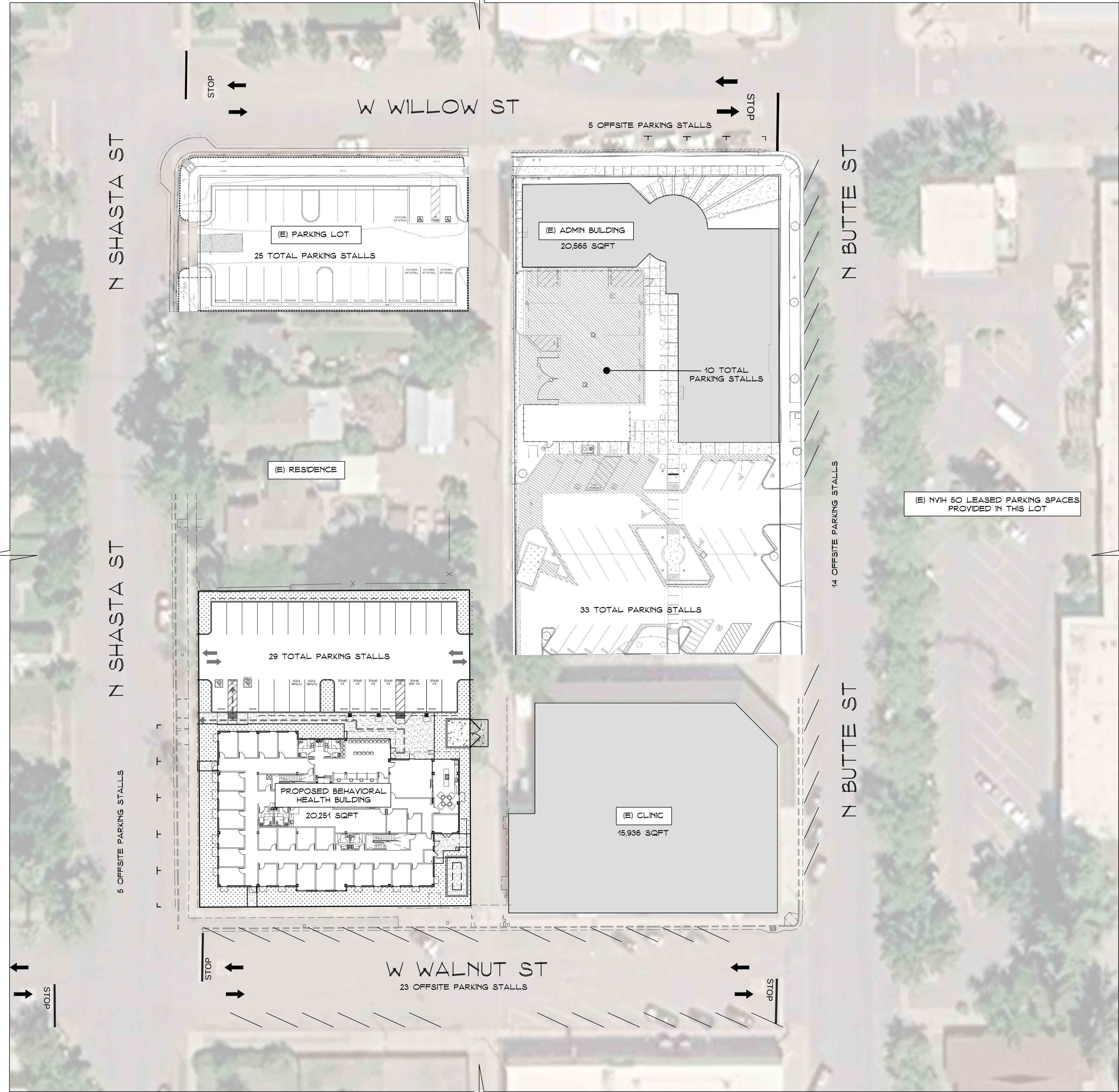
VIEW E



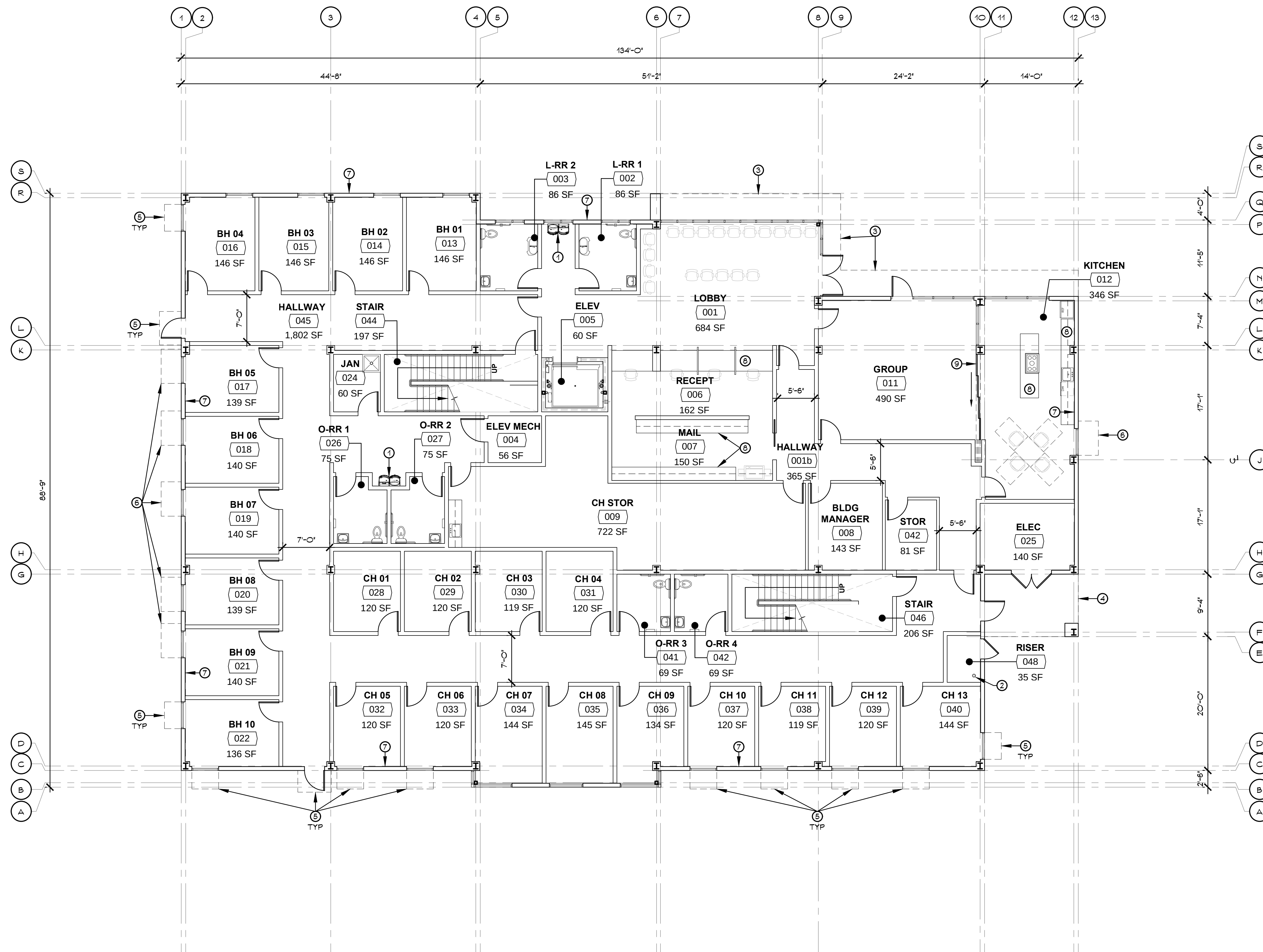
VIEW C



VIEW F



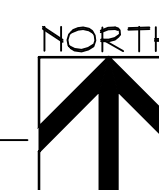
OVERALL PARKING DATA:	
REQUIRED PARKING:	1 PER 300 SF + 1 PER EMPLOYEE
PROPOSED BEHAVIORAL HEALTH BUILDING	20,251 SF / 300 = 68 SPACES
TOTAL NUMBER OF EMPLOYEES:	35 EMPLOYEES = 35 SPACES
TOTAL PARKING REQUIRED:	103 SPACES
PARKING PROVIDED	
PROPOSED BH BUILDING:	29 SPACES
PARKING LOT AT W WILLOW ST & N SHASTA ST:	25 SPACES
PARKING SPACES LEASED AT 222 N BUTTE ST:	50 SPACES
TOTAL PARKING PROVIDED:	109 PARKING SPACES
* NOTE: EXISTING CLINIC & ADMIN BUILDING ARE LOCATED WITHIN THE DOWNTOWN PARKING EXEMPTION ZONE. THE 43 ON SITE SPACES PROVIDED ARE NOT REQUIRED FOR EITHER BUILDING.	



- KEY NOTES:**
- ① DRINKING FOUNTAIN
 - ② FIRE RISER
 - ③ LINE OF CANOPY ABOVE
 - ④ SOFFIT ABOVE
 - ⑤ LOUVER SLATE AWNING ABOVE
 - ⑥ PERFORATED METAL SUNSHADE ABOVE
 - ⑦ STRUCTURAL BRACE FRAME BAY
 - ⑧ CASEWORK
 - ⑨ SLIDING GLASS PARTITIONS

First Floor Plan

1/8" = 1'-0"



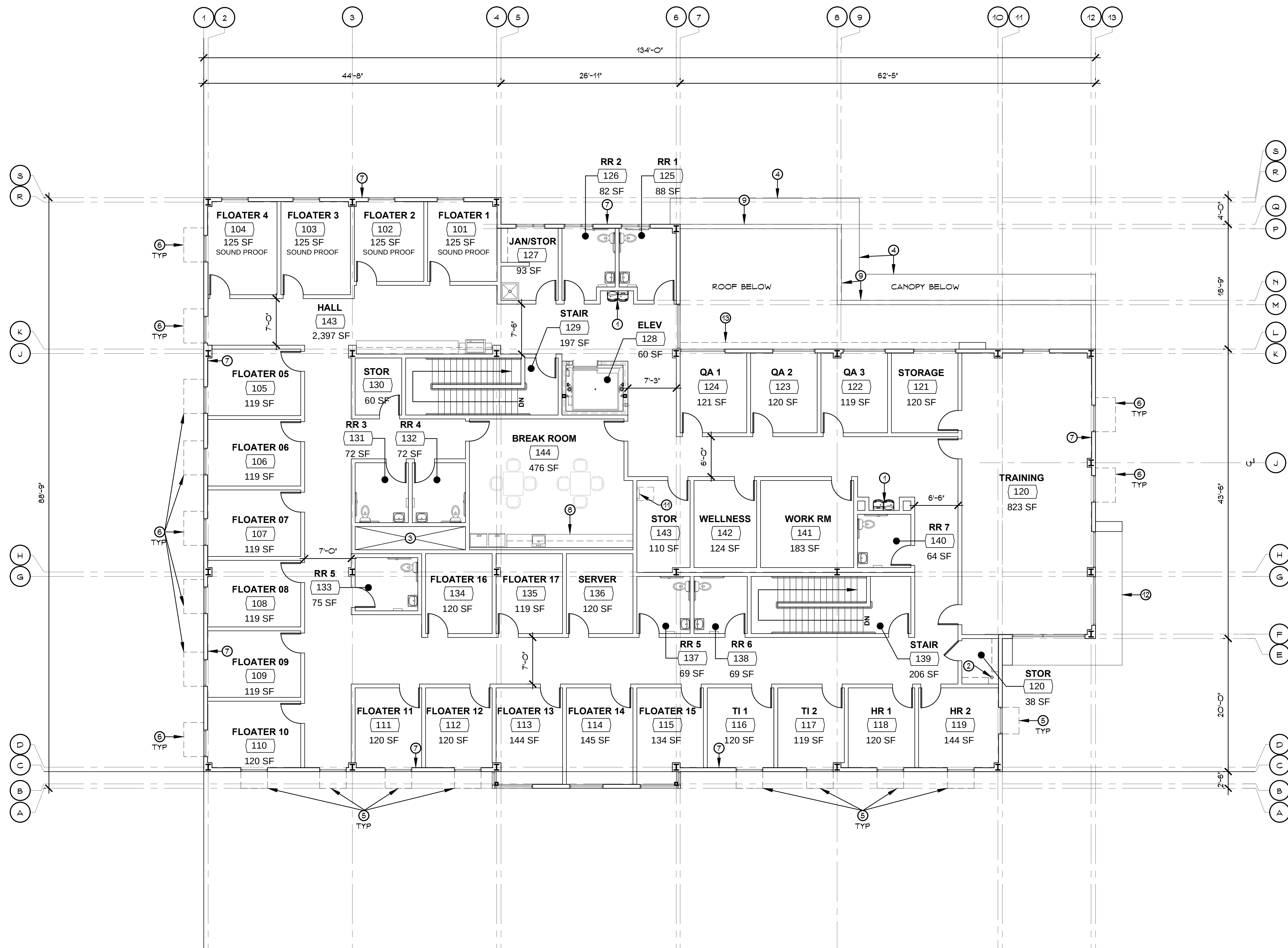
NORTHERN VALLEY INDIAN HEALTH
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

FIRST FLOOR PLAN

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

SHEET
A2.1

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- KEY NOTES:**
- ① DRINKING FOUNTAIN
 - ② FIRE RISER
 - ③ DUCT SHAFT
 - ④ LINE OF CANOPY BELOW
 - ⑤ LOUVER SLATE AWNING ABOVE
 - ⑥ PERFORATED METAL SUNSHADE ABOVE
 - ⑦ STRUCTURAL BRACE FRAME BAY
 - ⑧ CASEWORK
 - ⑨ PARAPET COPING BELOW
 - ⑩ NOT USED
 - ⑪ ROOF ACCESS LADDER & HATCH
 - ⑫ BOX WINDOW PROJECTION
 - ⑬ METAL POP OUT

Second Floor Plan

1/8" = 1'-0"



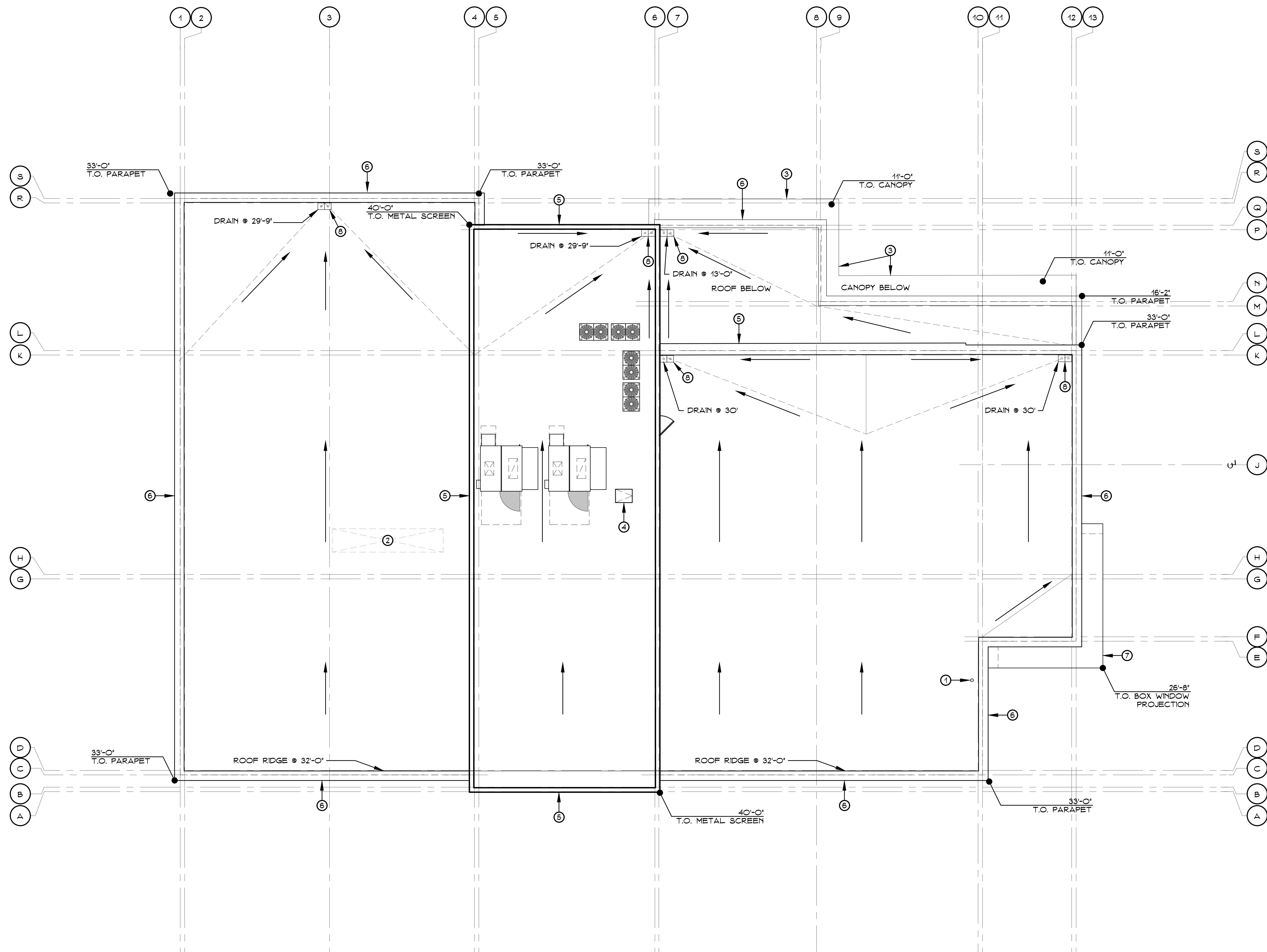
NORTHERN VALLEY INDIAN HEALTH INC.
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

SECOND FLOOR PLAN

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

SHEET
A2.2

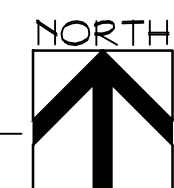
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- KEY NOTES:**
- ① FIRE RISER
 - ② DUCT SHAFT BELOW
 - ③ LINE OF CANOPY BELOW
 - ④ ROOF ACCESS LADDER & HATCH
 - ⑤ METAL CAP
 - ⑥ PARAPET COPING
 - ⑦ BOX WINDOW PROJECTION
 - ⑧ ROOF DRAIN CONNECT TO STORAGE DRAIN SYSTEM

Roof Plan

1/8" = 1'-0"



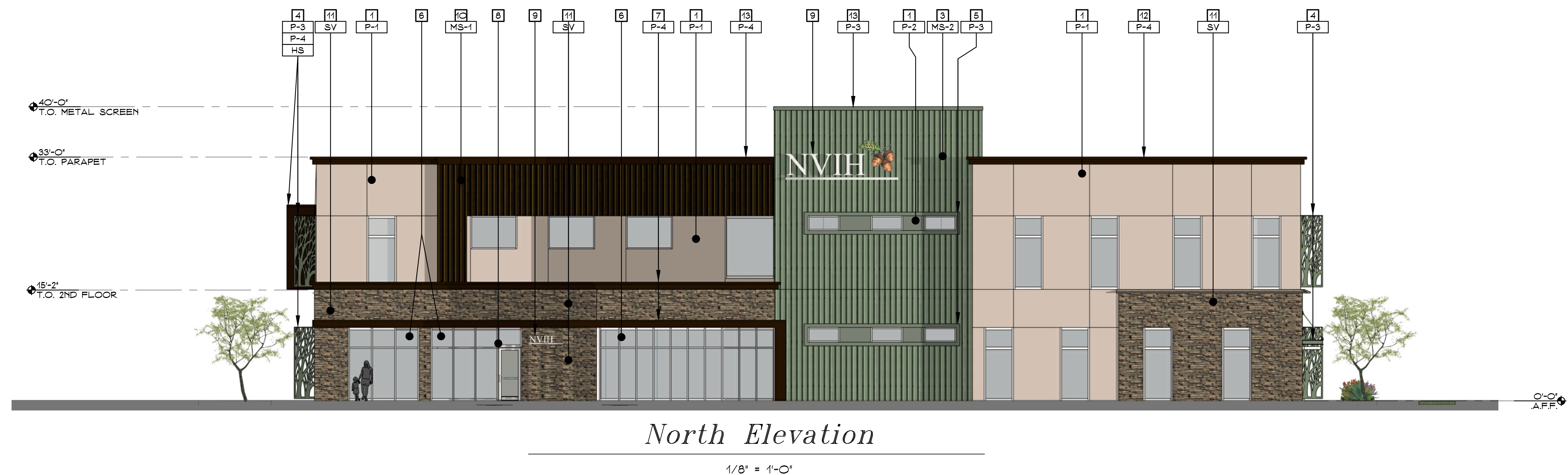
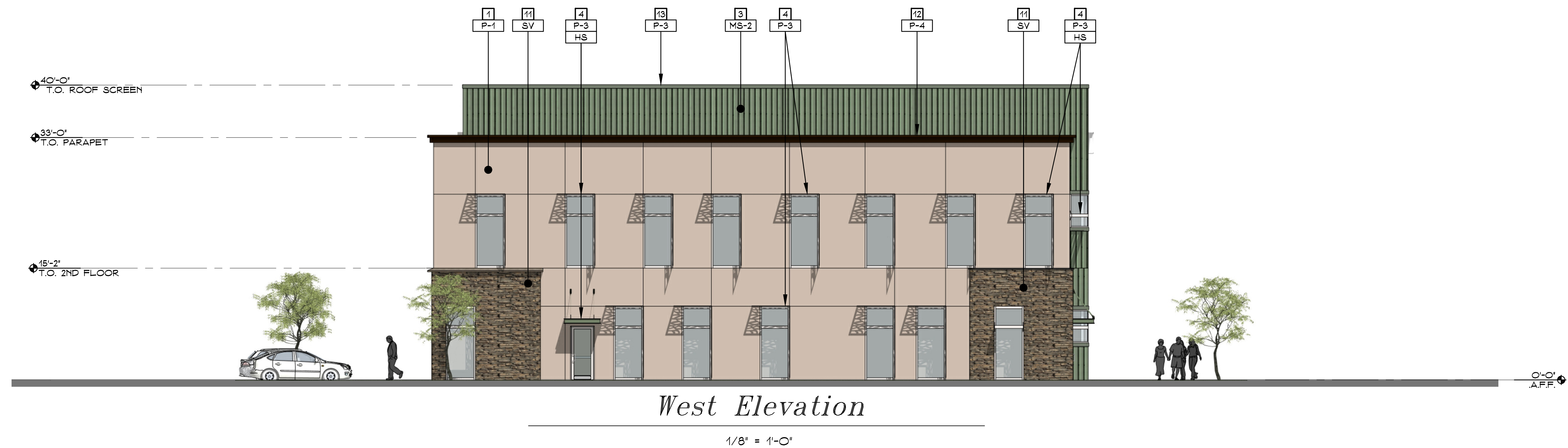
NORTHERN VALLEY INDIAN HEALTH INC.
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

ROOF PLAN

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

SHEET
A2.3

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DATE: 07-23-26
PROJECT: 26-710



KEYNOTES

- | | |
|---|----------------------------|
| 1 PAINTED CEMENT PLASTER WALL | 7 METAL CANOPY |
| 2 PAINTED METAL MAN DOORS | 8 ALUMINUM STOREFRONT DOOR |
| 3 CORRUGATED METAL MECHANICAL SCREEN | 9 2' TALL TENANT LOGO |
| 4 PAINTED METAL SHADING DEVICE | 10 PAINTED METAL POP OUT |
| 5 PAINTED METAL TRIM | 11 STONE FACADE |
| 6 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GREEN TINTED GLAZING | 12 PAINTED COPING |
| | 13 PAINTED METAL CAP |

COLOR SCHEDULE

- | | |
|--|--|
| SV STONE VENEER - ELDORADO STONE
STYLE: RUSTIC LEDGE
COLOR: PINETOP TO MATCH EXISTING BUILDING | P-3 PAINTED METAL
COLOR: DE - IVY GREEN #DE6258 |
| MS-1 METAL SIDING
COLOR: DARK BRONZE | P-4 PAINTED METAL
COLOR: DE - COCOA #DEC755 |
| MS-2 METAL SIDING
COLOR: SAGE GREEN | HS HORIZONTAL SUNSHADE
COLOR: CLEAR ANODIZED ALUMINUM |
| P-1 PAINTED STUCCO
COLOR: DE - BONE WHITE #DEC741 | |
| P-2 PAINTED STUCCO
COLOR: DE - IVY GREEN #DE6258 | |

NORTHERN VALLEY INDIAN HEALTH

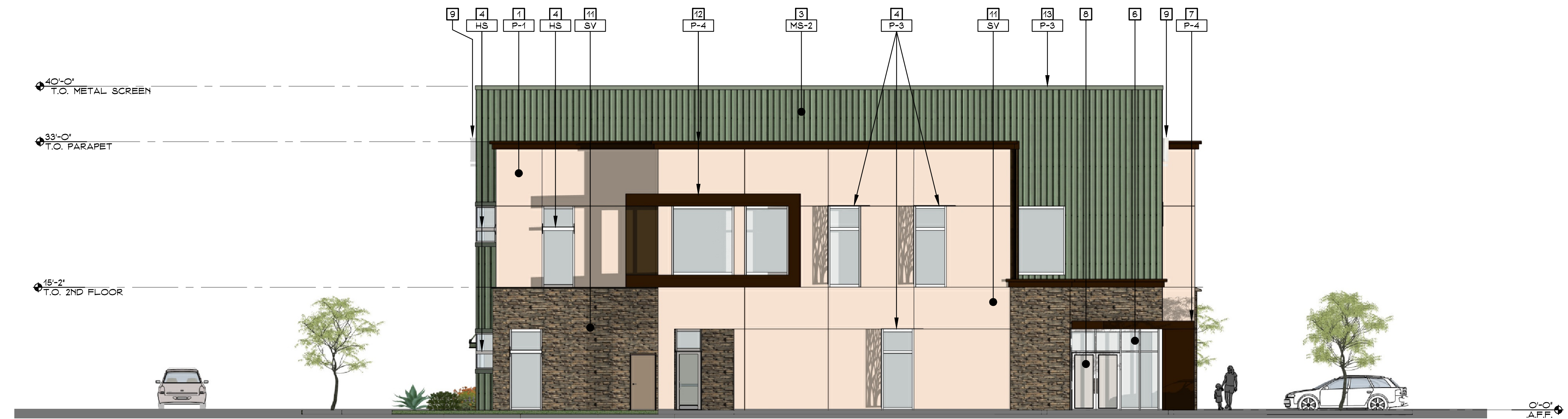
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

ELEVATIONS

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

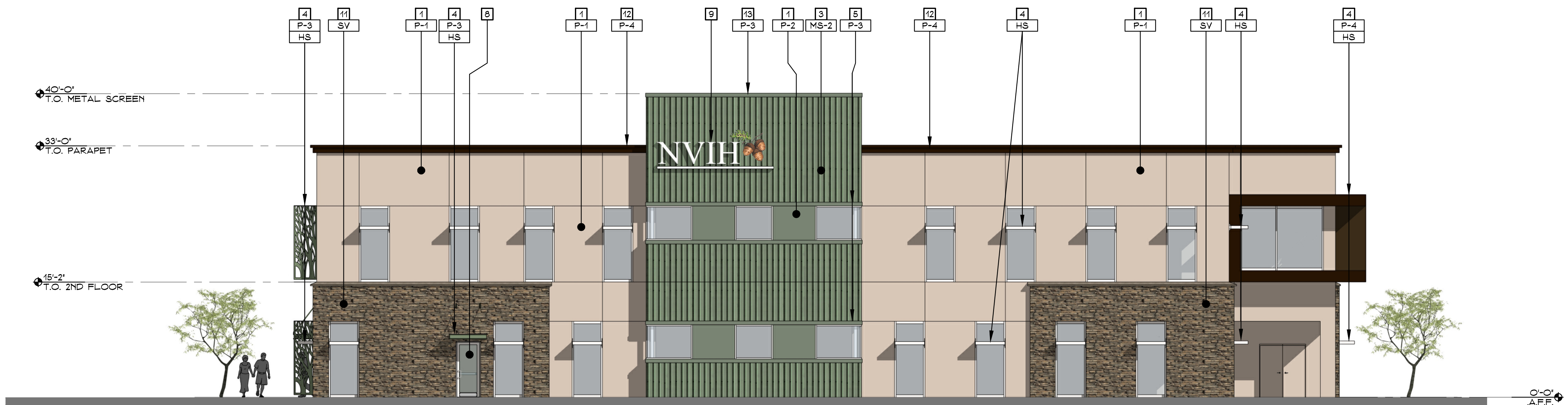
SHEET
A3.1

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DATE: 07-23-26
PROJECT: 26-710



East Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

KEYNOTES

- | | |
|---|----------------------------|
| 1 PAINTED CEMENT PLASTER WALL | 7 METAL CANOPY |
| 2 PAINTED METAL MAN DOORS | 8 ALUMINUM STOREFRONT DOOR |
| 3 CORRUGATED METAL MECHANICAL SCREEN | 9 2' TALL TENANT LOGO |
| 4 PAINTED METAL SHADING DEVICE | 10 PAINTED METAL POP OUT |
| 5 PAINTED METAL TRIM | 11 STONE FACADE |
| 6 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GREEN TINTED GLAZING | |

COLOR SCHEDULE

- | | |
|--|--|
| SV STONE VENEER - ELDORADO STONE
STYLE: RUSTIC LEDGE
COLOR: PINETOP TO MATCH EXISTING BUILDING | P-3 PAINTED METAL
COLOR: DE - IVY GREEN #DE6258 |
| MS-1 METAL SIDING
COLOR: DARK BRONZE | P-4 PAINTED METAL
COLOR: DE - COCOA #DEC755 |
| MS-2 METAL SIDING
COLOR: SAGE GREEN | HS HORIZONTAL SUNSHADE
COLOR: CLEAR ANODIZED ALUMINUM |
| P-1 PAINTED STUCCO
COLOR: DE - BONE WHITE #DEC741 | |
| P-2 PAINTED STUCCO
COLOR: DE - IVY GREEN #DE6258 | |

NORTHERN VALLEY INDIAN HEALTH
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

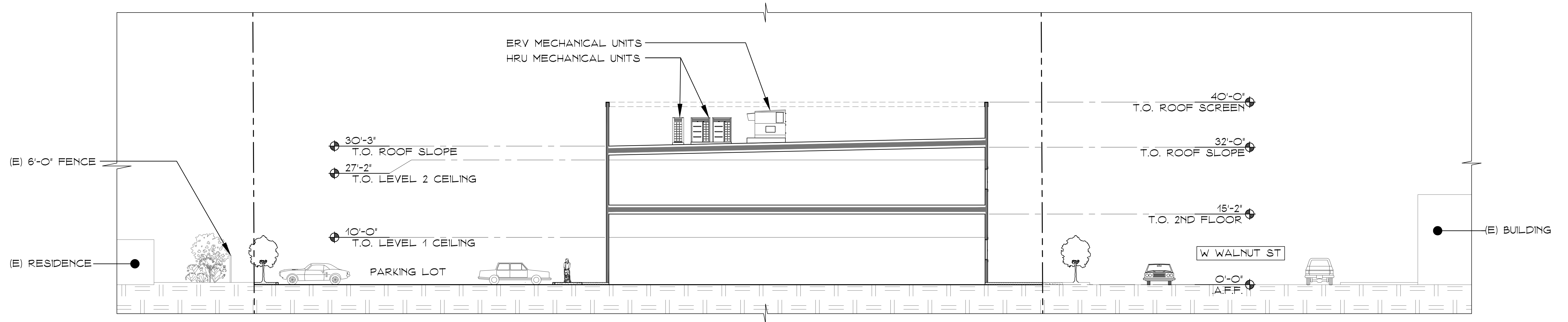
ELEVATIONS

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

SHEET

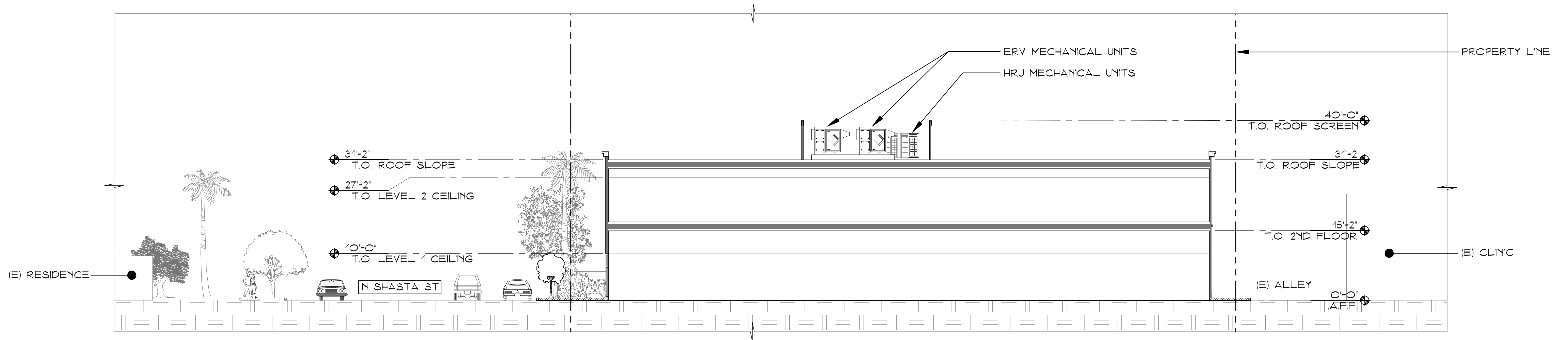
A3.2

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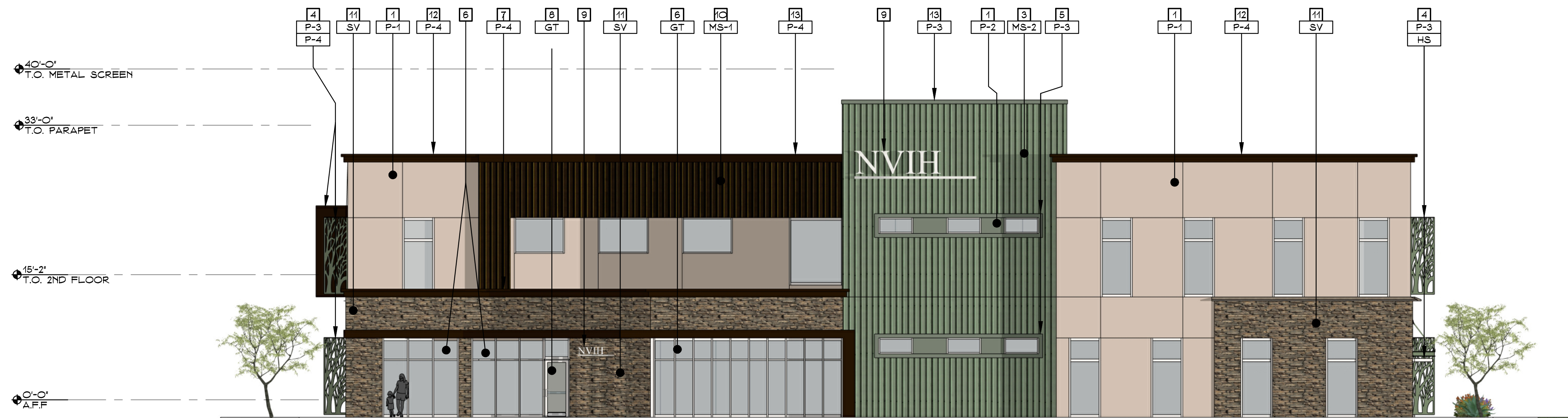
Section at A-A

3/32" = 1'-0"

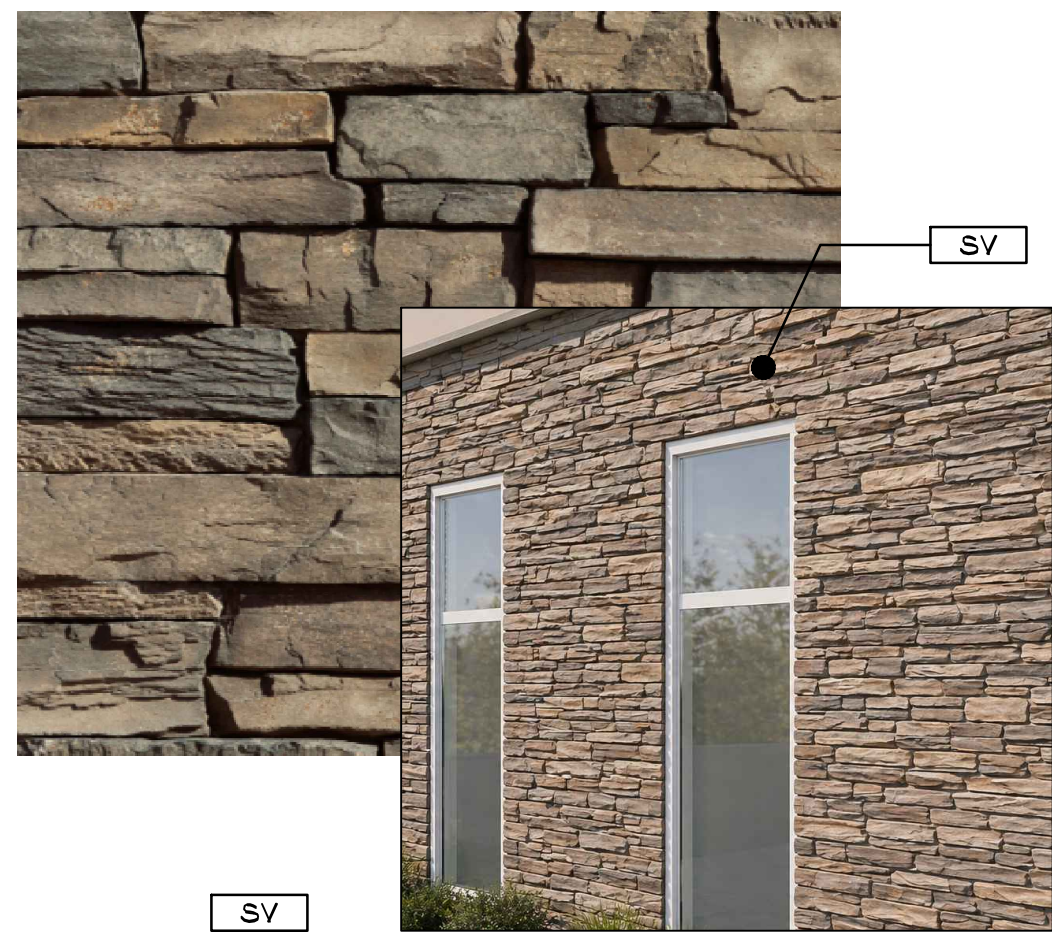


Section at B-B

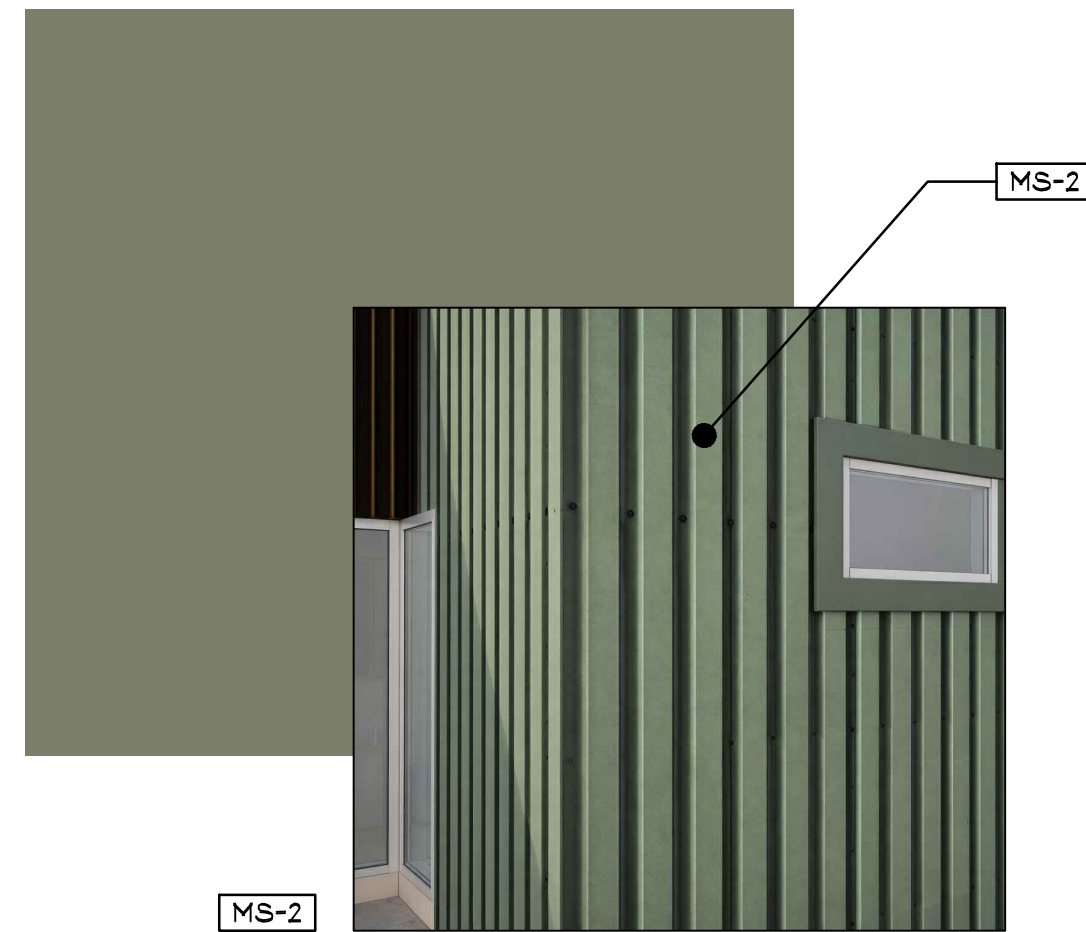
3/32" = 1'-0"



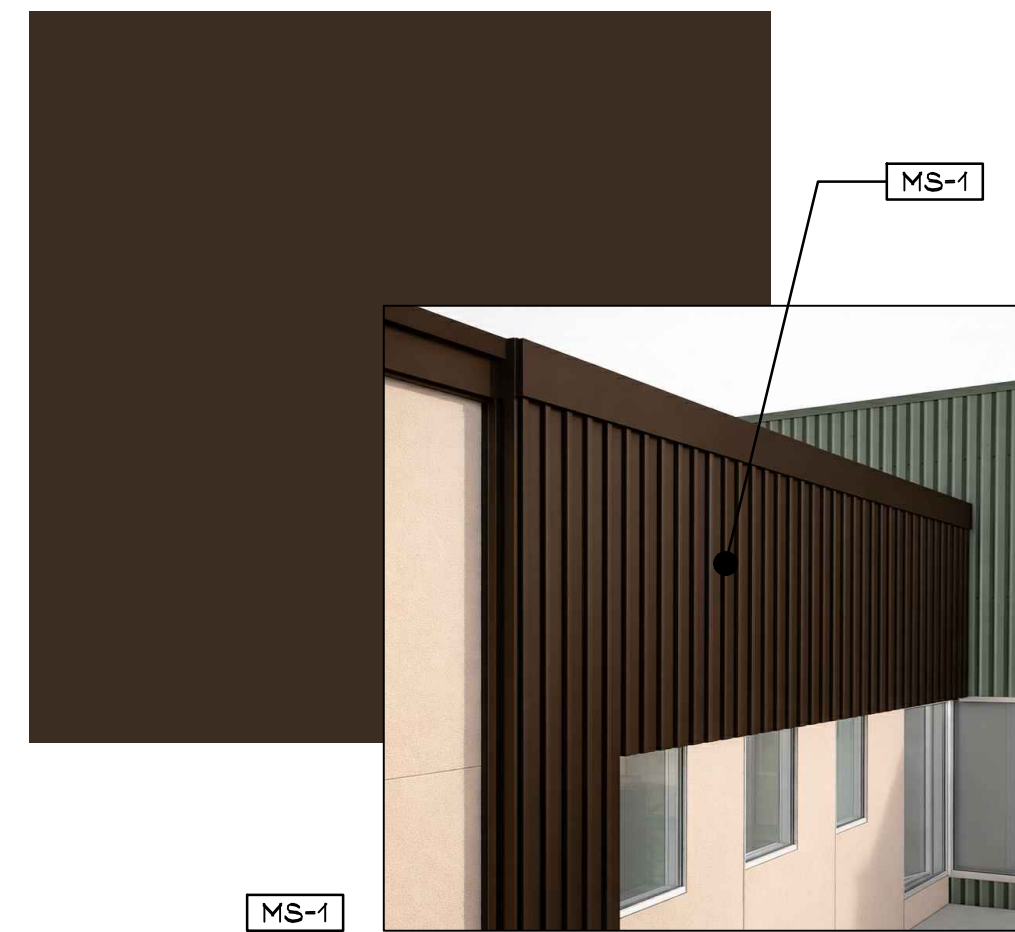
KEYNOTES	
1	PAINTED CEMENT PLASTER WALL
2	PAINTED METAL MAN DOORS
3	CORRUGATED METAL MECHANICAL SCREEN
4	PAINTED METAL SHADING DEVICE
5	PAINTED METAL TRIM
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GREEN TINTED GLAZING
7	METAL CANOPY
8	ALUMINUM STOREFRONT DOOR
9	2' TALL TENANT LOGO
10	PAINTED METAL POP OUT
11	STONE FACADE
12	PAINTED COPING
13	PAINTED METAL CAP



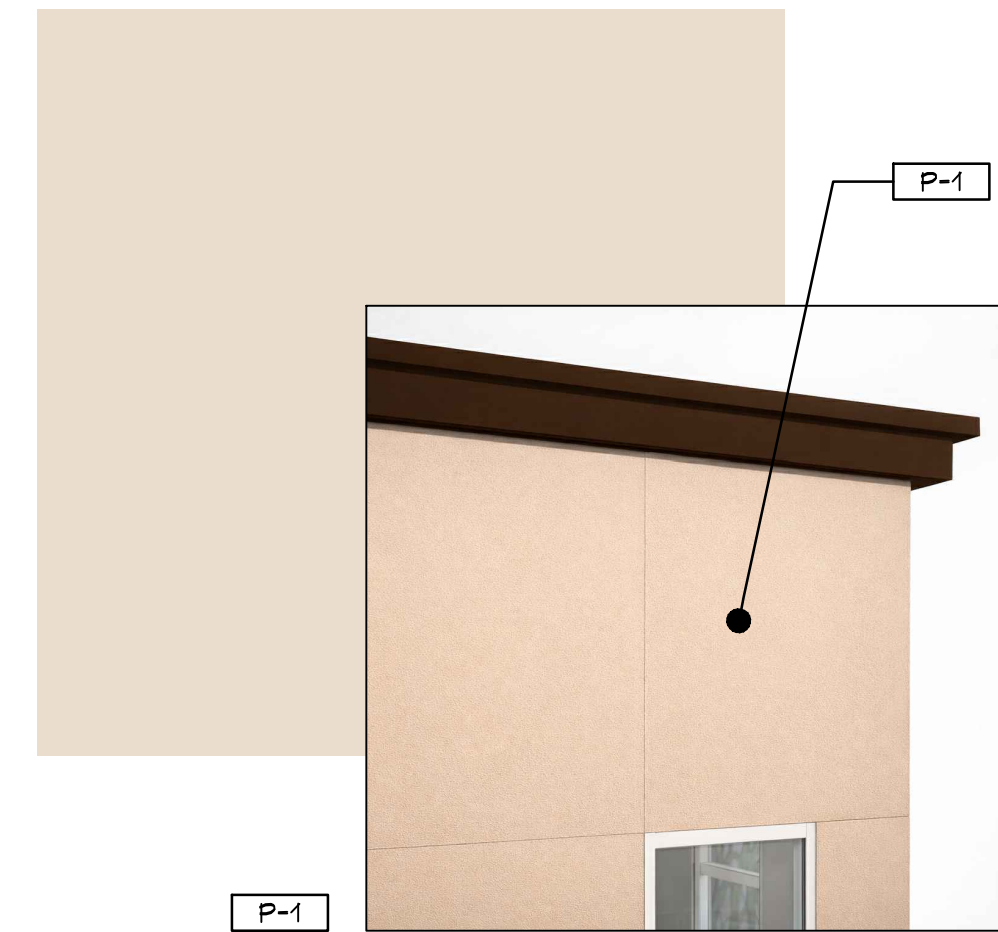
STONE VENEER - ELDORADO STONE
STYLE: RUSTIC LEDGE
COLOR: PINETOP TO MATCH EXISTING BUILDING



METAL SIDING
COLOR: SAGE GREEN



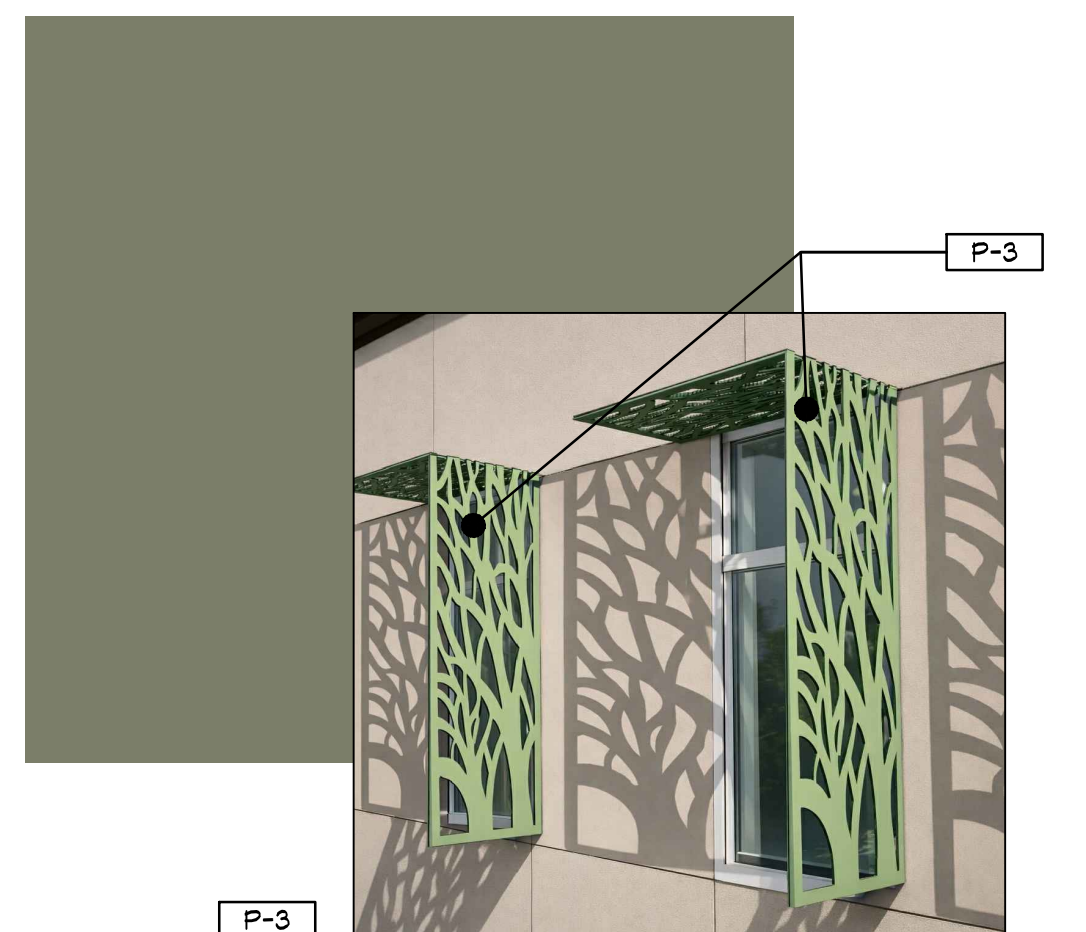
METAL SIDING
COLOR: DARK BRONZE



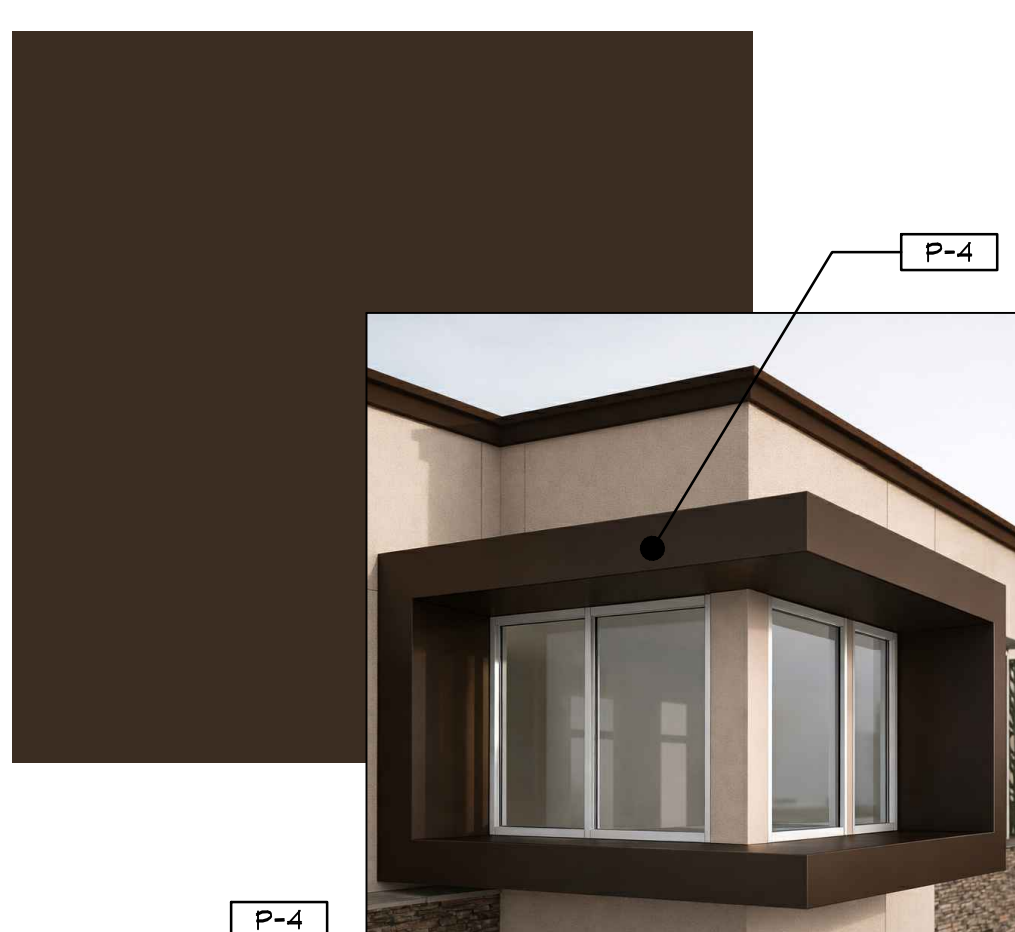
PAINTED STUCCO - DUNN EDWARDS
COLOR: BONE WHITE #DEC741



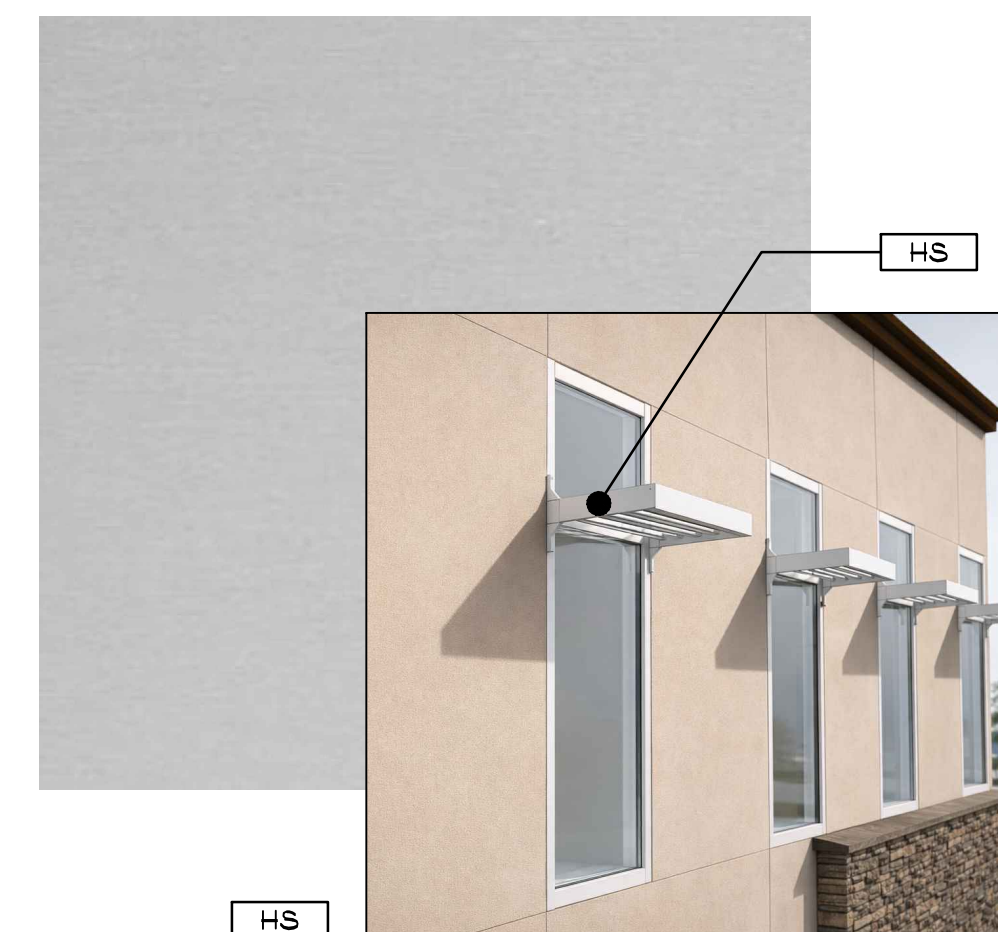
PAINTED STUCCO - DUNN EDWARDS
COLOR: IVY GREEN #DE6258



PERFORATED METAL PANELS
COLOR: DUNN EDWARDS - IVY GREEN #DE6258



WINDOW BOX FRAME
COLOR: DUNN EDWARDS - COCOA #DEC755



HORIZONTAL SUNSHADE
COLOR: CLEAR ANODIZED ALUMINUM

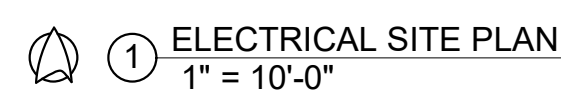
NORTHERN VALLEY INDIAN HEALTH
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

MATERIAL BOARD

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

SHEET
A5.1

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DATE: 07-23-26
PROJECT: 26-710



TYPE B FIXTURE

NEW OFFICE BUILDING FOR NORTH VALLEY INDIAN HEALTH 243 W WALNUT STREET WILLOWS, CA 95866		 AGRI ELECTRIC C10-443455 CHICO, CALIFORNIA (530) 342-4203 www.agrielectric.com ELECTRICAL, COMMERCIAL, RESIDENTIAL AND PROPERTY OF AGRI ELECTRIC CAN BE USED IN ACCORD WITH SECTION 67741 OF PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA. ONLY IF AGRI ELECTRIC IS THE INSTALLING CONTRACTOR.		REVISIONS DATE	DELTA
E1.1		DATE: 5/11/2026 SCALE: AS NOTED DRAWN: B. EWING JOB: 13.53 SHEET:		SHEET SIZE = 24" x 36"	

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
30' DIA. TREES							
PISTACHIA CHINENSIS	706 S.F.	1	3	0	0	2295 S.F.	
30' TOTAL:						2295 S.F.	
35' DIA. TREES							
QUERCUS ILEX	962 S.F.	0	0	5	0	2405 S.F.	
35' TOTAL:						2405 S.F.	
PARKING AREA:						8380 S.F.	
SHADE REQUIRED:						50%	4190 S.F.
SHADE PROVIDED:						56%	4700 S.F.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	6	STANDARD
	OLEA EUROPEA 'MAJESTIC BEAUTY'/FRUITLESS OLIVE	15 GALLON	3	
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	4	
	QUERCUS ILEX/HOLLY OAK	15 GALLON	5	LOW BRANCHED
	SHRUB & GROUND COVER AREA (SEE DRIP GRID DETAIL A):			
	ACHILLEA MILLEFOLIUM 'APPLEBLOSSOM'/COMMON YARROW	1 GALLON		
	ARISTIDA PURPUREA/PURPLE THREE-AWN	1 GALLON		
	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'/BEARBERRY	1 GALLON		
	AGAVE WEBERI/WEBER AGAVE	15 GALLON		
	BOUTELLOUA GRACILIS/BLUE GRAMMA GRASS	1 GALLON		
	CEANOTHUS MARITIMUS 'VALLEY VIOLET'/CALIFORNIA LILAC	1 GALLON		
	CEANOTHUS T. 'SKYLARK'/SKYLARK CALIFORNIA LILAC	1 GALLON		
	FESTUCA CALIFORNICA 'SERPENTINE BLUE'/CALIF. FESCUE	1 GALLON		
	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON		
	JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON		
	LOMANDRA LONGIFOLIA 'LOMLON/LIME TUFF MAT RUSH	1 GALLON		
	MAHONIA AQUIFOLIUM/OREGON GRAPE	5 GALLON		
	MONARDELLA VILLOSA/COYOTE MINT	1 GALLON		
	MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON		
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON		
	YUCCA X. 'SILVER ANNIVERSARY'/SILVER ANNIVERSARY SOAPWORT	5 GALLON		
NOTE: ALL PROPOSED PLANTS ARE LISTED AS "LOW" OR "VERY LOW" WATER USERS IN THE STATE OF CALIFORNIA' WUCOLS IV DATABASE.				

IRRIGATION COMPONENTS

SYMBOL	DESCRIPTION:	MANUFACTURER & MODEL NUMBER	RADIUS	GALLONS PER MINUTE	"/HR.
	PRESSURE COMPENSATING DRIPLINE	RAINBIRD XF5-CV-09-1.8	0'	1.02 GPM/ 100'	.7
	MANUAL FLUSH VALVE	1/2" BALL VALVE ON IPS PVC FLEX HOSE			
	R.C. VALVE, FILTER & REGULATOR	IRRITROL SYSTEMS 700 SERIES (SIZE FROM PLAN) W/ OMR-100 REGULATOR & AMIAD 'SUPER PLASTIC' 1-1/2" #01-1151-1100 (R.C. VALVE SIZE) 100 MICRON SCREEN			
	QUICK COUPLING VALVE	RAINBIRD #33DRC			
	METER/FLOW SENSOR	HUNTER HC-075-FLOW			
	MASTER VALVE (NORMALLY CLOSED)	BUCKNER/SUPERIOR #3200-075			
	BRONZE GATE VALVE	NIBCO #T-113-LF (LINE SIZE)			
	R.P. BACKFLOW DEVICE	WILKINS 975XL2 (1" SIZE)			
	"SMART" IRRIGATION CONTROLLER	HUNTER HFC-400 (WEATHER SENSOR ADJUSTS RUN TIMES)			

WATER BUDGET CALCULATION

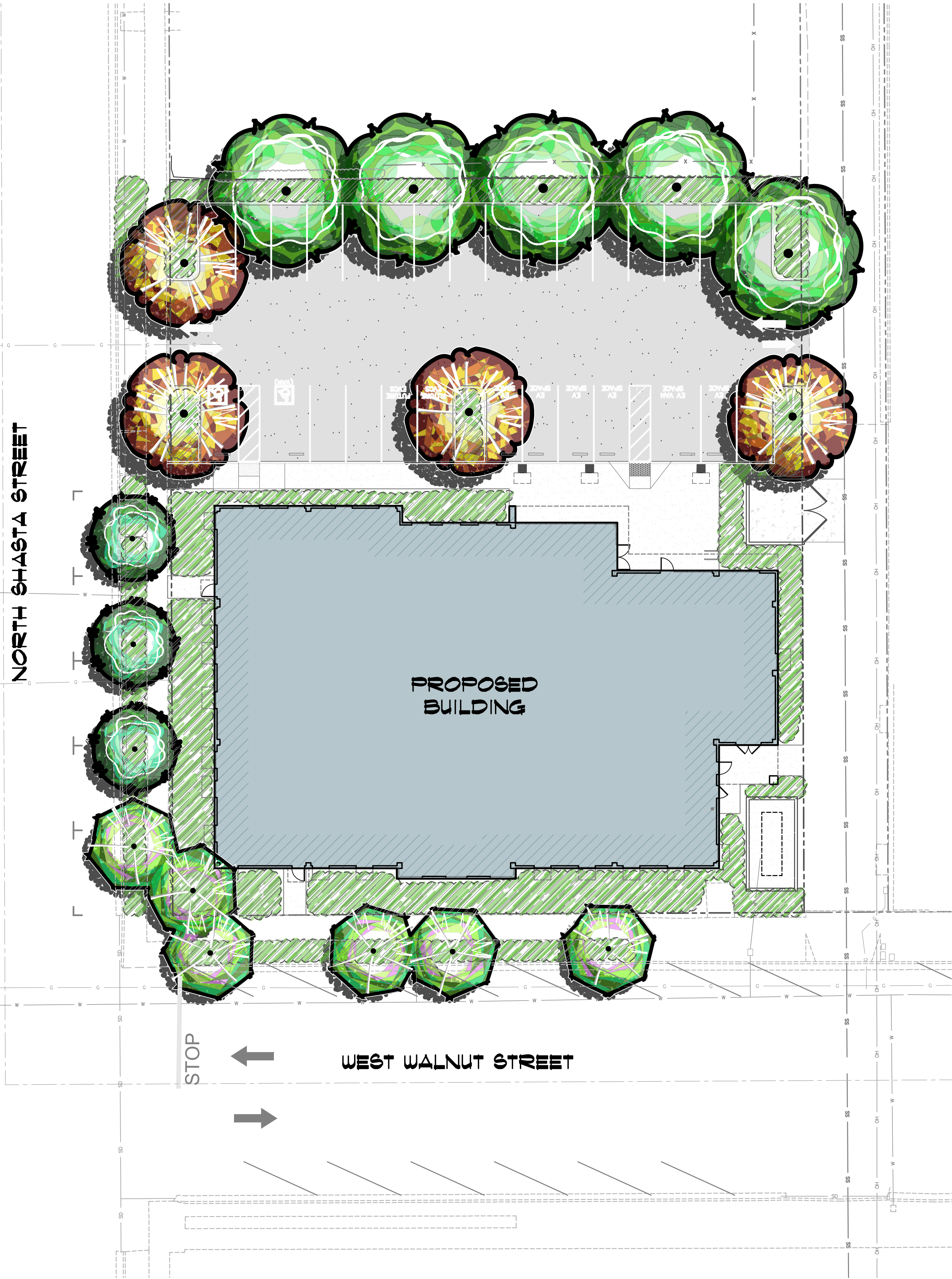
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 101071 GALLONS PER YEAR

MAWA = 52.8 ETO x 0.62 GAL./S.F. x 0.45 (ET ADJ. FACTOR) x 6861 S.F. LANDSCAPE AREA

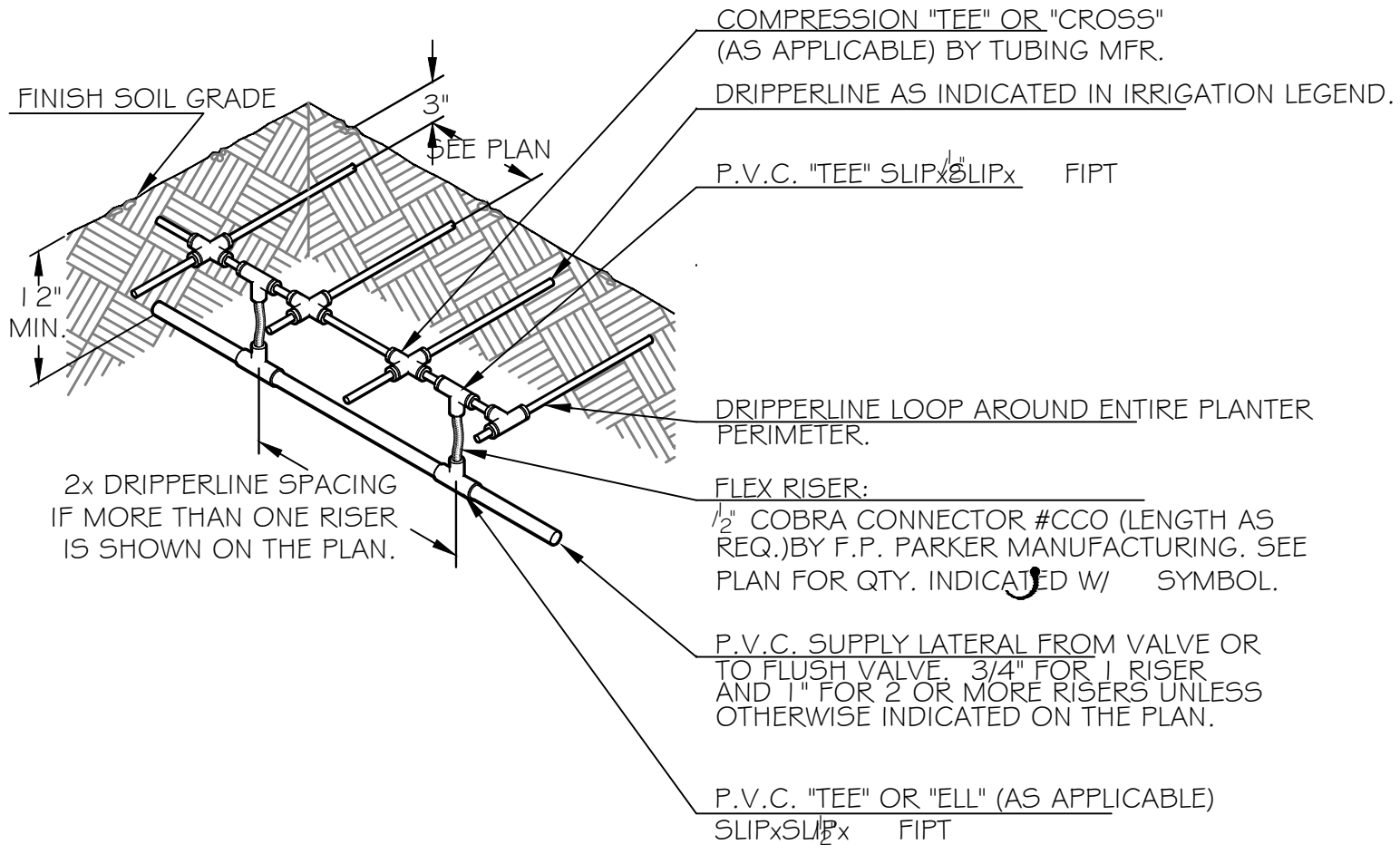
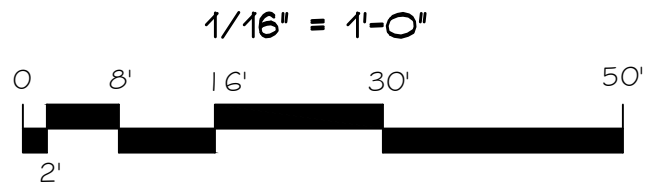
ESTIMATED TOTAL WATER USE (ETWU) = 55453 GALLONS PER YEAR

HYDROZONE (STATION #)	PLANT USE TYPE	PLANT FACTOR	AREA IRRIG. (S.F.)	EFF. CALCULATION	ESTIMATED WATER USE
C1	LOW (FULL SUN)	0.20	6861	61% 52.8x.62x.20x 6861/.81%= 55453 GAL.	

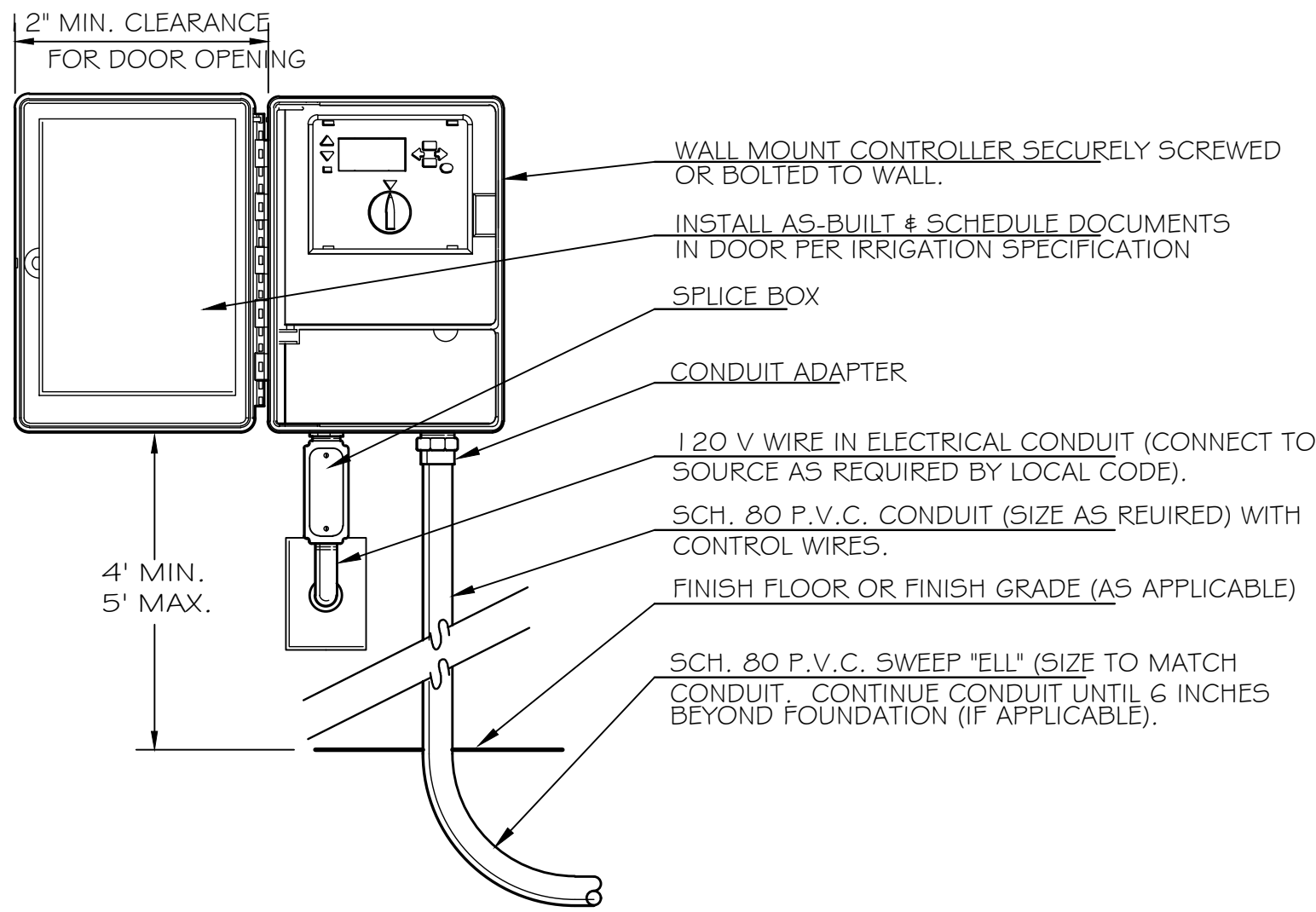
TOTAL ANNUAL ESTIMATED WATER USE: 55453 GAL.



Preliminary Landscape Plan



DRIP GRID RISER ISOMETRIC
DETAIL A



WALL MOUNTED CONTROLLER
DETAIL B

NORTHERN VALLEY INDIAN HEALTH
243 W WALNUT STREET WILLOWS, CALIFORNIA 95988

LANDSCAPE PLAN



Scale: 1/16" = 1'-0"

SHEET
LA

PERKINS, WILLIAMS & COTTERILL, INC.
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DATE: 05-11-26
PROJECT: 26-710 [46003]

Design Review Analysis
Conditional Use Permit and Design Review (File# DR26-02 and CUP26-02)
Northern Valley Indian Health (NVIH) Clinic
243 W. Walnut Street / APN: 002-152-014

I. INTRODUCTION

This Design Review Analysis (Analysis) evaluates the proposed exterior design for the proposed building to be located at 243 W. Walnut Street identified by Assessor Parcel Number (APN): 002-152-014. The Analysis focuses on the project's compliance with design review criteria, including building design, site relationship, neighborhood compatibility, material selection, and site improvements.

II. DESIGN REVIEW ANALYSIS

Competent Design

The proposed building has been designed by professional architects/engineers licensed within the State of California to meet the building code standards of development.

Relationship Between Structures Within the Development and Between Structures and Site

The project site would be developed with one building and supported by a CMU enclosed generator, a trash enclosure and a parking lot. The proposed building would be located in the front of the property, approximately 8 feet of W. Walnut Street and 10 feet from N. Shasta Street. The CMU enclosed generator and trash enclosure would be located adjacent to the alley, providing convenient access for fuel delivery and waste collection vehicles.

The parking area would be located at the rear of the property and would be accessible from both N. Shasta Street and the adjacent alley. This site layout would provide efficient vehicle circulation while maintaining access to the building and supporting site amenities.

Relationship between Development and Neighborhood

The proposed building would be compatible with the character of the surrounding neighborhood, as the project site is located within an established clinical area. Properties to the east are similarly zoned Central Commercial and are developed with facilities operated by Northern Valley Indian Health (NVIH). The surrounding area is characterized by a mix of commercial and residential development, including the following:

- North: Single family residential
- West: Single family residential
- South: Single family residential
- East: NVIH administrative building

Materials and Colors Used

The proposed building would incorporate a variety of architectural materials and finishes to create visual depth, variation, and interest. The first floor would include an El Dorado stone veneer finish. Metal siding

finished in sage green would be incorporated on both the first and second floors, while dark bronze metal siding would provide additional visual contrast on portions of the second floor.

The building's primary exterior finish would consist of stucco painted in complementary shades of green and stone white. Window treatments would include decorative green metal panels, white aluminum horizontal sunshades, and stucco window box frames painted cocoa. Together, these materials, colors, and architectural accents would provide visual interest while creating a cohesive and articulated building design.

Wall and Fencing

The proposed generator would be enclosed by a CMU block wall finished and painted to match the exterior of the proposed building. A six-foot-tall wooden fence would be installed along the northern property line to provide separation and screening between the project site and the adjacent residential property to the north. No additional fencing is proposed as part of the project.

Surface Water Drainage

All surface/on-site water shall drain properly. WMC Section 18.141.030 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. During the final plan check process, the City Engineer will review the plans to ensure that all stormwater is handled appropriately.

Drives, Parking and Circulation

The project site would provide efficient vehicle access and circulation, with access points from N. Shasta Street and the alley to the east. A 25-foot-wide drive aisle would extend through the center of the parking area, providing adequate space for vehicle maneuvering and facilitating convenient circulation throughout the site.

Utility Service

All new utilities shall be placed underground as conditioned by the Engineering Department.

Signs

A signage plan was not included as part of this application process. Although it is anticipated that a wall sign to identify the building would be installed, in a similar fashion to what is shown on the elevations. A separate signage permit would be required prior to installation of the signage.

Exterior Lighting

Exterior lighting is proposed throughout the project site. WMC Section 18.141.060(10) states that "light sources shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas."

The proposed lighting plan includes two types of exterior fixtures: wall-mounted lighting and pole-mounted lighting. Specifically, six wall-mounted light fixtures would be installed on the proposed building, and two pole-mounted light fixtures would be installed within the parking area along the northern property line.

As part of the application review process, the applicant submitted a photometric plan demonstrating that the proposed lighting would be contained within the project site and would not result in light spillover or glare onto adjacent properties. Based on the submitted photometric analysis, the proposed lighting would be consistent with the requirements of WMC Section 18.141.060(10).

Landscaping

Landscaping is proposed throughout the project site and would include a combination of trees, shrubs, and ground cover to provide visual enhancement and landscape screening along the site perimeter. Proposed tree species include Western redbud, fruitless olive, Chinese pistache, and holly oak. The landscape plan includes 16 varieties of shrubs and ground cover, with plant container sizes ranging from one-gallon to five-gallon. All proposed plant species are identified as “low” or “very low” water users in the State of California’s Water Use Classification of Landscape Species (WUCOLS) database. The proposed landscaping would provide visual interest throughout the site while supporting water-efficient and drought-tolerant landscape design.

III. CONCLUSION

Per Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.



COMMENTS AND REPORTS