

Planning Commission

Dave McCullough, District 1
Heath Krug, District 2
John Troughton, Jr., District 3,
Vice-Chair
Kirk Pendleton, District 4, Chair
Elizabeth Yerxa, District 5



Community Development Department

Greg Plucker,
Secretary to the Planning Commission
220 12th Street, Colusa, CA 95932
Phone: (530)458-0480
Fax: (530)458-0482
colusacountyca.igam2.com
www.countyofcolusa.org

COLUSA COUNTY Planning Commission Agenda October 5, 2022

**Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932**

Welcome to a meeting of the Colusa County Planning Commission. If you are scheduled to address the Commission, please state your full name for the record. Regularly numbered items may be considered at any time during the meeting. All items are listed in accordance with the Ralph M. Brown Act. We invite all members of the public to attend.

9:00 am CALL TO ORDER

- Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
Planning Commission – Regular Meetings – July 6, 2022.

II. PUBLIC COMMENT

III. PUBLIC HEARING/COMMUNITY DEVELOPMENT DEPARTMENT

1. Public Hearing and adoption of a Resolution recommending the Board of Supervisors adopt a zoning text amendment to amend the definition of "Hotel and Motel" and add the definition of "Hotel and Motel - Extended Stay" to Section 44-0.10 Definitions of the County Code, amend the zoning classification tables, and find the proposed text amendment is exempt from the California Environmental Quality Act.

IV. COMMUNITY DEVELOPMENT/BUTTE CREEK FARMS

1. Receive an informational report on a minor expansion to the Butte Creek Farms' RV Park approved under Use Permit #16-2-2.

V. PLANNING DIRECTOR COMMENTS/REPORTSVI. PLANNING COMMISSIONER'S COMMENTS/REPORTS**ADJOURN**

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the purview of the Planning Commission and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of 15 minutes per issue and each individual or group will be limited to no more than 5 minutes each. Note: No Commission action shall be taken on comments received.

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days after the decision. Anyone wishing to appeal a decision must submit a letter of appeal and pay the required fee of \$750.00 to the Clerk of the Board of Supervisors at 547 Market Street, Ste. 102, Colusa, CA, 95932

All supporting documentation is available for public inspection and review in the Office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.
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COLUSA COUNTY Planning Commission Minutes

July 6, 2022

Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

The Colusa County Planning Commission meets in Regular Session this 6th day of July 2022 at the hour of 9:00 a.m. Present: Commissioners Heath Krug, Elizabeth Yerxa, Dave McCullough, and Kirk Pendleton. Absent: Commissioner John Troughton, Jr.

Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
 Planning Commission – Regular Meetings – June 1, 2022.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Yerxa
SECONDER:	McCullough
AYES:	Krug, Yerxa, McCullough, Pendleton
ABSENT:	Troughton, Jr.

II. PUBLIC COMMENT

None.

III. PUBLIC HEARINGS

Chair Pendleton makes time for a Public Hearing and adoption of a Resolution approving a Categorical Exemption and a Use Permit (PD-22-16) to allow expansion of an existing legal, non-conforming residential use.

Comments received by Mr. Plucker.

9:07 a.m. Chair Pendleton opens the Public Hearing and calls for public comment. Hearing none, Chair Pendleton closes the Public Hearing.

Minutes Acceptance: Minutes of Jul 6, 2022 9:00 AM (APPROVAL OF MINUTES)

COMMUNITY DEVELOPMENT DEPARTMENT/DENNIS PERRY

1. Adopt **Resolution No. 22-006** approving a Categorical Exemption and a Use Permit (PD-22-16) to allow expansion of an existing legal, non-conforming residential use.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Krug
SECONDER:	McCullough
AYES:	Krug, Yerxa, McCullough, Pendleton
ABSENT:	John Troughton, Jr.

Chair Pendleton makes time for a Public Hearing and adoption of a Resolution approving Statutory Exemptions and approving Tentative Parcel Map #PD-22-15 for Diane and Gary Evans.

Comments received by Mr. Plucker.

9:13 a.m. Chair Pendleton opens the Public Hearing and calls for public comment. Hearing none, Chair Pendleton closes the Public Hearing.

COMMUNITY DEVELOPMENT DEPARTMENT/DIANE AND GARY EVANS

2. Adopt **Resolution No. 22-007** approving Statutory Exemptions and approving Tentative Parcel Map #PD-22-15 for Diane and Gary Evans.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Yerxa
SECONDER:	McCullough
AYES:	Krug, Yerxa, McCullough, Pendleton
ABSENT:	Troughton, Jr.

V. PLANNING DIRECTOR COMMENTS/REPORTS

Mr. Plucker provides an update on the Janus Solar Project and states he anticipates the item will come before the Commission in September.

V. PLANNING COMMISSIONER'S COMMENTS/REPORTS

Commissioner Yerxa inquires as to the proposed repurposing of the Moonbend Road dryer.

Mr. Plucker states they have been taking noise measurements and don't anticipate any issues.

Chair Pendleton adjourned the meeting at 9:22 a.m. to reconvene in Regular Session on August 3, 2022 at the hour of 9:00 a.m.

Respectfully submitted,
Greg Plucker, Secretary to the
Planning Commission

By: _____
Melissa Kitts, Deputy Clerk

Kirk Pendleton, Chair

Minutes Acceptance: Minutes of Jul 6, 2022 9:00 AM (APPROVAL OF MINUTES)



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

PLANNING COMMISSION (ID # 8645)

Meeting: 10/05/22 09:00 AM

Department: Community Development Department

Category: Public Hearing

Prepared By: Steve Geiger

Initiator: Steve Geiger

Sponsors:

DOC ID: 8645

Detail

Applicant: Colusa County

General Plan: Agriculture General (AG),
Agriculture Transition (AT),
Agriculture Upland (AU),
Commercial (C), Forest Lands
(FL), Industrial (I), Mixed Use
(MU), Parks and Recreation
(PR), Rural Residential (RR),
Rural Service Center (RSC),
Urban Reserve Area (URA),
Urban Residential (UR), Sites
Planning Overlay

File: PD-22-23

Zoning: Agricultural Transition (A-T),
Rural Services (R-S),
Commercial Resort (C-R),
Mixed Use (MU), Light
Industrial (M-1), Heavy
Industrial (M-2), Research and
Development (RD), Forest
Residential (F-R), Forest
Management and Recreation
(FMR), Resource
Management (R-M), Foothill
Agriculture (F-A), Exclusive
Agriculture (E-A), Upland
Conservation (U-C), Upland
Transition (U-T), Rural
Residential (R-R), Residential
Single Family (R-1-6),
Residential Single Family (R-1-
8), Residential Two Family (R-
2), Residential Multiple Family
(R-3), Apartment Professional
(R-4), Neighborhood
Commercial (C-1),
Community Commercial (C-
2), Highway Service
Commercial (C-H), River
Frontage (R-F), Flood
Management (F-M), General
Recreation (G-R), Airport (A-
V), Public Facilities (P-F)

Formal Title / Summary

Zoning Code Text Amendment PD-22-23

Action Requested

Public Hearing and adoption of a Resolution recommending the Board of Supervisors adopt a zoning text amendment to amend the definition of "Hotel and Motel" and add the definition of "Hotel and Motel - Extended Stay" to Section 44-0.10 Definitions of the County Code, amend the zoning classification tables, and find the proposed text amendment is exempt from the California Environmental Quality Act.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The proposed Zoning Text Amendment (#PD-22-23) would amend the definition of "Hotel and Motel" in the Zoning Code (Section 44-0.10 Definitions) to include an occupancy time limit of six (6) days or less within any thirty (30) consecutive day period. The Zoning Text Amendment would also add a definition of "Hotel and Motel - Extended Stay", with occupancy being limited to no more than twenty-nine (29) days within any thirty (30) consecutive day period. The Zoning Code Tables of allowed uses for each zoning classification will be amended to include the new "Hotel and Motel - Extended Stay" use, with TABLE 44-2.40-2: ALLOWED USES IN THE COMMERCIAL ZONES specifically being amended to allow the "Hotel and Motel - Extended Stay" use in the C-1, C-2, C-H, and C-R zone districts with approval of a Minor Use Permit, and in the MU zone district with approval of a Use Permit. While the other zoning classification tables would be amended to include the "Hotel and Motel - Extended Stay" use, this use would not be allowed in other zoning classifications.

APN:

County-Wide

LOCATION:

County-Wide

PROJECT:

The current definition of "Hotel and Motel" contained in the Zoning Code does not have an occupancy time limit. Without a maximum occupancy time limit, there is potential that occupants who stay at a hotel or motel for an extended period of time could claim tenant rights under State law. The hotel and motel classification was intended for short term occupancy only.

Staff is bringing forward this Zoning Text Amendment to address this issue and place a maximum time limit on stays at hotels and motels. Staff is also recommending a new use type be added to the Zoning Code: "Hotel and Motel - Extended Stay", which will also contain a maximum occupancy time limit. The proposed zoning text amendments would clarify the intent of the "Hotel and Motel" use for temporary occupancy, and allow for longer stays for the "Hotel and Motel - Extended Stay."

ANALYSIS:

California Civil Code Section 1940 describes a hotel or motel innkeeper (i.e. owner/manager) as retaining a right of access to and control of the dwelling unit for

occupancy for periods of less than seven days. For consistency and to clarify the intended temporary occupancy of hotels and motels, staff is recommending approval of this zoning text amendment to revise the current definition of "Hotel and Motel" contained in the Zoning Code, section 44-0.10 Definitions, to include a limitation on stays to six (6) days or less within any thirty (30) consecutive day period. The "Hotel and Motel" use type is permitted in the C-2, C-H, and C-R zone districts, permitted in the C-1 zone district with approval of a Minor Use Permit, and within the MU zone district with approval of a Use Permit. The Zoning Code provides for limited residential uses within the Commercial zoning districts.

Staff is also recommending approval of a new use type definition, "Hotel and Motel - Extended Stay," to address facilities that allow occupancy of guest rooms limited to no more than twenty-nine (29) days within any thirty (30) consecutive day period. This use type is proposed to be allowed in the C-1, C-2, C-H, and C-R zone district with approval of a Minor Use Permit, and within the MU zone district with approval of a Conditions Use Permit. The Minor Use Permit and Use Permit are required to allow for County staff review due to the increased demand placed on septic systems and to ensure other compatibility issues are addressed for the longer extended term stays.

Staff believes the proposed Zoning Text Amendment is necessary to clarify the intended temporary occupancy of hotels and motels, to help prevent hotels and motels from being used as "long term" rental units by owners, and to avoid potential future conflicts of having occupants claim tenant rights under State law.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed text amendment would clarify an existing use type definition and add a new use type in the Zoning Code, and also specify which zone districts the use is allowed in. The project is subject to Section 15061(b)(3) of the CEQA Guidelines, in that CEQA applies only to projects which have the potential for causing a significant impact on the environment. As the project relates only to minor changes in the Zoning Code to provide clarification, it can be seen with certainty that there is no possibility the project will have a significant impact on the environment. The project is therefore not subject to CEQA.

SUMMARY

The proposed project would amend the definition of "Hotel and Motel" in the Zoning Code (Section 44-0.10 Definitions) to include an occupancy time limit of six (6) days or less within any thirty (30) consecutive day period. The Zoning Text Amendment would also add a definition of "Hotel and Motel - Extended Stay", with occupancy being limited to no more than twenty-nine (29) days within any thirty (30) consecutive day period. The Zoning Code Tables of allowed uses for each group of zones will be amended to include the new "Hotel and Motel - Extended Stay" use, with TABLE 44-2.40-2: ALLOWED USES IN THE COMMERCIAL ZONES specifically being amended to allow

the "Hotel and Motel - Extended Stay" use in the C-1, C-2, C-H, and C-R zone districts with approval of a Minor Use Permit, and in the MU zone district with approval of a Use Permit.

RESOLUTION NO. 22-_____

**A RESOLUTION OF THE COUNTY OF COLUSA PLANNING COMMISSION
RECOMMENDING THE BOARD OF SUPERVISORS ADOPT A ZONING TEXT
AMENDMENT (PD-22-23) TO AMEND THE DEFINITION OF HOTEL AND MOTEL AND
ADD A DEFINITION OF HOTEL AND MOTEL – EXTENDED STAY TO SECTION 44-0.10
OF THE COUNTY CODE AND FIND THE PROPOSED TEXT AMENDMENT IS EXEMPT
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, Colusa County adopted an updated Zoning Ordinance in 2014 and the proposed text amendments would amend the definition of “Hotel and Motel” by clarifying the occupancy time limits for the use, and add a definition of “Hotel and Motel – Extended Stay” including occupancy time limits for the use, and amend applicable zoning district tables;

WHEREAS, in accordance with California Government Code Section 65853 the Colusa County Planning Commission conducted a public hearing on proposed text amendment (PD-22-23);

WHEREAS, following the public hearing the Planning Commission found based on the totality of the public record that based on Section 15061(b)(3) of the CEQA Guidelines, the project is not subject to CEQA, that proposed text amendments are consistent with the General Plan, and that the proposed text amendments merely clarify the intent of said sections.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Colusa finds, determines, and recommends to the Colusa County Board of Supervisors that the Board approve the proposed Zoning Text Amendment (PD-22-23) as detailed in the draft ordinance (Exhibit “A”), as may be amended by the County Counsel, attached hereto and incorporated by reference.

PASSED AND ADOPTED by the Colusa County Planning Commission this 5th day of October, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Kirk Pendleton, Chair
Planning Commission

ATTEST: Greg Plucker, Secretary to the
Colusa County Planning Commission

Melissa Kitts, Deputy Clerk

APPROVED AS TO FORM

Jennifer Sutton, Sr. Deputy County Counsel

Attachment: Commission Resolution Recommending Approval of PD-22-23 (8645 : Zoning Code Text Amendment PD-22-23)

EXHIBIT "A"

ORDINANCE NO. _____

**AN ORDINANCE OF THE COLUSA COUNTY BOARD OF SUPERVISORS
ADOPTING A ZONING TEXT AMENDMENT (PD-22-23) TO AMEND THE DEFINITION OF
HOTEL AND MOTEL AND ADD A NEW HOTEL AND MOTEL – EXTENDED STAY
DEFINITION TO SECTION 44-0.10 OF THE COUNTY CODE, TO AMEND RELATED
ALLOWED USE TABLES, AND FIND THAT THE PROPOSED TEXT AMENDMENT IS
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The Board of Supervisors of the County of Colusa ordains as follows:

SECTION 1.

The provisions of this ordinance are exempt from the California Environmental Quality Act pursuant to Title 14, Division 6, Chapter 3, Article 5 of the California Code of Regulations 15061(b)(3) because there is no possibility this ordinance may have a significant effect on the environment as the text amendment merely clarify the intent of the zoning ordinance.

SECTION 2.

Section 44-0.10. Definitions of the Colusa County Code is hereby amended to read as follows:

Hotel and motel. A facility containing guestrooms where lodging is provided for a fee, where no provision is made for cooking and occupancy of any guestroom(s) by any individual(s) is limited to six (6) days or less within any thirty (30) consecutive day period. Transient Occupancy tax shall be paid pursuant to the Colusa County Code requirements. Bed and breakfast establishments are excluded from this definition.

SECTION 3.

Section 44-0.10. Definitions of the Colusa County Code is hereby amended with the addition of the following definition immediately after the definition of "hotel and motel" as follows:

Hotel and motel – extended stay. A facility containing guestrooms where lodging is provided for a fee, and where cooking provisions are provided in a maximum of sixty percent of the individual rooms or suites, and occupancy of any guestroom(s) by any individual(s) is limited to no more than twenty-nine (29) days within any thirty (30) consecutive day period. Transient Occupancy tax shall be paid pursuant to the Colusa County Code requirements. Bed and breakfast establishments are excluded from this definition.

SECTION 4.

TABLE 44-2.40-2: ALLOWED USES IN THE COMMERCIAL ZONES is hereby amended with the addition of the Hotel and Motel – Extended Stay use immediately after the "Hotel and Motel" use as follows:

Hotel and Motel - Extended Stay	M	M	M	M	U	
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EXHIBIT "A"

SECTION 5.

TABLE 44-2.20-2: ALLOWED USES IN THE AGRICULTURAL ZONES; TABLE 44-2.30-3: ALLOWED USES IN THE RESIDENTIAL ZONES; TABLE 44-2.50-2: ALLOWED USES IN THE INDUSTRIAL ZONES; TABLE 44-2.60-2: ALLOWED USES IN THE NATURAL RESOURCES ZONES; and TABLE 44-2.70-2: ALLOWED USES IN THE SPECIAL PURPOSE ZONES are hereby amended with the addition of the Hotel and Motel – Extended Stay use immediately after the “Hotel and Motel” use as follows:

Hotel and Motel - Extended Stay	-	-	-	-	-	
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SECTION 6.

This ordinance shall become effective thirty (30) days after its passage. It shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in a newspaper of general circulation published in the County of Colusa, State of California, within fifteen (15) days after its passage.

Introduced and passed and adopted by the Board of Supervisors of the County of Colusa, State of California, on the 8th day of November in the year of 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

J. Merced Corona, Board Chair

ATTEST: Wendy G. Tyler, Clerk of the Board of Supervisors

By: _____
Melissa Kitts, Deputy

APPROVED AS TO FORM:

Richard Stout, County Counsel

EXHIBIT “A”

ORDINANCE NO. _____

**AN ORDINANCE OF THE COLUSA COUNTY BOARD OF SUPERVISORS
ADOPTING A ZONING TEXT AMENDMENT (PD-22-23) TO AMEND THE DEFINITION OF
HOTEL AND MOTEL AND ADD A NEW HOTEL AND MOTEL – EXTENDED STAY
DEFINITION TO SECTION 44-0.10 OF THE COUNTY CODE, TO AMEND RELATED
ALLOWED USE TABLES, AND FIND THAT THE PROPOSED TEXT AMENDMENT IS
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The Board of Supervisors of the County of Colusa ordains as follows:

SECTION 1.

The provisions of this ordinance are exempt from the California Environmental Quality Act pursuant to Title 14, Division 6, Chapter 3, Article 5 of the California Code of Regulations 15061(b)(3) because there is no possibility this ordinance may have a significant effect on the environment as the text amendment merely clarify the intent of the zoning ordinance.

SECTION 2.

Section 44-0.10. Definitions of the Colusa County Code is hereby amended to read as follows:

Hotel and motel. A facility containing guestrooms where lodging is provided for a fee, ~~and~~ where no provision is made for cooking ~~in sixty percent or more of the individual rooms or suites and occupancy of any guestroom(s) by any individual(s) is limited to six (6) days or less within any thirty (30) consecutive day period.~~ Transient Occupancy tax shall be paid pursuant to the Colusa County Code requirements. Bed and breakfast establishments are excluded from this definition.

SECTION 3.

Section 44-0.10. Definitions of the Colusa County Code is hereby amended with the addition of the following definition immediately after the definition of “hotel and motel” as follows:

Hotel and motel – extended stay. A facility containing guestrooms where lodging is provided for a fee, and where cooking provisions are provided in a maximum of sixty percent of the individual rooms or suites, and occupancy of any guestroom(s) by any individual(s) is limited to no more than twenty-nine (29) days within any thirty (30) consecutive day period. Transient Occupancy tax shall be paid pursuant to the Colusa County Code requirements. Bed and breakfast establishments are excluded from this definition.

SECTION 4.

TABLE 44-2.40-2: ALLOWED USES IN THE COMMERCIAL ZONES is hereby amended with the addition of the Hotel and Motel – Extended Stay use immediately after the “Hotel and Motel” use as follows:

Hotel and Motel - Extended Stay	M	M	M	M	U	
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EXHIBIT “A”

SECTION 5.

TABLE 44-2.20-2: ALLOWED USES IN THE AGRICULTURAL ZONES; TABLE 44-2.30-3: ALLOWED USES IN THE RESIDENTIAL ZONES; TABLE 44-2.50-2: ALLOWED USES IN THE INDUSTRIAL ZONES; TABLE 44-2.60-2: ALLOWED USES IN THE NATURAL RESOURCES ZONES; and TABLE 44-2.70-2: ALLOWED USES IN THE SPECIAL PURPOSE ZONES are hereby amended with the addition of the Hotel and Motel – Extended Stay use immediately after the “Hotel and Motel” use as follows:

Hotel and Motel - Extended Stay	-	-	-	-	-	
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SECTION 6.

This ordinance shall become effective thirty (30) days after its passage. It shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in a newspaper of general circulation published in the County of Colusa, State of California, within fifteen (15) days after its passage.

Introduced, passed, and adopted by the Board of Supervisors of the County of Colusa, State of California, on the 8th day of November in the year of 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

J. Merced Corona, Board Chair

ATTEST: Wendy G. Tyler, Clerk of the Board of Supervisors

By: _____
Melissa Kitts, Deputy

APPROVED AS TO FORM:

Richard Stout, County Counsel

Attachment: RED-LINED Version of DRAFT Ordinance Amendment Regarding Hotel and Motel Definitions (8645 : Zoning Code Text

Pioneer Review

430 Market Street, Suite G, Colusa, CA 95932
(530) 458-4141

Draft Proof

County of Colusa
Planning Commission

NOTICE DESCRIPTION

NOTICE OF PUBLIC HEARING

RUN DATES

09/22/2022

This is not an affidavit of publication.
You will receive the signed
affidavit of publication
within 5-days of publication date.

LEGAL NOTICE

COUNTY OF COLUSA PLANNING COMMISSION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will conduct a Public Hearing on October 5, 2022 at 9:00 a.m. in the Board of Supervisors Chambers located at 546 Jay Street, Suite 108, Colusa, CA, to consider the following:

Zoning Text Amendment #PD-22-23, Colusa County – A proposed Resolution recommending that the Colusa County Board of Supervisors adopt a zoning text amendment to amend the definition of Hotel and Motel and add a definition of Hotel and Motel – Extended Stay in Section 44-0.10. Definitions of the County Code and find that the proposed text amendment is exempt from the California Environmental Quality Act.

If you have questions or concerns regarding this matter, or would like to submit comments you may do so to the following: Secretary to the Planning Commission, 1213 Market Street, Colusa, CA (530)458-0480, or by e-mail at tcloudon@countyofcolusa.org. All persons are invited to attend and be heard. Additional documentation is available for review in accordance with Agenda Scheduling Deadlines at the Office of the Clerk of the Board, 547 Market Street, Ste. 102, Colusa, CA (530)458-0508 and at the Community Development Department, 220 12th Street, Colusa, CA (530) 458-0480.

If you challenge the proposed project or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Dated: September 16, 2022

/s/ Melissa Kitts, Deputy Clerk

09/22/2022 - CCPR #2021-0878



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

Meeting: 10/05/22 09:00 AM
Department: Community Development
Category: Report
Prepared By: Greg Plucker
Initiator: Greg Plucker
Sponsors:

PLANNING COMMISSION (ID # 8650)

DOC ID: 8650 A

Detail

Applicant: Butte Creek Farms (Jake Kley) **File:** UP #16-2-2
General Plan: Parks and Recreation (PR) **Zoning:** Commercial Resort (C-R)

Formal Title / Summary

Butte Creek Farms' RV Park Expansion Informational Report

Action Requested

Receive an informational report on a minor expansion to the Butte Creek Farms' RV Park approved under Use Permit #16-2-2.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The Planning Commission approved the Butte Creek Farms RV Park under UP #16-2-2 in May of 2016. The use permit approval allowed for the establishment of a 40-space Recreational Vehicle Park, boat trailer parking, and a bathroom, shower and laundry building on approximately 6± acres of an 88± acre parcel. Please find attached a copy of the staff report (Attachment #1) and the issued use permit (UP #16-2-2 - Attachment #2).

Community Development Department staff has recently received a proposal from Jake Kley, representing Butte Creek Farms, requesting approval to install 8 additional RV parking spaces. Use Permit Condition #3 states that minor changes may be approved administratively by the Zoning Administrator, provided that the modification is consistent with the "original project approval". Changes deemed to be major, or significant are required to be approved by the Planning Commission.

Based on staff's review of the proposed amendment, staff believes that the changes are minor in nature and would qualify to be approved at the staff level. The purpose of the agenda item is to inform the Commission of this determination.

APN:

015-130-045

LOCATION:

The project site is located approximately 3,700-foot southeast of the intersection of River Road and Butte Slough Road, north of the Steelhead Lodge located at 3249 Butte Slough Road

PROJECT:

As shown on the proposed site plan (Exhibit "A"), 8 additional RV parking spaces would be installed in the area where truck and boat trailer parking is currently occurring in order to facilitate the connection to water and sewer utility services. The existing truck and boat trailer parking would be shifted westerly to the area indicated by the yellow trapezoid.

During the project approval, septage disposal was considered the most significant issue. Other issues such as access, ADA provisions, and flood protection were also considered but the resolution of those issues were fairly straightforward. Septage disposal was more complicated in that there was an existing septage system serving the existing restaurant and RV parking spaces across Butte Slough Road. In analyzing the effluent flow from the additional 40 RV spaces, discharge assumptions were made in the project approval. In addition, Butte Creek Farms was also required to monitor septage flows and report those flows to the Environmental Health Division to determine whether the capacity of the existing system would be exceeded. If there was a capacity constraint, additional storage and leach lines were required to be installed.

Based on the monitoring of the septage flows since the RV park became operational, the average daily flows have been less than half the 4,275 gpd design capacity of the septage system. The reason for the difference is that the RV use was assumed to be at 100 gallons a day per the plumbing code and this appears to have overstated actual septage flows.

The Environmental Health Division Manager has determined that 8 additional RV's can be accommodated by the existing septage system. In addition, the Public Works Director has determined that the existing access points can handle the additional traffic as well. The existing access points will not be changed. However, the applicant would install additional all-weather surfaces for the additional access and parking.

Given that the existing infrastructure can accommodate the additional 8-RV parking spaces, that all of the existing UP conditions are still required (including the septage monitoring), and that only 8 additional RV parking stalls would be added (only a 20% increase) staff believes that the proposed change is minor and can be approved at the staff level.

The purpose of this informational report is to keep the Commission informed as to the proposed change. Following the Commission's meeting, staff would formalize the permit modification in writing.

EXHIBIT "A"



COLUSA COUNTY PLANNING COMMISSION AGENDA REPORT – MAY 4, 2016 (REVISED)

APPLICANT: Butte Creek Farms (Ed Hulbert)

FILE #: UP #16-2-2 (ED #16-8)

REQUEST: Butte Creek Farms is requesting a Use Permit for the purpose of establishing a 40-Space Recreational Vehicle Park.

GENERAL PLAN: Parks and Recreation (PR)

ZONING: Commercial Resort (C-R)

APN: 015-130-045

LOCATION: The project site is located approximately 3,700-feet southeast of the intersection of River Road and Butte Slough Road, north of the Steelhead Lodge located at 3249 Butte Slough Road.

PARCEL SIZE/PROJECT SIZE: The project area encompasses two areas of approximately 6±-acres in size of an 88±-acre parcel.

PLANNER: Kent Johanns, Associate Planner

ATTACHMENTS/EXHIBITS:

- A: Conditions of Approval
- B: Location Map
- C: Site Plan

STAFF COMMENT:

Staff recommends approval of the Use Permit with conditions and findings.

PROJECT AND SITE DESCRIPTION:

The project consists of the establishment of a 40-space Recreational Vehicle Park (RVP). The proposal will enhance and augment the existing recreational facilities located at the Steelhead Lodge at Colusa Landing. The existing facilities include a boat ramp, restaurant and bar, and 19 space RVP. The new facilities will include a 40-space RVP with electrical, water and sewer hookups at each 15-foot by 40-foot (600-square foot) parking space. The new facility will also

include one permanent structure, 32-feet by 52-feet (1,664 square feet) which will house bathrooms with shower, and laundry facilities. All parking areas and access roads will be 4-inches of packed gravel. The project will also include four 4-foot concrete valley gutters for storm water drainage. The applicant has already constructed the approximately 6-acre pad with the truck and trailer parking area. The RVP will see its heaviest use during the winter and summer months.

The project is located in an agricultural area approximately 3.5-miles southeast of the City of Colusa. Land use in the project area is primarily agricultural, with rice production being the primary activity. There are a few scattered residences occur on the large agricultural parcels in the area to the west, east and north of the project site. The project area is relatively flat and slopes generally from northwest to the southeast. The project site is located in Zone A of the FEMA, Flood Insurance Rate Maps, Panel 555 F, Community Number 06011 C, and effective May 15, 2003. All proposed permanent structures will require a Flood Zone Development Permit prior to issuance of building permits.

ANALYSIS:

General Plan and Zoning:

The project site has a General Plan Land Use Designation of Parks and Recreation (PR). The project is considered to be consistent with the Colusa County General Plan policies that provide for the development of natural resources of the County for recreational opportunities. For example:

Policy OSR 2-3; Encourage expansion of public access and recreation facilities along the Sacramento River, East Park Reservoir, and the Mendocino National Forest.

The Zoning Classification on the project site is Commercial Resort (C-R). The Colusa County Zoning Ordinance provides for the proposed use under Section 44-2.40.30. This section allows for the operations of Recreational Vehicle Parks clubs provided a Use Permit is obtained.

Surrounding Land Use and Compatibility

As mentioned above the area is dominated by agricultural activities. The areas surrounding the project site are agricultural as well. The project as proposed is not anticipated to impact agricultural operations in the area, due to its minimal impact on the environment and the compatible nature of the use.

Issue and Concerns

Water Supply - The RVP will be served by the water system that serves the existing facilities, State Permit #0600009. The system has additional capacity other than what is currently used. Based upon information provided by the applicant the well was installed in August of 2010. A 2-horse power pump capable of producing 33-gallons per minute was installed. Since that time, the heaviest usage was 30,000-gallons per month. The run time on the pump for the heaviest usage months was 15 to 20-hours. This fact demonstrates that the existing water system has the capacity to supply the proposed 40-Space RVP. If additional capacity is required, the applicant will develop additional water supply by drilling a new well and amending the state permit.

Wastewater - The existing facilities are served by a large septic system that was approved in 2013 under Environmental Health Permit #0N0000119. The system is a pretreatment pressure dose system due to its location in a flood zone. The system was designed to accommodate the additional capacity needed for the RVP. The applicant is required to monitor septic system performance and provide additional facilities if it proves to be necessary.

Drainage - All driveway and parking areas will consists of 4-inches of packed gravel, which is considered a permeable surface. The RV spaces are concrete. The Storm Drainage System designed for the RV Park is a surface system, which transports the surface runoff by surface slopes and 4-foot concrete valley gutters to the north east corner of the RV park. The storm water is discharged through a 15" diameter pipe from the pad area to the adjacent property (also owned by the applicant). The immediate discharge area, will be protected from erosion by rock/gravel. The surface improvements are designed to carry 10-year rainfall flows. This will prevent ponding during normal rainfall events. The total impervious areas, RV sites, valley gutters and the proposed laundry building, will result in a net increase in runoff between the pre and post development from the entire property of around a 1% increase. This run-off will be directed to the northeast of the pad area on surrounding farmland. These events are limited to the rainy season when the surrounding farmland is saturated and possibly inundated.

Flood Zone - As mentioned in the site description above the project site is located in FEMA Flood Zone A. The 6±-acre pad was constructed to an elevation that equates to at, or above, historical observed flood elevations. The permanent structure for the shower and laundry facilities will require a flood zone development permit from Department of Public Works.

Americans with Disabilities Act (ADA) - The 2013 California Building Code requires that a minimum of 3-RV spaces which are ADA compliant be available in a facility with between 51 and 71-RV spaces. The applicant will be required to construct ADA complaint access across Butte Slough Road on the levee, or designate ADA spaces on the west side for both RVs and truck trailer parking.

Traffic Safety - ED #10-5 (UP #10-1-3) was approved by the County in 2010 for the existing boat ramp and truck and trailer parking area. Several mitigation measures were developed and

during that process related to the pedestrian crossing across Butte Slough Road. These improvements have not been completed to date. Now that the additional improvements are being proposed, which will contribute to both vehicle and pedestrian traffic on Butte Slough Road these requirements are being added to the conditions of approval for UP #16-2-2.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The construction of the parking pad area has been completed since approval of ED #10-5 for the boat ramp and parking area. A Biological Assessment and Archeological/Historical Survey were conducted during that process. These areas were the primary environmental concern due to the large pad area. No sensitive biological resources or cultural resources were determined to be affected by the construction of the pad. The existing water system and waste water disposal system are considered to be adequate to accommodate the proposed 40-Space RVP. The proposed drainage system will not have an adverse system on hydrology and water quality. As a result, the project was found to be exempt from CEQA under Section 15301, Existing Facilities.

ACTIONS FOR CONSIDERATION:

Staff recommends that the Planning Commission take the following actions:

- I. Reference Previous Environmental Document ED #10-5
- II. Adopt a Categorical Exemption, specifically 15301, Class 1, Existing Facilities.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structure, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agencies determination.

- A. Find that the proposed Categorical Exemption reflects the independent judgment and analysis of the County, which is the lead agency.
- III. Approve the Use Permit UP #16-2-2 subject to the following findings and conditions found in Exhibit A:
 - A. The proposed use of property will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, welfare and safety of the County.
 1. The project would not be unreasonably incompatible with surrounding land uses with the incorporation of mitigation measures identified in the Initial Study.

Attachment #1

2. The project is in a zoning classification conditionally suitable for the proposed use.
 3. The configuration of the parcels and improvement of the property will not conflict with easements, access through or use of the property.
 4. Approval of this project will not be detrimental to the public health, safety and welfare with compliance of the required conditions and mitigation measures.
- B. The project is consistent with the 2030 Colusa County General Plan Parks and Recreation land use designation and the Colusa County Zoning Ordinance's Commercial Resort (C-R) zoning classification.
- C. The project will not have a significant impact on hydrology and water quality (drainage) with implementation of the conditions of approval presented in this Agenda Report dated May 4, 2016.
- D. The project will not have a significant impact on water supply and wastewater disposal systems with implementation of the conditions of approval presented in this Agenda Report dated May 4, 2016
- E. The project will not have a significant impact on traffic safety with implementation of the conditions of approval presented in this Agenda Report dated May 4, 2016.

**EXHIBIT A
USE PERMIT
COLUSA COUNTY ZONING ADMINISTRATOR**

DATE

UP #-16-2-2

PERMIT NO.

015-130-045

ASSESSORS PARCELS NO.

Pursuant to the provisions of the Zoning Ordinance of the County of Colusa and the special conditions set forth below, the Butte Creek Farms is hereby granted a Use Permit in accordance with the application filed to conduct the operation of 40-Space Recreational Vehicle Park on APN 015-130-045.

1. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of this Use Permit, constitutes cause for the revocation of said permit in accordance with the procedures set forth in the Colusa County Zoning Ordinance, including Colusa County Code Section. 7.29.
2. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
3. Minor changes may be approved administratively by the Directors of Planning and Building (Zoning Administrator), Environmental Health, Public Works or Fire Chief or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such approval, verification shall be made by each Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.
4. The use granted by this permit must be established within 24 months of the delivery of the countersigned permit to the Permittee. If any use for which a Use Permit has been granted is not established within one year of the date of receipt of the countersigned permit by the Permittee, the permit shall become null and void and re-application and a new permit shall be required to establish the use.
5. The terms and conditions of this Use Permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the Permittee.

Conditions of Approval

Planning and Building

1. The applicant agrees, as a condition of issuance and use of this entitlement, to indemnify and defend the County, at applicant's sole cost and expense, in any claim, action or proceeding brought against the County within 180-days after the issuance of this entitlement because of, or resulting from, any preliminary approval or actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any damages, court costs and attorney fees which the County may be required by a court to pay as a result of such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
2. The applicant must also comply with all other applicable federal, state and local statute ordinances and regulations.
3. The applicant shall comply with all requirements of the California Building Code and Department of Housing and Community Development regarding Recreational Vehicle Parks.
4. The applicant shall comply with the requirements of the Central Valley Flood Protection Board, if necessary.
5. The applicant shall comply with the requirements of Central Valley Regional Water Quality Control Board, if necessary.

Public Works

6. All work within the county Right of Way (ROW) to require an encroachment permit, (ROW width 60').
7. Entrances – Project developer shall provide commercial driveway entrances and exits (County Standard S18) or specifically designed entrances/exits that would allow the worse-case vehicle to make the turning movements without encroaching into the opposing lane.
8. Ped ramp or walkway – Project developer shall provide an opposing walkway to allow pedestrians access off the roadway as soon as possible (currently a pedestrian step walkway is approximately 100' East of the shown north walkway on the South side).

Attachment #1

These will need to meet ADA requirements with facilities to be outside the ROW to the extent possible. This may require a series of switchbacks and landings. Appropriate pedestrian signing and possibly a crosswalk should be installed. As an alternative, the applicant can designate as minimum of 3-RV spaces out of the existing 19-RV spaces and provide adequate truck and trailer parking on the west side of Butte Slough Road.

9. Prior to construction the crosswalk(s) and signs shall be covered by an encroachment permit. Pedestrian crossing points from the parking area to the marina area shall be clearly indicated on improvement plan for the encroachment permit. Crosswalks and necessary signing per Manual of Uniform Traffic Control Device (MUTCD) shall be painted on Butte Slough Road at these locations. The design shall minimize exposure of pedestrians to the roadway.
10. Prior to project completion new roadway signage per MUTCD indicating pedestrian crossings, truck and boat crossing, and left turns shall be installed along Butte Slough Road on both sides of the project area.
11. Signage and placement shall be approved by Colusa County Public Works prior to final project completion.
12. Costs for installation and maintenance of crosswalk(s) and signs shall be borne by applicant.
13. With the increased activity, Project Developer shall ensure no future landscaping or any other installation would obstruct the traffic visibility (line of sight) at this location.

Floodplain Administrator

14. The project is located within a Special Flood Hazard Area, Zone "A" and is subject to Chapter 33: Flood Damage Protection, of the County's code, specifically section 33-5.5: Standards for Recreational Vehicles.
15. The project developer shall submit a certified elevation certificate for the proposed restroom facility, indicating the finished elevation is at or above the Base Flood Elevation, or at least two feet above the highest adjacent grade.

Environmental Health

16. The RV Park will generate an estimated amount of 100 gallons per day per RV. Butte Creek Farms has requested to utilize the existing onsite wastewater treatment system with the condition of adding a flow meter to the dosing tank and monitor and record actual flow rates. Additional 5,000 gallon tank and leach field shall be added if the waste flows exceed the capacity of the system. The existing system was designed to accept 4,275

Attachment #1

gallons per day. The Steelhead Lodge has not been generating the amount of wastewater anticipated based on the number of dosing cycles recorded by CEC. The facility should anticipate peak flows throughout the year. Environmental Health requires that:

- a. Monitor actual wastewater flow as proposed by CEC.
 - b. Provide reports of actual flow rate monthly to CCEH.
 - c. Reduce the number of seats at the restaurant to reduce the amount of wastewater that can be generated.
 - d. Conserve water when possible.
17. The applicant shall contact the Department of Drinking Water regarding the additional connections to Water System Permit #0600009 for the RVP.

I hereby declare under penalty of perjury that I have read the foregoing conditions, that they are in fact the conditions which were imposed upon granting of this use permit, and that I agree to abide fully by said conditions.

Dated: _____
Applicant

Note: Issuance of the Minor Use Permit does not waive requirement of obtaining Building and Health Department permits before starting construction nor does it waive any other requirements.

Dated: _____
Planning Commission Chair

Cc: Public Works Department
Building Department
Environmental Health Department
Fire District Chief

Attachment #1

1998

Imagery Date: 4/14/2015

39°12'37.01" N 121°59'13.21" W elev 55 ft

eye alt 1614 ft

© 2016 Google

Google earth

Attachment: Attachment #1 PC Staff Report Butte Creek Farms RV Park (8650 : Butte Creek Farms RV Park Expansion)

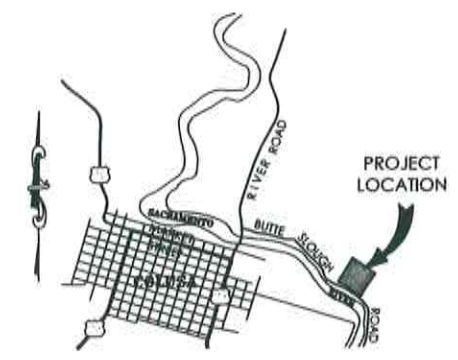
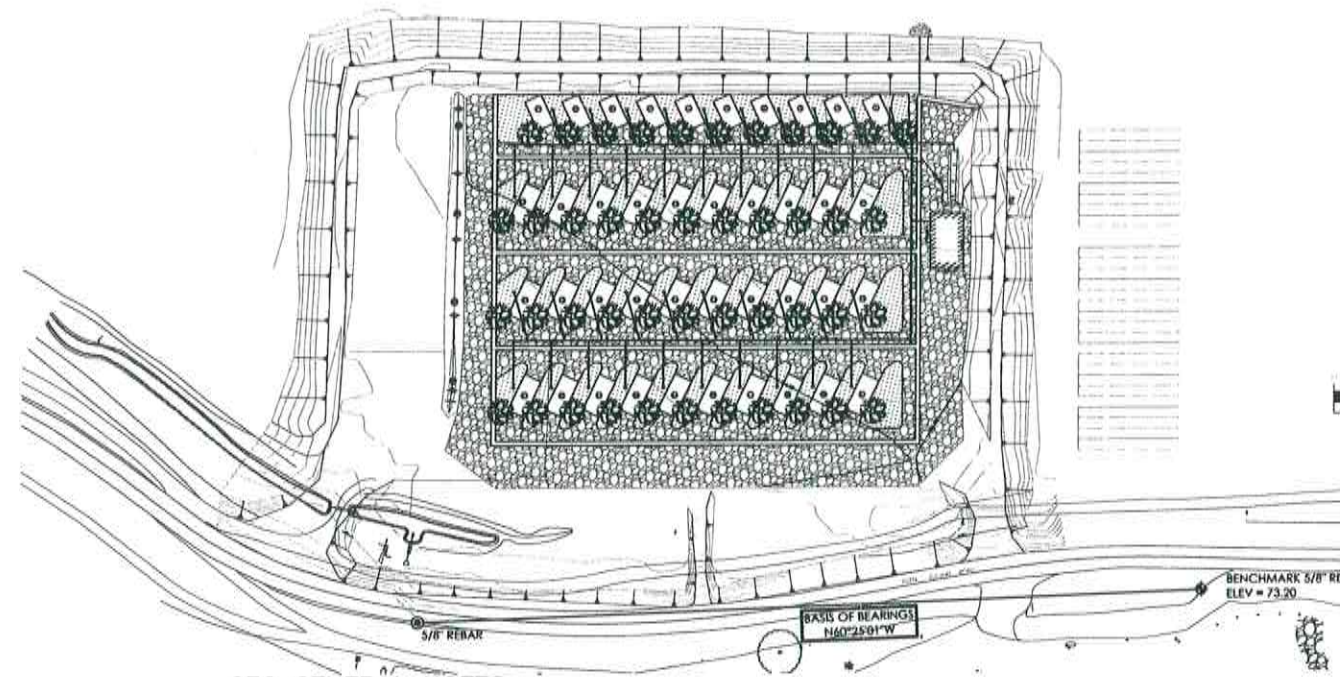
\\CCEC\jacob\projects\11-208\Butte Creek Farms\11-208 Butte Creek Farms RV Park Expansion.dwg Feb 04, 2016 10:05 am

ABBREVIATIONS:			
AC	ASPHALT CONCRETE	LIP	LIP OF GUTTER
AB	AGGREGATE BASE	L.S.	LONG SWEEP
APPROX.	APPROXIMATELY	MH	MANHOLE
AVE.	AVENUE	MON.	MONUMENT
BC	BEGIN CURVE	OG	ORIGINAL GROUND
C&G	CURB AND GUTTER	P.	PROPOSED
CL	CENTER LINE	PC	POINT OF CURVATURE
C.O.T.G.	CLEAN OUT TO GRADE	PL	PROPERTY LINE
CR	CURB RETURN	PP	POWER POLE
CULV.	CULVERT	PT	POINT OF TANGENCY
		PUE	PUBLIC UTILITY ESMT.
DTL	DETAIL	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY		
EC	END CURVE	SCH	SCHEDULE
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SH	SHEET
ESMT.	EASEMENT	SS	SANITARY SEWER
EX.	EXISTING	ST.	STREET
EXP.	EXPRESSES	STA.	STATION
		STD.	STANDARD
F.E.S.	FLARED END SECTION	S/W	SIDEWALK
FH	FIRE HYDRANT		
FL	FLOW LINE	TBC	TOP BACK OF CURB
FM	SEWER FORCE MAIN	TBW	TOP BACK OF WALK
FND.	FOUND	TOE	TOE OF SLOPE
		TOP	TOP OF SLOPE
GB	GRADE BREAK	TP	TELEPHONE POLE
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HP	HIGH POINT		
		w/	WITH
INTX.	INTERSECTION	w	WATER
INV.	INVERT	WM	WATER METER
IP.	IRON PIPE	WV	WATER VALVE
JP	JOINT POLE		

LEGEND	
⊙	FOUND MONUMENT
⊕	ASSUMED BENCHMARK

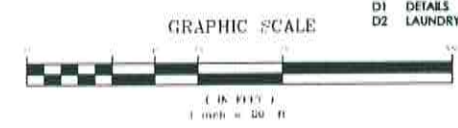
BUTTE CREEK FARMS RV PARK CIVIL IMPROVEMENT PLANS

COUNTY OF COLUSA, CALIFORNIA
SUBMITTAL NO. 3
FEBRUARY, 2016



VERTICAL MAP
1" = 100'

- SHEET INDEX:**
- G1 COVER SHEET
 - G2 GENERAL NOTES & LEGENDS
 - C1 GRADING PLAN
 - C2 UTILITY PLAN
 - C3 LAUNDRY/BATH FACILITY PLANS
 - C4 LAUNDRY/BATH FACILITY ELEVATIONS
 - C5 LAUNDRY/BATH FACILITY NOTES
 - C6 LAUNDRY/BATH NOTES AND SECTIONS
 - P1 PLAN AND PROFILE
 - P2 PLAN AND PROFILE
 - P3 PLAN AND PROFILE
 - D1 DETAILS
 - D2 LAUNDRY/BATH FACILITY DETAILS



CONTRACTOR TO CALL UNDERGROUND SERVICE ALERT (USA) AT
1-800-227-2600, 48 HOURS IN ADVANCE OF EXCAVATION

CEC GENERAL NOTES

- 1.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS, COUNTY OF COLUSA SUBDIVISION STANDARDS, CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS, AND TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN A COPY OF THE COUNTY'S IMPROVEMENT AND CONSTRUCTION STANDARDS PRIOR TO CONSTRUCTION. IN THE ABSENCE OF A SPECIFICATION FOR AN ITEM IN THESE PLANS AND THE COUNTY OF COLUSA STANDARD PLANS AND SPECIFICATIONS, ALL APPLICABLE FEDERAL AND STATE LAWS ARE TO BE ADHERED TO AND MEET CURRENT ENGINEERING AND CONSTRUCTION STANDARD PRACTICES TO THE SATISFACTION OF THE COUNTY ENGINEER.
- 2.) THE TYPES, LOCATIONS, SIZES, AND DEPTHS OF EXISTING UTILITIES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATIONS WILL REVEAL SUCH INFORMATION. A REASONABLE EFFORT WAS MADE TO DELINEATE UTILITIES, HOWEVER, CALIFORNIA ENGINEERING COMPANY, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE LOCATION OF THE EXISTING UTILITIES ON THE PLANS, NOR FOR OTHER UTILITIES THAT MAY BE ENCOUNTERED. THE CONTRACTOR IS HEREBY NOTIFIED THAT HE IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES AT THE CONSTRUCTION SITE. IN THE EVENT THAT SUBSTANTIAL DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR DIRECTION.
- 3.) IN THE EVENT THERE IS A DISCREPANCY OR TYPOGRAPHICAL ERROR WITHIN THESE PLANS, OR REQUEST FOR INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR DIRECTION. THE CONTRACTOR IS HEREBY NOTIFIED THAT THE ENGINEER SHALL BE ALLOWED A MINIMUM OF TWO WORKING DAYS TO ADDRESS THE ISSUE.
- 4.) ONLY SIGNED PLANS BY ALL PARTIES INVOLVED SHALL BE CONSIDERED APPROVED. THE CONTRACTOR SHALL NOT BEGIN WORK BEFORE THE PLANS HAVE BEEN APPROVED. THE CONTRACTOR SHALL HAVE ALL PERMITS AND APPROVED PLANS ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- 5.) THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT BEFORE DIGGING (800-227-2600) AT LEAST 72 HOURS BEFORE BEGINNING WORK.
- 6.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK WITH ALL SUBCONTRACTORS, UTILITY COMPANIES, AND THE COUNTY OF COLUSA.
- 7.) THE CONTRACTOR SHALL CONTACT THE COUNTY OF COLUSA PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS IN ADVANCE/PRIOR TO COMMENCEMENT OF WORK.
- 8.) ADJACENT STREET FRONTAGES SHALL BE SWEEPED AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
- 9.) ALL TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL REQUIRED TESTS SHALL BE COORDINATED AND APPROVED BY THE PROJECT ENGINEER AND COUNTY OF COLUSA.
- 10.) ADDITIONAL NOTES AND DETAILS ARE LOCATED ON THE FOLLOWING SHEETS.
- 11.) OWNER, NOT THE ENGINEER, SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS ASSOCIATED WITH WORK SHOWN IN THESE PLANS, AND ASSUMES ALL LIABILITY ASSOCIATED THEREWITH.
- 12.) CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS ON ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY PIPE.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THESE IMPROVEMENT PLANS IS THE LINE BETWEEN FOUND 5/8" REBAR AND FOUND 5/8" REBAR WITH "CEC" CAP, AS SHOWN ABOVE. SAID LINE HAVING A BEARING OF N40°25'01"W AND A DISTANCE OF 737.78 FEET.

VERTICAL DATUM:

THE ELEVATION DATUM OF THIS PROJECT IS 73.20. THE BENCHMARK ELEVATION IS ESTABLISHED BY THE FOUND 5/8" REBAR WITH "CEC" CAP LOCATED ON THE SOUTH SIDE OF BUTTE SLOUGH ROAD AT THE SOUTHEAST END OF THE TURNOUT.

UTILITY REPRESENTATIVES			
UTILITY	COMPANY	CONTACT	PHONE
SEWER	PRIVATE - BUTTE CREEK FARMS	STAFF	(530) 458-2118
DRAINAGE	PRIVATE - BUTTE CREEK FARMS	STAFF	(530) 458-2118
WATER	PRIVATE WELL	STAFF	(530) 458-2118
IRRIG. WATER	PRIVATE WELL	STAFF	(530) 458-2118
FIRE	COLUSA FIRE DEPARTMENT	STAFF	(530) 458-5890
CABLE TV	COMCAST	AGENT	(800) 934-4489
ELECTRICAL	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 743-7782
GAS	PACIFIC GAS & ELECTRIC (PG&E)	STAFF	(877) 743-7782
PHONE	AT&T	STAFF	(855) 637-9525
USA	UNDERGROUND SERVICE ALERT	STAFF	(800) 227-2600

CALIFORNIA ENGINEERING COMPANY, INC.
SUBMITTED BY:

DAVID L. SWARTZ, P.E. # C52840
PRINCIPAL
P.E. EXP. 12/31/16

COUNTY OF COLUSA PUBLIC WORKS
APPROVED BY:

SCOTT M. LANPHER, PE
DIRECTOR, PUBLIC WORKS
P.E. 72908 EXP. 12/31/16

SACRAMENTO RIVER FIRE PROTECTION DISTRICT
APPROVED BY:

JEFFREY WINIERS
FIRE CHIEF

COUNTY OF COLUSA
APPROVED BY:

COUNTY ENGINEER

DESCRIPTION

NO.

DATE

DATE: 2-03-2016

SCALE: NONE

DRAWN BY: DCL

DESIGNED BY: DCL

CHECKED BY: DLS

Office (530) 751-0952
Fax (530) 751-0953
1110 Civic Center Blvd., Suite 404
Yuba City, CA 95991

Engineering - Planning - Surveying - Community Development
www.cecinc.net

PROJECT NUMBER
11-208

SHEET G1 of 13

GENERAL CONSTRUCTION NOTES:

1. THE CONSTRUCTION CONTRACTOR AGREES THAT CONSTRUCTION WILL PROCEED IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICES. THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER AND THE COUNTY OF COLUSA FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING DESIGN PROFESSIONAL OR THE COUNTY OF COLUSA, THE CONTRACTOR SHALL BE RESPONSIBLE TO PURCHASE AND REFERENCE THE COUNTY OF COLUSA DEPARTMENT OF PUBLIC WORKS SUBDIVISION STANDARDS. COUNTY STANDARD DETAILS ARE REFERENCED IN THESE PLANS HOWEVER NOT PROVIDED WITH THESE PLANS.
2. ALL CONSTRUCTION MATERIALS, METHODS AND WORKMANSHIP SHALL CONFORM TO THE COUNTY OF COLUSA DEPARTMENT OF PUBLIC WORKS SUBDIVISION STANDARDS. ADOPTED LATEST EDITION OF CAL TRANS CONSTRUCTION SPECIFICATIONS (WHERE DISCREPANCIES EXIST, THE MORE STRINGENT REQUIREMENTS SHALL BE USED EXCEPT WITH PRIOR APPROVAL BY ENGINEER). ALL WORK IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER OR HER AUTHORIZED REPRESENTATIVE. CERTIFICATION FOR CONFORMANCE WITH COUNTY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE COUNTY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO PURCHASE AND REFERENCE THE COLUSA COUNTY DEPARTMENT OF PUBLIC WORKS SUBDIVISION STANDARDS. COUNTY STANDARD DETAILS ARE REFERENCED BY THESE PLANS, BUT ARE NOT PROVIDED WITH THESE PLANS.
3. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AND THE MAXWELL UTILITY DISTRICT 72-HOURS PRIOR TO COMMENCING WORK AND 24-HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT, AND BE IN RECEIPT OF SUCH PERMITS AND APPROVED PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODIES. FOR MORE INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).
6. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL A COMPLETE LIST WITH LICENSE NUMBERS IS SUBMITTED TO THE COUNTY ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN AND ADJACENT TO THE WORK AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO COUNTY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO CURRENT COLUSA COUNTY STANDARDS.
8. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY LOCATION AND DEPTH. THE TYPES, LOCATIONS, SIZES AND DEPTH OF EXISTING UTILITIES WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATIONS WILL REVEAL ACTUAL INFORMATION. A REASONABLE EFFORT WAS MADE TO DELINEATE UTILITIES. HOWEVER, CALIFORNIA ENGINEERING COMPANY, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, NOR ACCURACY, NOR FOR OTHER UTILITIES WHICH MAY BE ENCOUNTERED. THE CONTRACTOR IS HEREBY NOTIFIED THAT THEY ARE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL UTILITIES AT THE CONSTRUCTION SITE. IN THE EVENT CONFLICTS EXIST OR SUBSTANTIAL DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER FOR DIRECTION IMMEDIATELY AND ALLOW 2 WORKING DAYS FOR CHANGES TO BE MADE, COORDINATED AND APPROVED.
9. THE CONTRACTOR IS TO EXPOSE THE ENDS OF WATER MAINS, SEWER AND DRAIN LINES AND EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO BEGINNING OF PIPE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR COUNTY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATIONS CAN BE MADE. ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.
12. THE COUNTY ENGINEER AND THE MAXWELL UTILITY DISTRICT ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48-HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600 (EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE).
13. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A.
14. CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT INSPECTOR A COPY OF THE COMPANY ANNUAL CAL-OSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CAL-OSHA OF THE TIME OF TRENCHING PRIOR TO EXCAVATION OF TRENCHES 5' OR DEEPER.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE COUNTY'S NOISE ORDINANCE.
16. IF ANY AMOUNT OF BONES, STONE OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 50 METERS OF AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED TO DEVELOP (IF NECESSARY) FURTHER MITIGATION MEASURES TO REDUCE ANY ARCHEOLOGICAL IMPACT TO A LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
17. CONTRACTOR SHALL PROVIDE THE COUNTY ENGINEER WITH SUBMITTALS FOR ALL MATERIALS TO BE USED. THE SUBMITTALS SHALL BE DELIVERED TO THE COLUSA COUNTY DEPARTMENT OF PUBLIC WORKS A MINIMUM OF TWO (2) WEEKS PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
18. CERTIFICATION FOR CONFORMANCE WITH THE COUNTY OF COLUSA SPECIFICATIONS WILL BE REQUIRED OF ALL MATERIAL USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE COUNTY ENGINEER.
19. ALL APPLICABLE FEES SHALL BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.
20. A SOils ENGINEER SHALL BE ENGAGED BY THE OWNER TO CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION COMPLY WITH THE SPECIFICATIONS AND THAT SPECIAL WORK REQUIRED HAS BEEN DONE SATISFACTORILY.
21. THE CONTRACTOR SHALL USE A WATER TRUCK WHEN REQUIRED TO MAINTAIN ADEQUATE DUST CONTROL.
22. INTERMEDIATE TRENCH BACKFILL SHALL BE IN MAXIMUM LIFTS OF 8" AND SHALL HAVE A MINIMUM RELATIVE COMPACTION OF 90% OR AS DIRECTED BY THE SOils ENGINEER. COMPACTION SHALL BE BY MECHANICAL MEANS. ALL STRUCTURAL BACKFILL AND BACKFILL WITHIN 30" OF FINISH GRADE WITHIN ROADWAY SECTION SHALL BE A MINIMUM OF 95% RC.
23. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE PLANS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
24. PRIOR TO THE BEGINNING OF EARTHWORK THE CONTRACTOR SHALL CLEAR ALL ROOTS, ORGANIC MATTER, DEBRIS, PAVING, CURBS, AND VEGETATION DESIGNATED TO BE SAVED. FROM THE AREA WITHIN WHICH EXCAVATION AND GRADING ARE TO BE CONDUCTED OR STORAGE OF EXCAVATED MATERIALS OR FILL IS TO BE MADE. VEGETATION CLEARED FROM THESE AREAS SHALL BE DISPOSED OF BY THE CONTRACTOR, AND INCLUDED IN THE COST OF CLEARING AND GRUBBING.

GENERAL CONSTRUCTION NOTES CONT':

25. IN TRANSITION AREAS FROM ONE STREET WIDTH TO ANOTHER STREET WIDTH, THE HEAVIER STRUCTURAL SECTION SHALL BE USED.
26. DIMENSIONS SHOWN ON PLANS ARE TO CENTERLINE OF PIPE, UNLESS OTHERWISE NOTED.
27. SEWER AND WATER SERVICES HAVE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION.
28. CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM ON WEEKDAYS AND 8:00 AM TO 4:00 PM ON SATURDAY. SITE PREPARATION AND CULVERT CONSTRUCTION WITHIN 200' OF DRAINAGE DITCH SHALL OCCUR BETWEEN MAY 1 AND OCT. 1.

GRADING NOTES:

1. A SOILS ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED. GRADING SHALL CONFORM TO CHAPTER 70 UBC, LATEST EDITION, AND TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEERING REPORT BY GUILARTE & ASSOCIATES, INC. DATED SEPTEMBER 1, 2011, AND COLUSA COUNTY REQUIREMENTS, WHICH EVER IS GREATER.
2. ALL COMPACTION TESTING SHALL BE PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL AND COUNTY SPECIFICATIONS AND BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE COUNTY OF COLUSA AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY CERTIFIED BY THE SOILS ENGINEER FOR THE PROJECT. THE RESULTS OF SOIL COMPACTION TESTING SHALL BE SUBMITTED TO THE COUNTY BI-MONTHLY.
3. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED.
4. SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF THE CONTRACT.
5. ROUTES TO THE PROJECT SITE FOR HEAVY EQUIPMENT AND MATERIAL SHALL BE APPROVED BY THE COUNTY ENGINEER.
6. EROSION CONTROL HYDRO-SEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS OR IF PRACTICAL AFTER GRADING ALSO TO REDUCE DUST.
7. WINTERIZATION NOTE: THE FOLLOWING ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15TH: EROSION PROTECTION ON SLOPES 10:1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER. NO SEDIMENT SHALL LEAVE THE PROJECT AREA. GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE OF IMPROVEMENTS. PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES PER SECTION 550-05 (CAL-TRANS SPECS). SEAL OFF ALL SANITARY SEWER CONNECTION TO EXISTING SYSTEMS. IF THE CONTRACTORS RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL IMPROVEMENTS ARE FINAL.
8. ALL EROSION CONTROL SHALL BE PLACED AS SPECIFIED ON THESE PLANS OR AS SHOWN ON THE SWPPP.
9. TARP-AULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.
10. THE COUNTY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF COUNTY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
11. ADJACENT STREET FRONTAGES SHALL BE SWEEPED AT LEAST ONCE A DAY TO REMOVE SLT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SLT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.
13. PRIOR TO INITIATING CLEARING AND GRUBBING ALL PROTECTIVE FENCING SHALL BE INSTALLED.

CONSTRUCTION STAKING:

1. THE SURVEYOR FOR THIS PROJECT SHALL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR LINE AND GRADE UNLESS OTHERWISE REQUESTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
2. IN THE EVENT OF A DISAGREEMENT OR DESTROYED STAKE OR MONUMENT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SURVEYOR PRIOR TO ANY FURTHER CONSTRUCTION.
3. THE CONTRACTOR SHALL GIVE THE SURVEYOR 72-HOURS NOTICE PRIOR TO EACH PHASE OF CONSTRUCTION OR IN THE EVENT OF NEEDED RE-STAKING. PRIOR TO REQUESTING ACCEPTANCE OF MONUMENTS, THE SURVEYOR FOR THIS PROJECT SHALL SET SURVEY MONUMENTS AS SPECIFIED IN THE IMPROVEMENT STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS.
5. PRIOR TO COMMENCING WORK, COUNTY INSPECTORS SHALL RECEIVE TWO COPIES OF CUT SHEETS.
6. THE CONTRACTOR SHALL HAVE THE SITE STAKED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS TO ENSURE PROPER ALIGNMENTS AND ELEVATIONS. CALIFORNIA ENGINEERING COMPANY WILL ONLY ENSURE ACCURACY ON ALIGNMENTS AND ELEVATIONS IF IT IS HIRED TO PERFORM CONSTRUCTION AND ELEVATION. CALIFORNIA ENGINEERING COMPANY SHALL NOT BE HELD RESPONSIBLE FOR ALIGNMENT AND ELEVATION ACCURACY IF ANOTHER FIRM PERFORMS THE CONSTRUCTION STAKING.

STREET/PARKING NOTES:

- UPON COMPLETION OF CURB AND GUTTER FOUR AND PRIOR TO THE SETTING OF THE CONCRETE, ALL GUTTERS SHALL BE WATER TESTED. WATER TESTING SHALL CONSIST OF POURING WATER ONTO THE FLOW LINE AND FOLLOWING THE WATER DOWNSTREAM REMOVING ALL HIGH AND LOW AREAS IN THE FLOWLINE.
- CURB SHALL BE BRANDED WITH AN "S", "W", OR "T" AT SEWER AND WATER SERVICE LOCATIONS AND IRRIGATION CROSSINGS RESPECTIVELY.
- STREET NAME SIGNS SHALL BE PLACED ON THE RIGHT SIDE OF EACH INTERSECTION. MATERIALS, LOCATIONS, AND INSTALLATION PER THE COUNTY OF COLUSA IMPROVEMENT STANDARDS.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER WORK TO ASSURE THAT ALL UNDERGROUND CONDUITS AND UTILITIES ARE INSTALLED PRIOR TO PAVING. ALL PIPES IN PAVED AREAS SHALL BE PLACED PRIOR TO PLACING AGGREGATE BASE.
- EXISTING AC SURFACE SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL WITH, AND PERPENDICULAR TO, THE STREET CENTERLINE AND THE EXPOSED BASE AND EDGE MATERIAL SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING. ANY CONCRETE, AC, TREES, FENCES, AND/OR OTHER OBSTRUCTIONS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND BE INCLUDED IN THE PRICES FOR VARIOUS ITEMS OF WORK. VERTICAL FACES OF ALL GUTTERS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.

STREET/PARKING NOTES CONT':

6. WERE WORK IS ADJACENT TO A TRAFFIC LANE AND THERE IS A PAVEMENT CUT, DITCH, OR TRENCH GREATER THAN 2 INCHES IN DEPTH, AT A MINIMUM, THE CONTRACTOR SHALL MAINTAIN CONTINUOUS BARRICADES SPACED AT APPROXIMATELY 50-FOOT INTERVALS. IF THE CUT, DITCH, OR TRENCH IS GREATER THAN 10 FEET FROM A TRAFFIC LANE, THE SPACING MAY BE GREATER, BUT SPACING SHALL NOT EXCEED 300 FEET.
7. TRAFFIC SHALL BE MAINTAINED IN EACH DIRECTION, AT ALL TIMES DURING THE PEAK TRAFFIC HOURS OF 7:00 A.M. TO 6:00 P.M. IF A TRAFFIC LANE SHALL BE DEEMED OPEN IF IT IS SURFACED WITH ASPHALT 10 FEET WIDE. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. COUNTY ENGINEER APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL FLOW.
8. CONTRACTOR TO PROVIDE THE COUNTY WITH: FOR AC USE, THE MIX AND GRADATION TABLE AND CERTIFICATION; AND, FOR AR USE, THE GRADATION DESIGN TABLE AND CERTIFICATION. PROVIDE AC CORE SAMPLES AFTER PLACED; THE NUMBER AND LOCATION PER THE COUNTY INSPECTOR.
9. SIDEWALK AND PEDESTRIAN RAMPS SHALL MEET ALL CURRENT ADA REQUIREMENTS.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAXWELL PUBLIC WORKS DISTRICT AND THE MANUFACTURERS SPECIFICATIONS. ALL SANITARY SEWER INITIAL BACK FILL SHALL BE THE SAME MATERIAL USED FOR PIPE BEDDING AND SHALL BE PLACED TO 12" ABOVE TOP OF PIPE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING MANHOLE BEING TIED INTO PRIOR TO PLACEMENT OF THE SEWER FORCE MAIN PIPE.
3. THE SEWER FORCE MAIN PIPE ENTERING A MANHOLE WILL BE SET NOT LOWER THAN FLOWLINE-TO-CROWN WITH EXISTING PIPE UNLESS OTHERWISE SHOWN.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW IMPROVEMENTS ARE IN PLACE AND APPROVED.
5. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS SHALL BE USED. INFLATABLE DEVICES ARE NOT SATISFACTORY.
6. ALL SERVICES SHALL HAVE 3' OF COVER AT THE PROPERTY LINE AND SHALL BE TO THE CENTER OF THE LOT UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL PLACE A 4"x4" REDWOOD POST AT THE END OF EACH SERVICE EXTENDING FROM THE END OF PIPE TO AT LEAST 12" ABOVE SURFACE.
7. ALL SEWER MAIN LINES, SERVICES, AND MANHOLES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH MAXWELL P.U.D. REQUIREMENTS AND/OR AS DIRECTED BY MAXWELL P.U.D. MANAGER.
8. CURB TO BE BRANDED WITH "S" AT SEWER SERVICE LOCATIONS.
9. ALL SEWER SERVICES CONNECTING TO SEWER FORCE MAIN SHALL BE CONNECTED WITH LONG SWEEP "Y" FITTING IN THE DIRECTION OF FLOW.
10. ALL SEWER FORCE MAIN CLEANSOUTS AND SEWER TRANSFER SERVICE CLEANSOUTS SHALL HAVE A TRAFFIC RATED BOX , GATE VALVE AND BE TERMINATED WITH A THREADED PLUG.

WATER FACILITIES NOTES:

1. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE COUNTY OF COLUSA DEPARTMENT OF PUBLIC WORKS SUBDIVISION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. PIPE ALTERNATIVES SHALL BE: POLYETHYLENE GLYCOLIDE PIPE - AWWA - C900 CLASS 150 AND/OR DUCTILE - IRON PIPE - AWWA 151 CLASS 50.
2. FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE COUNTY ENGINEER.
3. ALL RUNS OF SEWER FORCE MAIN AND WATER MAIN PIPE SHALL HAVE NO. 10 GAUGE, SOLID INSULATED SOFT-DRAWN COPPER WIRE TAPED ALONG THE TOP OF PIPE. THE WIRE SHALL BE STUBBED UP INSIDE EACH VALVE BOX AND DEAD END BLOWOFF ASSEMBLY AND BE INSTALLED AS PER COUNTY STANDARDS. ALL SPICES SOLDERED AND SHRINK-WRAPPED OR TAPED.
4. AT UTILITY CROSSING MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS, INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS WITH 10' MINIMUM HORIZONTAL CLEARANCE.
5. ALL VALVES SHALL BE FLANGED TO TEES AND/OR CROSSES.
6. THE CONTRACTOR SHALL NOT TAKE WATER FROM A HYDRANT WITHOUT FIRST OBTAINING APPROVAL BY THE COUNTY OF COLUSA.
7. ALL WATER SERVICES SHALL BE PER THE COUNTY OF COLUSA DEPARTMENT OF PUBLIC WORKS SUBDIVISION STANDARDS.
8. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE REINFORCED CONCRETE.
9. SERVICE CONNECTION TO EXISTING WATER MAIN[S], OR TO AN EXTENSION OF AN EXISTING WATER MAIN[S], WILL BE MADE BY A QUALIFIED CONTRACTOR. THE CONTRACTOR SHALL SCHEDULE AND PROCEED WITH THE SERVICE CONNECTION WITH MINIMUM DELAYED INTERFERENCE TO EXISTING WATER AND FIRE SERVICES, AN INSPECTION BY THE COLUSA COUNTY INSPECTOR OF ALL CONNECTIONS MADE BY THE CONTRACTOR IS REQUIRED PRIOR TO BACKFILLING.
10. PIPE JOINTS WILL NOT BE ALLOWED WITHIN SIX FEET (6') OF VALVE, FITTING OR HYDRANT.
1. UNDER NO CIRCUMSTANCES SHALL PIPE OR JOINT DEFLECTION EXCEED MANUFACTURER'S RECOMMENDATION. DEFLECTION OF PIPE WILL NOT BE ALLOWED WITHIN TEN FEET (10') OF ANY FITTING OR VALVE.
2. STANDARD PIPE LENGTHS (MINIMUM EIGHTEEN (18) TO TWENTY (20) FEET), SHALL BE USED FOR ALL HORIZONTAL AND VERTICAL DEFLECTIONS. PIPE LENGTHS LESS THAN STANDARD LENGTH MAY BE APPROVED BY THE COUNTY ENGINEER.
3. IN THE EVENT THAT THIS PROJECT INDICATES THAT WATER MAINS WILL BE CONSTRUCTED WITHOUT THE PROTECTION OF AN OVERLAYING PAVEMENT, PLASTICIZED METALLIC LOCATING TAPE SHALL BE PLACED EIGHTEEN INCHES (18") ABOVE ALL SAID WATER MAINS.
4. WATER SYSTEM CONTRACTOR SHALL COORDINATE WITH THE STREET LIGHTING CONTRACTOR TO AVOID CONFLICTS WITH WATER SERVICES AND STREET LIGHT FOUNDATIONS AND ELECTRICAL PULL-BOXES.
5. CONTRACTOR TO PROVIDE 72-HOUR NOTIFICATION TO THE MAXWELL PUBLIC UTILITY DISTRICT PRIOR TO DISINFECTION.
6. ALL WATER LINE FITTINGS 1 1/4 DEGREE OR GREATER, TEES, CROSSES, DEAD ENDS AND REDUCERS AND/OR INCREASERS SHALL BE PROVIDED WITH BOTH THRUST BLOCKS AND RESTRAINED JOINT PIPE LENGTHS.

STORM DRAIN NOTES:

- THE STORM DRAIN FACILITIES SPECIFIED IN THESE PLANS, INCLUDING MATERIALS AND METHOD OF INSTALLATION, SHALL BE IN ACCORDANCE WITH THE COLUSA COUNTY DEPARTMENT OF PUBLIC WORKS SUBDIVISION STANDARDS, CALTRANS STANDARD SPECIFICATIONS, AND THE MANUFACTURERS SPECIFICATIONS (50 YEARS SERVICE LIFE). THE FOLLOWING PIPE ALTERNATIVES SHALL BE USED:
- A. REINFORCED CONCRETE PIPE (RCP) CLASS II, UNLESS SPECIFIED OTHERWISE IN THESE PLANS, PIPE SHALL CONFORM TO ASTM C78, LATEST REVISION. THE ASSEMBLY OF JOINTS SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATION AND THE REQUIREMENTS OF ASTM C 443.
- B. POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ONE OF THE FOLLOWING SPECIFICATIONS:
- DIAMETER ASTM DESIGNATION
12 INCH D3034, SDR 35 / C905, DR 18
15 INCH D3034, SDR 35 / C905, DR 18
18 INCH D2241, SDR 51 / C905, DR 18
21 INCH D2241, SDR 51
24 INCH D2241, SDR 51 / C905, DR 18
27 INCH D2241, SDR 51
30 INCH C905, DR 18
- JOINTS OF PVC PIPE SHALL CONSIST OF EITHER AN ELASTOMERIC GASKET COUPLING OR AN INTERNAL BELL AND SPIGOT WITH AN ELASTOMERIC GASKET. THE ASSEMBLY OF JOINTS SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS AND THE REQUIREMENTS OF ASTM D-3212. PVC SHALL NOT BE USED WHERE EXPOSURE TO THE SUN MAY OCCUR.
- C. HIGH DENSITY POLYETHYLENE PIPE DOUBLE WALL CONFORMING TO AASHTO M294 OR MPP-77 TYPE S OR TYPE D WITH INSIDE DIAMETERS OF 12 TO 40 INCHES. PIPE JOINTS SHALL BE BELL AND SPIGOT OR WELDED TYPE, CERTIFIED CAPABLE OF WATER TIGHT PERFORMANCE, WITH O-RING GASKETS MEETING ASTM F-477. THE ASSEMBLY OF JOINTS SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS AND THE REQUIREMENTS OF ASTM D-3212.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE WITH ALL CONSTRUCTION CONFORMING TO MANUFACTURERS SPECIFICATIONS AND TO THE REQUIREMENTS OF COLUSA COUNTY, ALL COSTS FOR SUCH EXCAVATION AND BACK FILL SHALL BE INCLUDED IN THE BID PRICE.
4. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
5. ALL MANHOLES SHALL BE 48" IN DIAMETER, UNLESS OTHERWISE SHOWN.
6. MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE RIM SET 6" ABOVE GROUND SURFACES, OR TO GRADE AS NOTED.
7. DURING CONSTRUCTION, NEW AND EXISTING PIPES OR UTILITIES LOCATED WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED WITH PLATE STEEL OR MAINTAIN ADEQUATE COVER TO PREVENT ANY DAMAGE FROM HEAVY EQUIPMENT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO PIPES OR UTILITIES DURING CONSTRUCTION.
8. ALL DROP INLETS SHALL INCLUDE A "NO DUMPING, FLOWS TO CREEK" PUBLIC NOTICE.

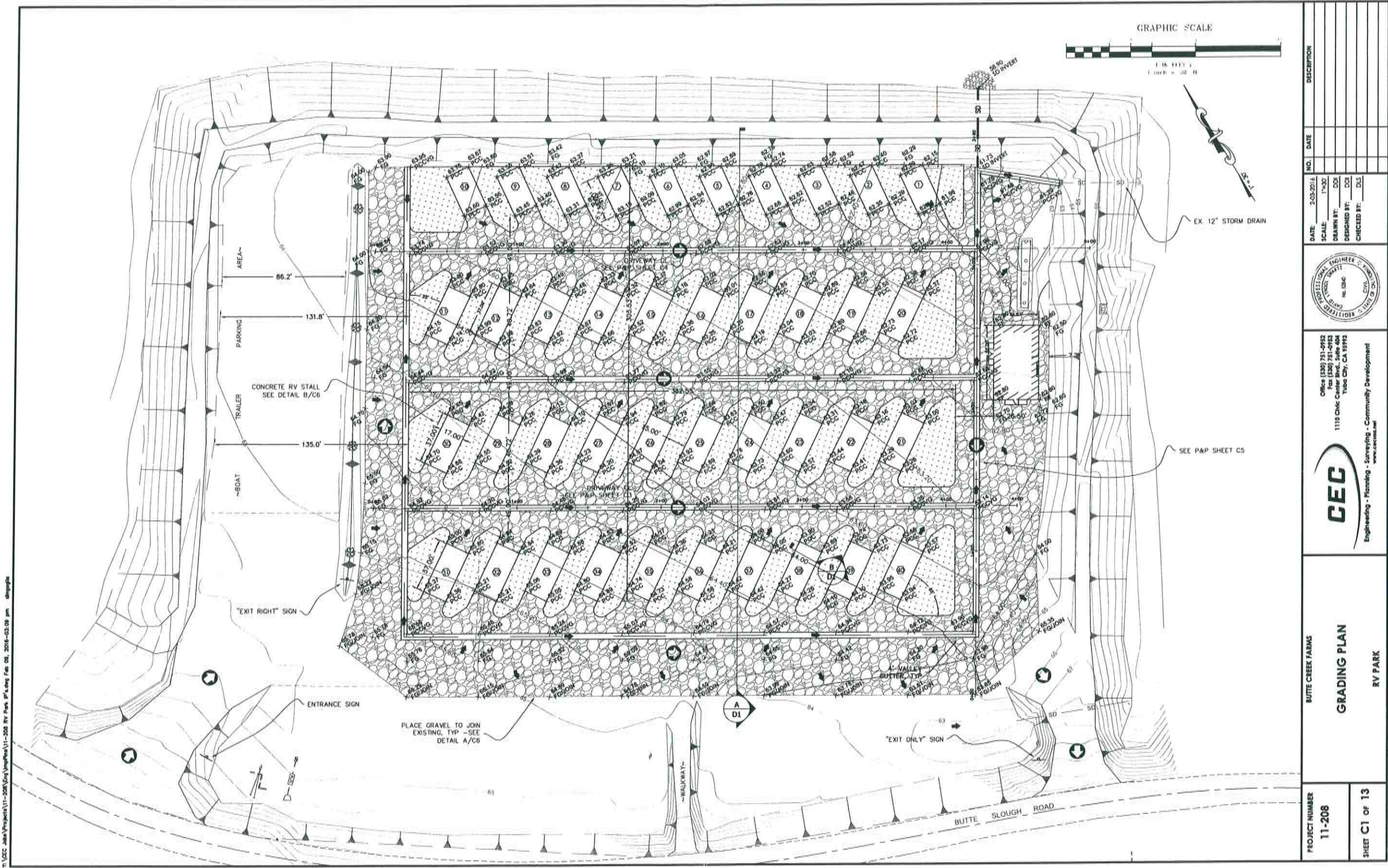
LEGEND - EXISTING

— SD —	STORM DRAIN
—	TOP OF BANK
—	TOE OF BANK
— 65 —	MAJOR CONTOUR
— 64 —	MINOR CONTOUR
—	GRAVEL LIMITS
○	SEPTIC MANHOLE
▶	SLOPE INDICATOR

LEGEND - PROPOSED

64.00	MAJOR CONTOUR
64.20	MINOR CONTOUR
	PCC
	ARTIFICIAL GRASS OR DECOMPOSED GRANITE
	3/4" CRUSHED GRAVEL
	TREE
	SLOPE DIRECTION ARROW
	TRAFFIC CIRCULATION ARROW
	FLOWLINE
SD	STORM DRAIN
SS SS	SANITARY SEWER W/ MANHOLE
SS	CLEANOUT
OH	OVERHEAD ELEC/TEL
W	WATER
E	ELECTRICAL
T	TELEPHONE
	SPARE CONDUIT

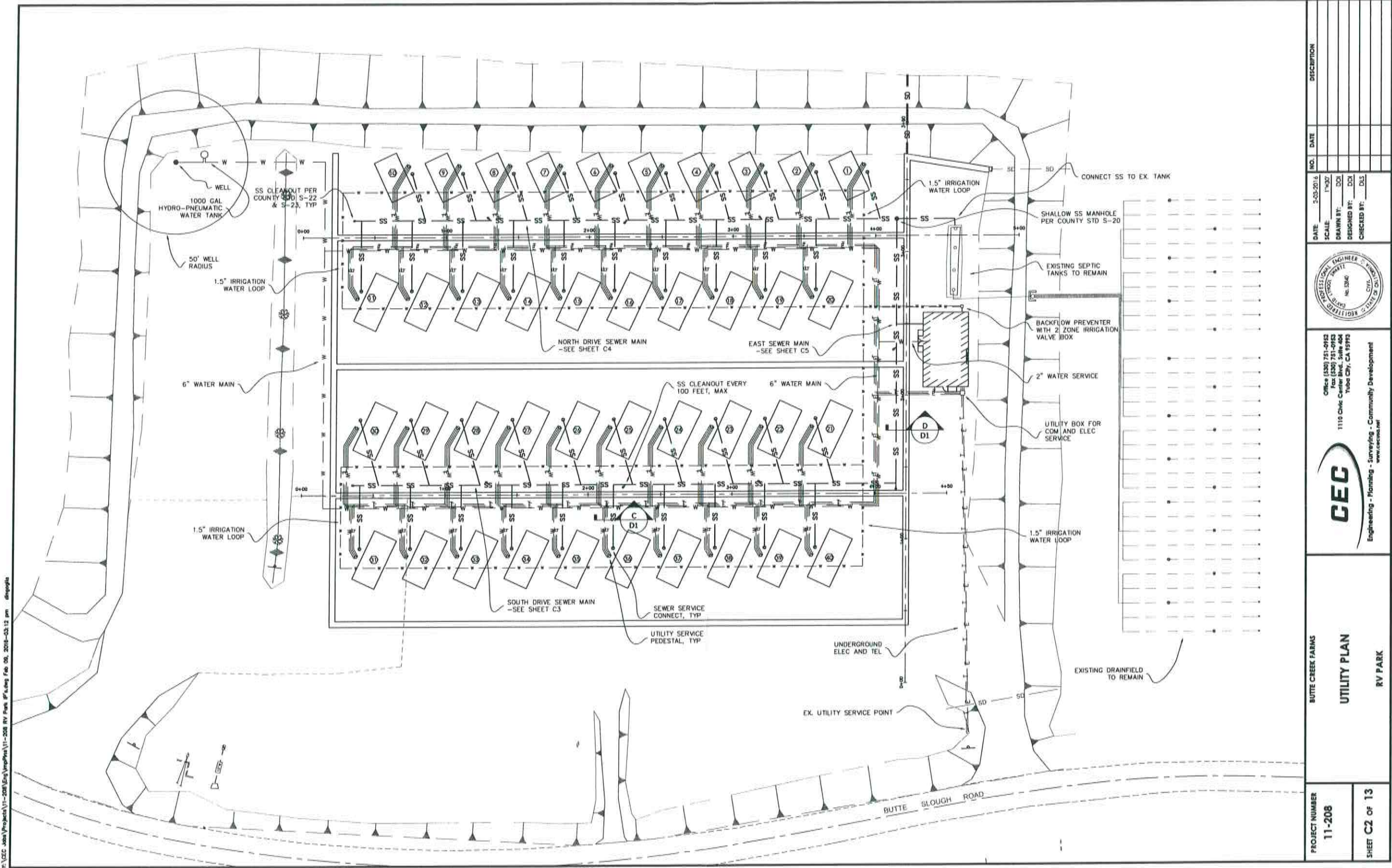
PROJECT NUMBER 11-208	BUTTE CREEK FARMS	 GENERAL NOTES AND LEGENDS RV PARK	Office (530) 751-0952 Fax (530) 751-0953 1110 Chic Center Blvd., Suite 404 Yuba City, CA 95973 Engineering • Planning • Surveying • Community Development www.cccusd.net		DATE: 2-03-2014	NO.	DATE	DESCRIPTION
					SCALE: NONE	DRAWN BY: DCL	DESIGNED BY: DCL	CHECKED BY: DLS



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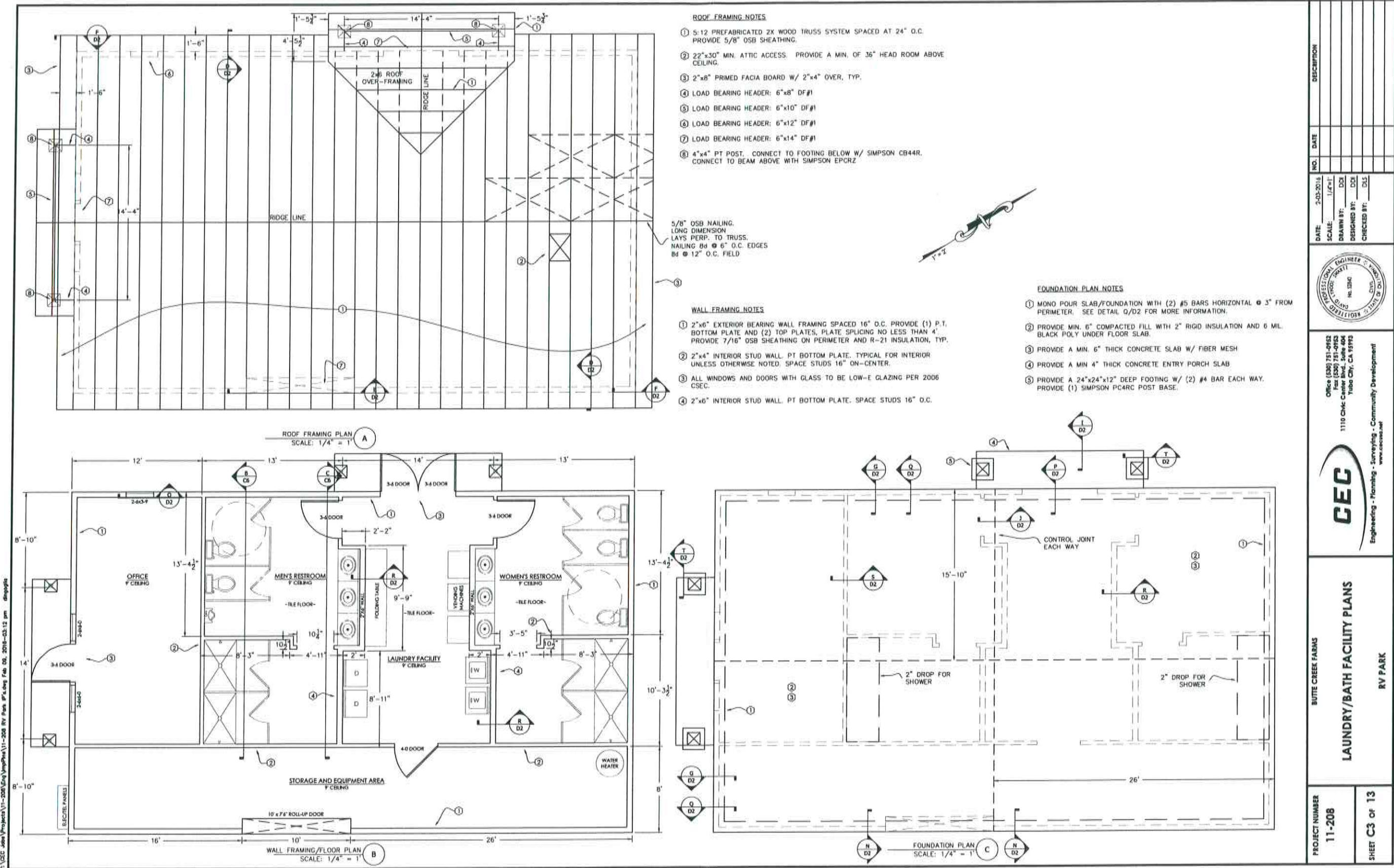
PROJECT NUMBER 11-208	BUTTE CREEK FARMS	GRADING PLAN	RV PARK	 Engineering • Planning • Surveying • Community Development www.cecvtm.net		DATE: 2-03-2016	NO.	DESCRIPTION
						SCALE: 1"=30'		
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						DESIGNED BY: DCL		
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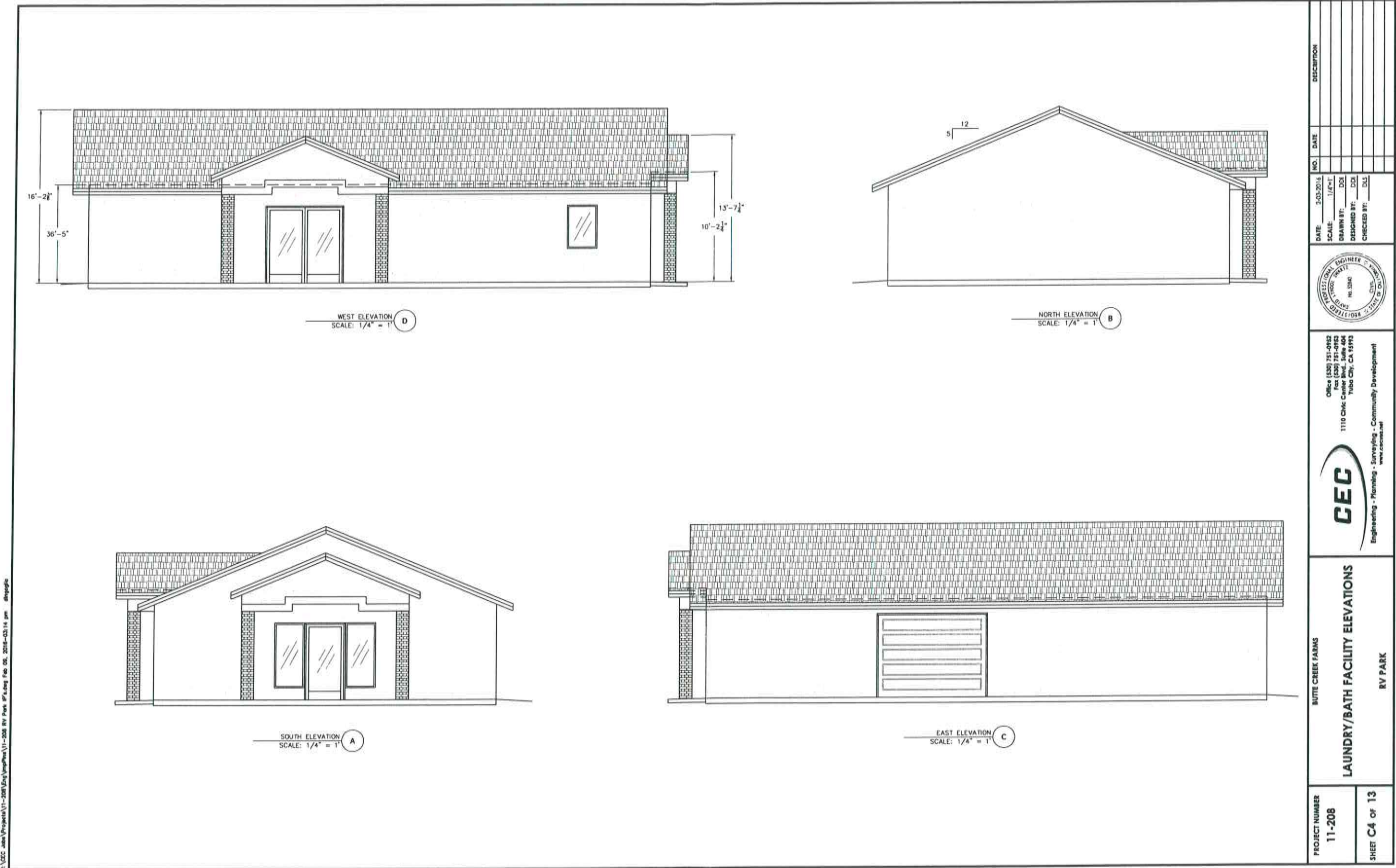


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PROJECT NUMBER 11-208	BUTTE CREEK FARMS	UTILITY PLAN	RV PARK	 Office (530) 751-0152 Fax (530) 751-0153 1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993 Engineering - Planning - Surveying - Community Development www.cecinc.com		DATE: 5-03-2016	NO.	DATE	DESCRIPTION
						SCALE: 1"=30'			
SHEET C2 OF 13						DRAWN BY: DCI			
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						CHECKED BY: DLS			

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STRUCTURAL OBSERVATION:

1. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1709 OF THE CALIFORNIA BUILDING CODE FOR THIS PROJECT. STRUCTURAL OBSERVATION IS DEFINED IN CBC SECTION 1702 AS "... THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM."

2. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE ENGINEER RESPONSIBLE FOR THE DESIGN OF THE STRUCTURAL SYSTEM, OR BY AN OBSERVER DESIGNATED BY THE ENGINEER OF RECORD. THE STRUCTURAL OBSERVER SHALL BE EMPLOYED BY THE ENGINEER, NOT THE CONTRACTOR.

3. REQUIRED OBSERVATION: FOUNDATION, COMPLETE FRAMING PRIOR TO WRAPPING.

SPECIAL INSPECTION:

1. SPECIAL INSPECTION IS REQUIRED PER CBC SECTION 109, 1704, & 1707 FOR THE FOLLOWING CONDITIONS:

A. FIELD WELDING

B. HIGH-STRENGTH AND ANCHOR BOLTS

C. EPOXY ANCHORS

D. STRUCTURAL PLYWOOD (<=4" O.C.)

E. CONCRETE (OVER 2500 PSI)

FOUNDATION/SITEWORK:

1. ALL SITE PREPARATION, EXCAVATION, AND COMPACTION SHALL BE DONE UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER.

2. SEPARATE PERMITS SHALL BE OBTAINED FOR ALL FENCES, PLANTERS, AND WALLS AS REQUIRED.

3. PROVIDE NON-EXPANSIVE FILL AS REQUIRED TO LEVEL BUILDING PAD.

4. SURFACE WATER WILL DRAIN AWAY FROM BUILDING. DRAINAGE SHALL BE 5% MIN FROM BUILDING TO SWALE LINE. SWALE SHALL DRAIN AT 2% MIN FROM REAR OF BUILDING TO STREET.

5. THERE SHALL BE NO UTILITY TRENCH NEAR THE BUILDING FOUNDATION WHICH EXTEND DEEPER THAN A 45 DEGREE LINE PROJECTED DOWN AND AWAY FROM THE BOTTOM OUTSIDE CORNER OF ANY FOOTING.

6. SLAB SUBGRADE REQUIREMENTS ARE NOT WITHIN THE SCOPE OF WORK AND/OR LIABILITY OF ENGINEER. THE SUBGRADE CONFIGURATION SHOWN IN DETAIL Q/102 OR THE POST-TENSION DETAILS REFLECT THE GENERAL RECOMMENDATIONS OF THE SOILS ENGINEER, AND/OR THE SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE OWNER TO REVIEW THE SLAB SUBGRADE CONFIGURATION WITH THE SOILS ENGINEER, AND CONCRETE/FLOORING CONTRACTORS, FOR ADEQUATE MOISTURE PROTECTION. PLEASE REFER TO THE SOILS REPORT FOR ADDITIONAL RECOMMENDATIONS. THE SUBGRADE MOISTURE/VAPOR RETARDER SHALL BE THE CONFORMANCE OF ASTM E1745 CLASS A OR B MATERIAL.

7. ALL HOLDOWN ANCHORS, POST BASES AND HOLDOWN BOLTS SHALL BE TIED INTO PLACE PRIOR TO FOUNDATION INSPECTION.

8. PLACE 20'-0" REBAR IN FOUNDATION AT SERVICE LOCATIONS. STUB UP REBAR ABOVE THE FLOOR BY ELECTRIC SERVICE METERS.

9. FOR THE LOCATION OF CONTROL JOINTS, REFER TO THE FOUNDATION PLAN (ZIP STRIP OR EQUAL), MINIMUM OF 20'-0" O.C. EACH WAY IS RECOMMENDED.

10. DRIVEWAY PAVING SHALL BE 4" PORTLAND CEMENT CONCRETE (5 SACKS MIN), U.N.O. ALL DRIVEWAYS F_c = 4,000 PSI. ALL CONCRETE SHALL REACH MINIMUM COMPRESSIVE STRENGTH 28 DAYS. WATER/CEMENT RATIO = 0.50.

11. FOR POST-TENSION SLAB, REFER TO APPROVED PLANS PREPARED BY OTHERS (WHEN IT OCCURS).

12. MINIMUM SLAB REINFORCEMENT AND PAD REQUIREMENT SHALL CONFORM TO THE SOILS ENGINEER'S RECOMMENDATIONS, U.N.O.

STRUCTURAL STEEL:

1. THE DEPICTIONS OF ALL MISCELLANEOUS FABRICATED METAL PRODUCTS SHOWN HEREON ARE NOT INTENDED TO BE USED AS FABRICATION SHOP DRAWINGS. THE METAL FABRICATOR SHALL BE RESPONSIBLE FOR ALL METAL FABRICATION DESIGNS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES AND POLICIES AS WELL AS THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND ANY OTHER INDUSTRY STANDARDS. ALL METAL FABRICATION DESIGNS ARE TO BE SUBMITTED TO APPROVED BY THE LOCAL BUILDING INSPECTION DEPARTMENT RESPONSIBLE FOR THE PROJECT PRIOR TO FABRICATION. ALL DETAILS, DIMENSIONS, ETC. SHOWN HEREON ARE INTENDED TO BE SCHEMATIC AND THE DESIGN IS TO BE VERIFIED WITH ALL AFFECTED FIELD CONDITIONS. SUBCONTRACTORS AND THE REQUIREMENTS OF ALL GOVERNING AGENCIES AND FABRICATION STANDARDS. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", ABC, CURRENT EDITION. STEEL SHALL CONFORM TO ASTM A-992, U.N.O. (F_y = 50 KSI).

2. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS, USING THE ELECTRIC SHIELDING PROCESS AND CONFORMING TO AWS D1.1 SPECIFICATIONS, E70XX ELECTRODE.

3. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR AND SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER AND GENERAL CONTRACTOR AND OWNER FOR APPROVAL PRIOR TO FABRICATION. ANY PROPOSED DEVIATION, ADDITION, OR QUESTIONS SHALL BE NOTED CONSPICUOUSLY AND CLEARLY ON THE SHOP DRAWINGS. STEEL FABRICATOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ERECTION TO PROVIDE FOR A PROPER FIT.

4. ALL FIELD WELDING (EXCEPT MINOR AND TACK WELDING) SHALL BE CONTINUOUSLY INSPECTED BY AN APPROVED WELDING INSPECTOR. WELDING AT BRACED AND MOMENT FRAMES FRAMES SHALL HAVE WELDING FILLER METAL WITH CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT 70 DEGREES. (E70T-4 IS PROHIBITED)

5. USE 3/4" ROUND MACHINE BOLTS, 13/16" ROUND HOLES, FOR ALL CONNECTIONS, UNLESS OTHERWISE SHOWN. ALL BOLTS SHALL CONFORM TO ASTM A-307 FOR UNFINISHED BOLTS, EXCEPT WHERE SPECIFICALLY NOTED AS "HIGH STRENGTH BOLTS WHICH SHALL CONFORM TO ASTM A-325 OR ASTM A-490. HIGH-TENSILE BOLTS SHALL BE THE FRICTION TYPE AND THERE SHALL BE NO PAINT, OIL, LACQUER, OR GALVANIZING BETWEEN THE CONTACT SURFACE. HIGH STRENGTH BOLTS REQUIRE SPECIAL INSPECTION PER CBC SECTIONS 1704 AND 1707.

6. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

7. PIPE COLUMNS SHALL CONFORM TO ASTM A-53-B (TYPE E OR S)

8. TUBE COLUMNS SHALL CONFORM TO ASTM A-501 OR A-500 GRADE B.

9. WHERE FINISH IS ATTACHED TO STRUCTURAL STEEL, PROVIDE 1/2"x3" NELSON STUDS AT 3'-0" O/C FOR ATTACHMENT OF NAILERS, U.N.O. SEE ARCHITECTURAL DRAWINGS FOR FINISHES.

10. NONDESTRUCTIVE TESTING PER 2010 CBC SECTION 1703 ON STEEL MOMENT CONNECTION BETWEEN STEEL BEAM AND STEEL COLUMN, ALL FULL PENETRATION GROOVE WELDS CONTAINED IN JOINTS AND SPLICES SHALL BE TESTED 100 PERCENT EITHER BY ULTRASONIC TESTING OR BY RADIOGRAPHY.

LATERAL SHEAR NOTES:

2013 CBC, SEISMIC DESIGN CATEGORY D & E

FRAMING MEMBERS
DOUG FIR-LARCH
AT 16" O.C.

VERTICAL:

10. 3/8" A.P.A. RATED SHEATHING WITH 8d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD (CBC TABLE 2306.3)

.....260 PLF

11. 3/8" A.P.A. RATED SHEATHING WITH 8d COMMON NAILS AT 4" O.C. AT EDGES AND 12" O.C. AT FIELD (CBC TABLE 2306.3)

.....350 PLF

12. 3/8" A.P.A. RATED SHEATHING WITH 8d COMMON NAILS AT 3" O.C. AT EDGES AND 12" O.C. AT FIELD (CBC TABLE 2306.3)

.....490 PLF

13. 3/8" A.P.A. RATED SHEATHING WITH 8d COMMON NAILS AT 2" O.C. AT EDGES AND 12" O.C. AT FIELD (CBC TABLE 2306.3)

.....640 PLF

14. 1/2"(OR 15/32) WOOD STRUCT. PANEL WITH 10d COMMON NAILS AT 2" O.C. AT EDGES AND 12" O.C. AT FIELD (CBC TABLE 2306.3)

.....770 PLF

15. 1/2"(OR 15/32) STRUCT. 1 WOOD PANEL WITH 10d COMMON NAILS AT 2" O.C. AT EDGES AND 12" O.C. AT FIELD (CBC TABLE 2306.3)

.....870 PLF

NOTES:

A. WOOD STRUCTURAL PANEL APA RATED SHEATHING EXPOSURE 1 OR EXTERIOR (DOC P51 OR P52). OSB IS ACCEPTABLE IN USE OF PLYWOOD (PARTICLEBOARD NOT ALLOWED). ALL FRAMING TO BE DOUGLAS FIR (SPECIFIC GRAVITY = 0.50), U.N.O.

B. PROVIDE 2X BLOCKING AT HORIZONTAL WOOD STRUCTURAL PANEL JOINTS. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3X WHEN NAILING IS 3'-1/2" O.C. OR LESS.

C. WHERE WOOD STRUCTURAL PANEL IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR WIDER AND NAILS STAGGERED ON EACH SIDE.

D. FOR SHEAR WALLS, TO USE THE FOLLOWING:
1. USE 3X MEMBER AT PANEL JOINTS & HORIZONTAL BLOCKING
2. EDGE NAILING SHALL BE STAGGERED

E. ALLOWABLE SHEAR CAPACITIES MAY BE INCREASED 40% FOR WIND LOADS (CBC SECT. 2306.3)

F. 3"x3"x1/4" STEEL PLATE WASHERS ARE REQUIRED ON EACH ANCHOR BOLT (AF&PA SECT. 4.3.6.4.3) WASHERS MAY BE SLOTTED WITH A WIDTH UP TO 3/16" LARGER THAN BOLT DIAMETER. A STANDARD CUT WASHER IS REQUIRED OVER ALL SLOTTED WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE (NOT REQUIRED AT 10' & 11')

HORIZONTAL:

ALL ROOF AND FLOOR SHEATHING TO BE EXPOSURE 1 OR EXTERIOR (DOC P51 OR P52)

ROOF:

JOIST SPACING EQUAL TO OR LESS THAN 24" O.C.: 15/32" WOOD STRUCTURAL PANEL 32/16 WITH 8d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 12" O.C. FIELD.

FLOOR:

JOIST SPACING EQUAL TO OR LESS THAN 16" O.C.: 19/32" WOOD STRUCTURAL PANEL T&G SHTG, 32/16, WITH 10d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 10" O.C. FIELD.

JOIST SPACING EQUAL TO OR LESS THAN 20" O.C.: 19/32" WOOD STRUCTURAL PANEL T&G SHTG, 40/20, WITH 10d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 10" O.C. FIELD.

JOIST SPACING EQUAL TO OR LESS THAN 24" O.C.: 23/32" WOOD STRUCTURAL PANEL T&G SHTG, 48/24, WITH 10d'S AT 6" O.C. AT EDGES AND BOUNDARIES, 10" O.C. FIELD.

DECK:

MINIMUM 19/32" (5/8") APA RATED PLYWOOD ONLY. REFER TO HORIZONTAL FLOOR SPECIFICATIONS ABOVE FOR NAILING SCHEDULE.

PANEL EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH BLOCKING NOT REQUIRED WHEN LIGHTWEIGHT CONCRETE IS PLACED OVER SUBFLOOR.

DESIGN LOADS:

VERTICAL:

(CBC 2013)

ROOF DL = 25 PSF

FLOOR DL = 25 PSF

ROOF LL = 20 PSF

FLOOR LL = 40 PSF

DECK DL = 25 PSF

EXT. WALL DL = 14 PSF

DECK LL = 60 PSF

INT. WALL LL = 10 PSF

SEISMIC

(EBY LATERAL FORCE PROCEDURE)

SEISMIC DESIGN CAT. = "D"

SITE CLASSIFICATION = "D"

UTRS TYPE = BEARING WALL

IMPORTANCE FACTOR = 1.00

R = 0.5

C_s(s) = 0.110

Ω_{MED} = 2.50

S_D(s) = 1.50

F_a(s) = 1.00

S_a(s) = 1.00

S_L(s) = 0.53

F_v(s) = 1.50

S_L(s) = 0.53

WIND

(ASCE 7-05, METHOD 2)

WIND VELOCITY = 85 MPH

IMPORTANCE FACTOR = 1.00

WIND EXPOSURE = C

RE. PRESSURE COEFF. = 0.18

SOIL

ACTIVE PRESSURE (LEVEL) = N/A

PASSIVE PRESSURE = N/A

ACTIVE PRESSURE (SLOPE) = N/A

COEFF. OF FRICTION = N/A

ACTIVE PRESSURE (REST) = N/A

SOIL BEARING PRESSURE = 2,000 PSF

BUILDING SECTION NOTES

1. FOOTINGS TO BE A MIN 35" BELOW GRADE. WOOD SILL PLATES TO BE A MIN. 6" ABOVE GRADE.

2. BACKFILL TO PROVIDE 2% MIN DRAINAGE AWAY FROM STRUCTURE.

3. MONOLITHIC SLAB/FOOTING. SEE FOUNDATION PLAN FOR DETAILS.

4. 6" THICK CONCRETE SLAB WITH FIBER MESH.

5. 2"x6" EXTERIOR STUD WALL FRAMING SPACED 16" O.C. TWO TOP PLATES WITH SPLICES MIN 48" APART, 7/16" OSB SHEATHING ON PERIMETER WALLS WITH R-13 INSULATION.

6. 2"x4" INTERIOR STUD WALL FRAMING SPACED 16" O.C. TWO TOP PLATES WITH SPLICES MIN 48" APART.

7. 2"x6" PT BOTTOM PLATE, BOLTED TO SLAB MAX 48" APART AND NO MORE THAN 12" FROM END OF PLATE.

8. 2"x4" PT BOTTOM PLATE, BOLTED TO SLAB MAX 48" APART AND NO MORE THAN 12" FROM END OF PLATE.

9. 5:12 2X MANUFACTURED ROOF TRUSSES SPACED 24" O.C. AND CONNECTED TO WALL FRAMING WITH SIMPSON H-1 FRAMING ANCHORS. SEE ROOF FRAMING PLAN, SHEET C3. PROVIDE 5/8" OSB SHEATHING, ROOFING PER OWNER SELECTION.

10. INSULATION: R-41 LOOSE FILL BLOWN IN. MAINTAIN 1" MIN VENTILATION SPACE. PROVIDE PVA PAINT OR POLYETHYLENE SHEET VAPOR RETARDER AT INTERIOR

BUILDING TYPICAL SECTION

SCALE: 1/4"=1'

MEN'S RESTROOM SECTION

SCALE: 1/4"=1'

MEN'S RESTROOM SECTION

SCALE: 1/4"=1'

CEC

ENGINEERING - PLANNING - SURVEYING - COMMUNITY DEVELOPMENT

www.cecinc.com

Office (530) 751-0952
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1110 Oak Creek Rd., Suite 100
Oak Creek, CA 95962

PROJECT NUMBER
11-208

SHEET C6 OF 13

BUTTE CREEK FARMS
LAUNDRY/BATH NOTES & SECTIONS
RV PARK

DATE: 12-29-2015

SCALE: 1/4"=1'

DRAWN BY: DDI

DESIGNED BY: DDI

CHECKED BY: DLS

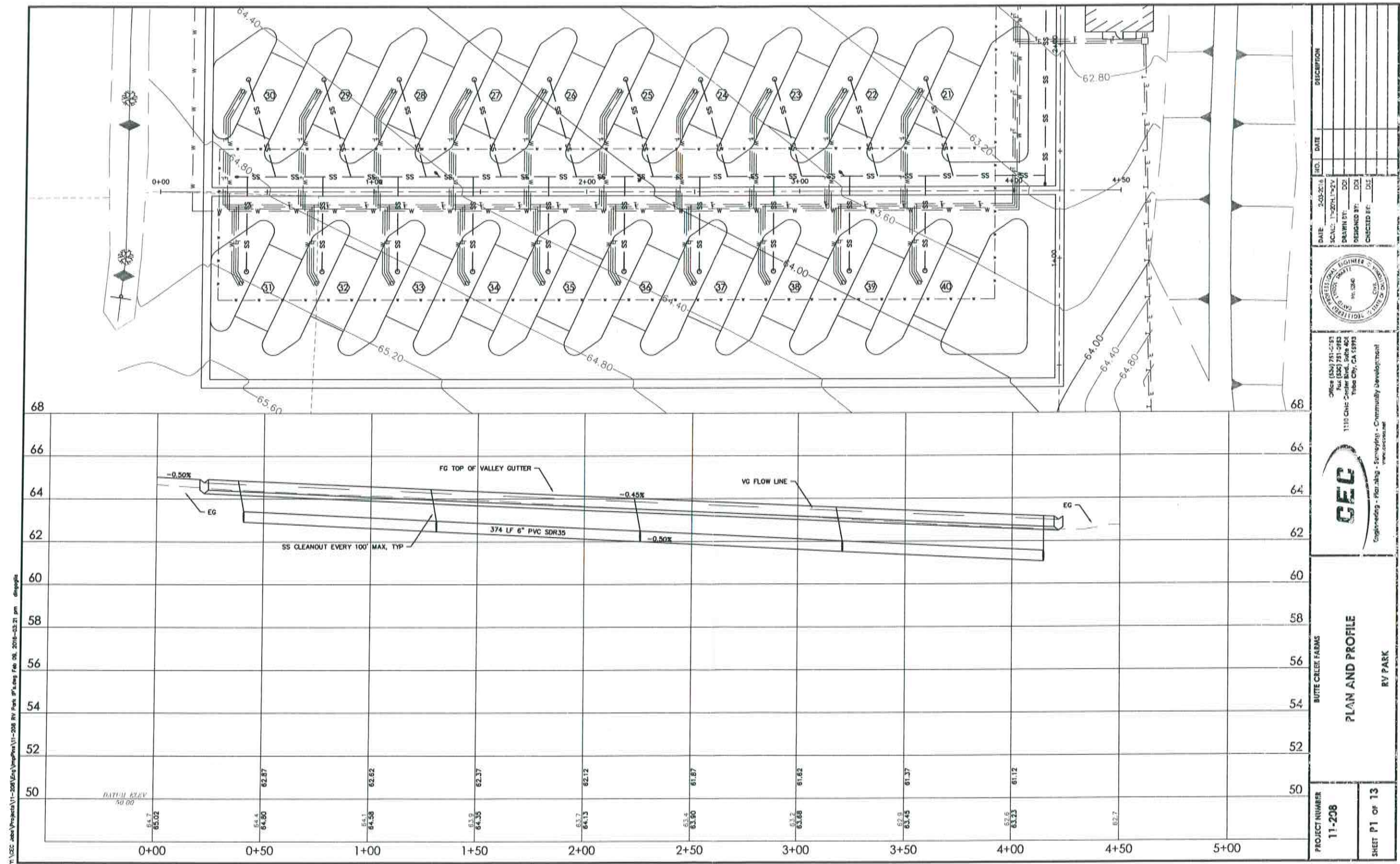
NO. 1

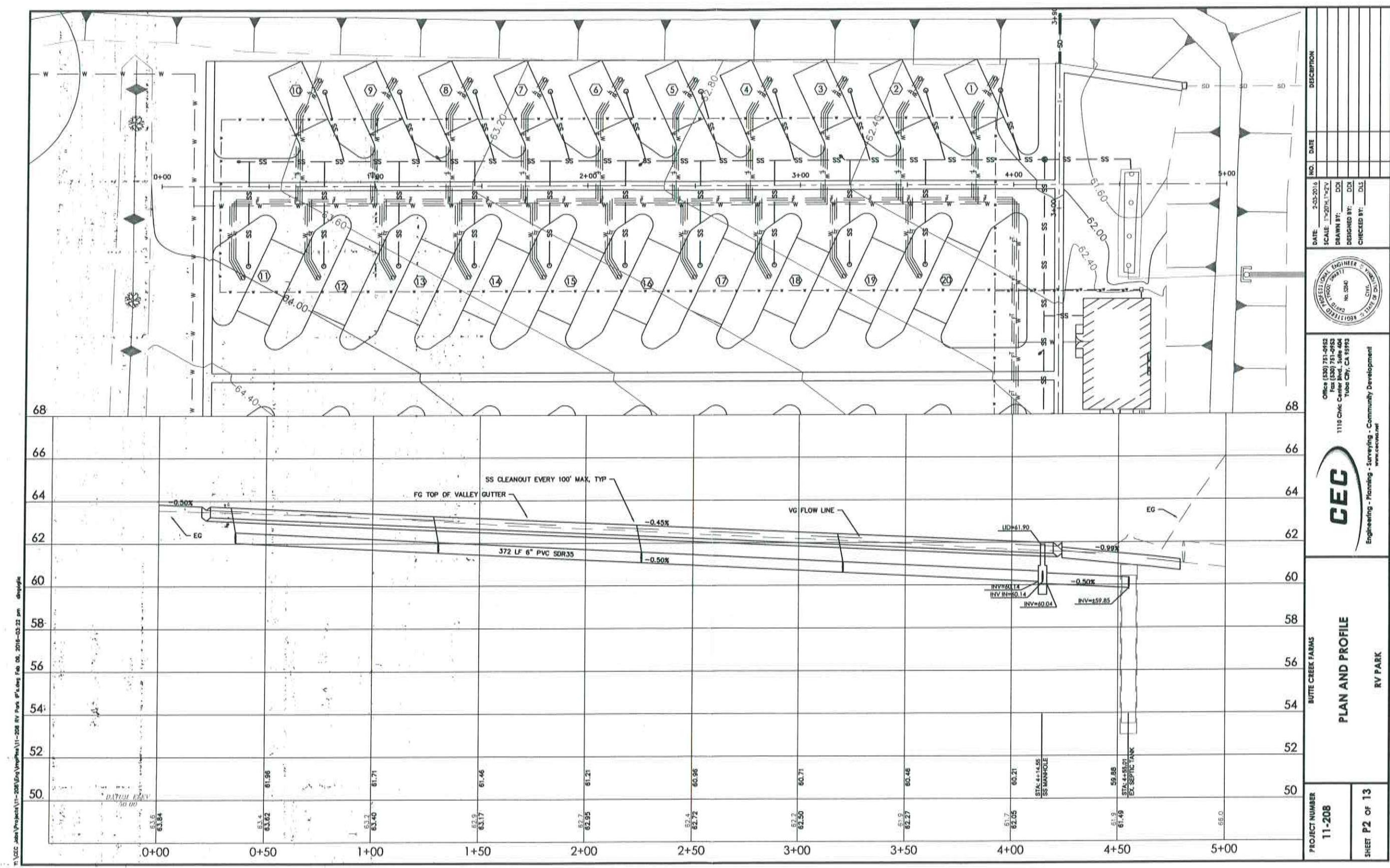
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DESCRIPTION

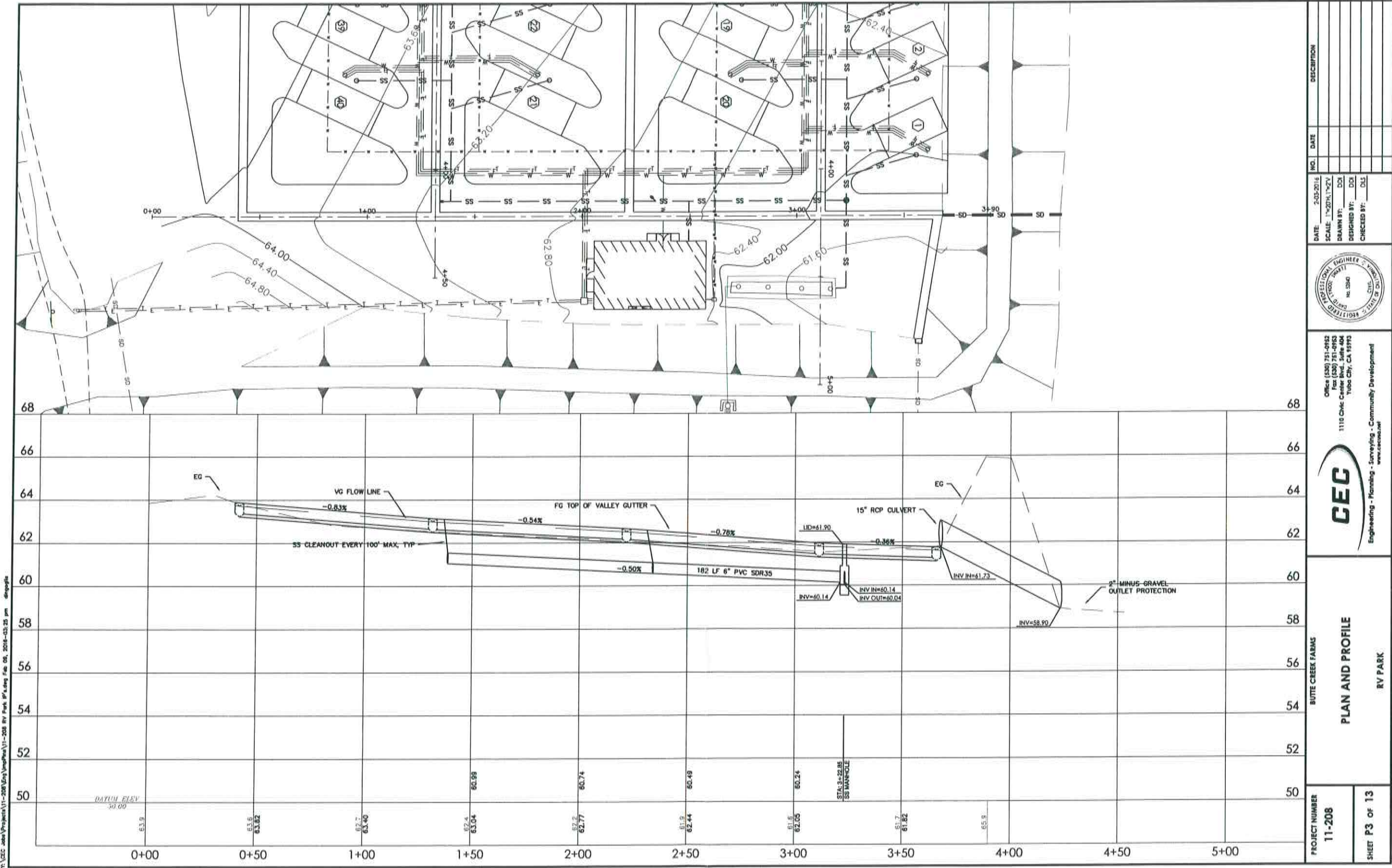
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Packet Pg. 35

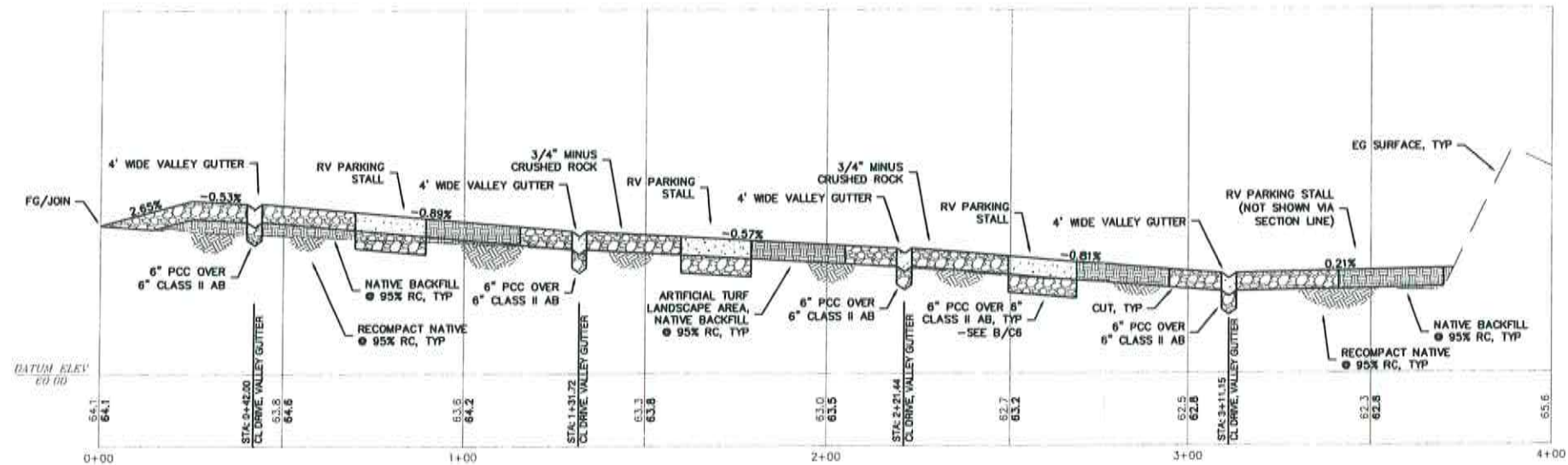




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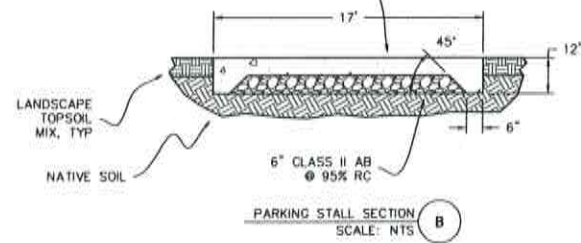


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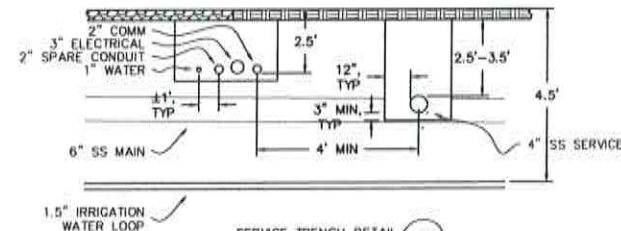
TYPICAL RV PAD SECTION
SCALE: 1"=20'H, 1"=2'V

6" PCC WITH #3 REINFORCING STEEL AT 24" O.C., E.W.
OR EQUIVALENT 6X6 WELDED WIRE MESH
AND GLASS FIBER REINFORCEMENT

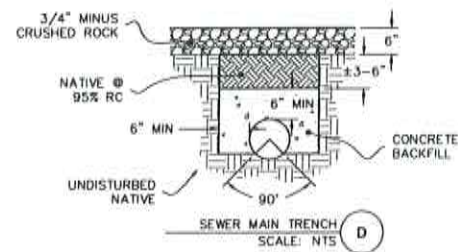


PARKING STALL SECTION
SCALE: NTS

NOTE: MAINTAIN 7' MIN BETWEEN
SEWER AND WATER LATERALS



SERVICE TRENCH DETAIL
SCALE: NTS

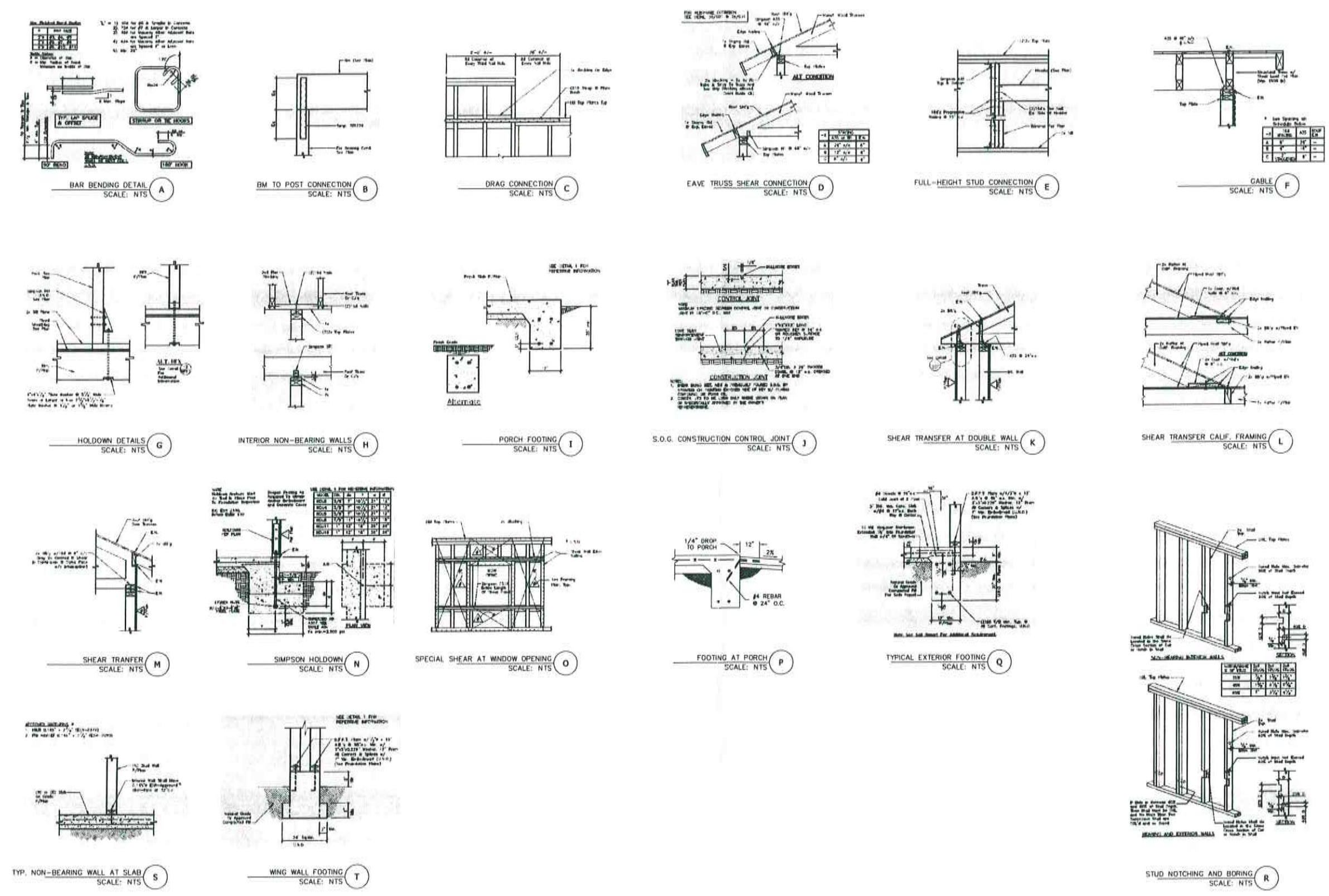


SEWER MAIN TRENCH
SCALE: NTS

PROJECT NUMBER	11-208	SHEET D1 OF 13	BUTTE CREEK FARMS DETAILS RV PARK	 Engineering - Planning - Surveying - Community Development www.cecwa.net		DATE: 7-05-2016		NO.		DESCRIPTION	
						SCALE:	DATE	NO.	DESCRIPTION	DATE	NO.
						NONE					
						DRAWN BY: DDB					
						DESIGNED BY: DDB					
						CHECKED BY: DDB					

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PROJECT NUMBER 11-208		SHEET D2 OF 13	
BUTTE CREEK FARMS LAUNDRY/BATH FACILITY DETAILS RV PARK			
CEC Engineering - Planning - Surveying - Community Development www.cecinc.com			
Office (530) 751-0953 Fax (530) 751-0953 1110 Civic Center Blvd., Suite 404 Yuba City, CA 95993			
DATE 2-03-2016		NO. NONE	
SCALE NONE		DRAWN BY DOJ	
DESIGNED BY DOJ		CHECKED BY DLS	
NO. 2-03-2016		DATE 2-03-2016	
DESCRIPTION LAUNDRY/BATH FACILITY DETAILS		NO. 2-03-2016	

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**EXHIBIT A
USE PERMIT
COLUSA COUNTY ZONING ADMINISTRATOR**

6-4-16
DATE

UP #16-2-2
PERMIT NO.

015-130-045
ASSESSORS PARCELS NO.

Pursuant to the provisions of the Zoning Ordinance of the County of Colusa and the special conditions set forth below, the Butte Creek Farms is hereby granted a Use Permit in accordance with the application filed to conduct the operation of 40-Space Recreational Vehicle Park on APN 015-130-045.

1. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of this Use Permit, constitutes cause for the revocation of said permit in accordance with the procedures set forth in the Colusa County Zoning Ordinance, including Colusa County Code Section. 7.29.
2. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
3. Minor changes may be approved administratively by the Directors of Planning and Building (Zoning Administrator), Environmental Health, Public Works or Fire Chief or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such approval, verification shall be made by each Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.
4. The use granted by this permit must be established within 24 months of the delivery of the countersigned permit to the Permittee. If any use for which a Use Permit has been granted is not established within two years of the date of receipt of the countersigned permit by the Permittee, the permit shall become null and void and re-application and a new permit shall be required to establish the use.
5. The terms and conditions of this Use Permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the Permittee.

Conditions of Approval

Planning and Building

1. The applicant agrees, as a condition of issuance and use of this entitlement, to indemnify and defend the County, at applicant's sole cost and expense, in any claim, action or proceeding brought against the County within 180-days after the issuance of this entitlement because of, or resulting from, any preliminary approval or actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any damages, court costs and attorney fees which the County may be required by a court to pay as a result of such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
2. The applicant must also comply with all other applicable federal, state and local statute ordinances and regulations.
3. The applicant shall comply with all requirements of the California Building Code and Department of Housing and Community Development regarding Recreational Vehicle Parks.
4. The applicant shall comply with the requirements of the Central Valley Flood Protection Board, if necessary.
5. The applicant shall comply with the requirements of Central Valley Regional Water Quality Control Board, if necessary.

Public Works

6. All work within the county Right of Way (ROW) to require an encroachment permit, (ROW width 60').
7. Entrances – Project developer shall provide commercial driveway entrances and exits (County Standard S18) or specifically designed entrances/exits that would allow the worse-case vehicle to make the turning movements without encroaching into the opposing lane, or alternatives as approved by Director of Public.
8. Ped ramp or walkway – Project developer shall provide an opposing walkway to allow pedestrians access off the roadway as soon as possible (currently a pedestrian step walkway is approximately 100' East of the shown north walkway on the South side).

These will need to meet ADA requirements with facilities to be outside the ROW to the extent possible. This may require a series of switchbacks and landings. Appropriate pedestrian signing and possibly a crosswalk should be installed. As an alternative, the applicant can designate as minimum of 3-RV spaces out of the existing 19-RV spaces and provide adequate truck and trailer parking on the west side of Butte Slough Road.

9. Prior to construction the crosswalk(s) and signs shall be covered by an encroachment permit. Pedestrian crossing points from the parking area to the marina area shall be clearly indicated on improvement plan for the encroachment permit. Crosswalks and necessary signing per Manual of Uniform Traffic Control Device (MUTCD) shall be painted on Butte Slough Road at these locations. The design shall minimize exposure of pedestrians to the roadway.
10. Prior to project completion new roadway signage per MUTCD indicating pedestrian crossings, truck and boat crossing, and left turns shall be installed along Butte Slough Road on both sides of the project area.
11. Signage and placement shall be approved by Colusa County Public Works prior to final project completion.
12. Costs for installation and maintenance of crosswalk(s) and signs shall be borne by applicant.
13. With the increased activity, Project Developer shall ensure no future landscaping or any other installation would obstruct the traffic visibility (line of sight) at this location.

Floodplain Administrator

14. The project is located within a Special Flood Hazard Area, Zone "A" and is subject to Chapter 33: Flood Damage Protection, of the County's code, specifically section 33-5.5: Standards for Recreational Vehicles.
15. The project developer shall submit a certified elevation certificate for the proposed restroom facility, indicating the finished elevation is at or above the Base Flood Elevation, or at least two feet above the highest adjacent grade.

Environmental Health

16. The RV Park will generate an estimated amount of 100 gallons per day per RV. Butte Creek Farms has requested to utilize the existing onsite wastewater treatment system with the condition of adding a flow meter to the dosing tank and monitor and record actual flow rates. Additional 5,000 gallon tank and leach field shall be added if the waste flows exceed the capacity of the system. The existing system was designed to accept 4,275

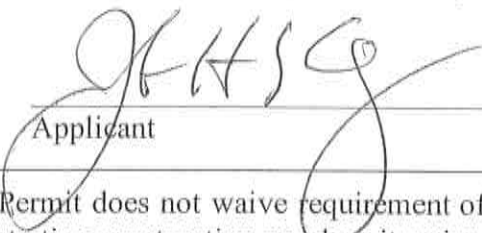
Attachment #2

gallons per day. The Steelhead Lodge has not been generating the amount of wastewater anticipated based on the number of dosing cycles recorded by CEC. The facility should anticipate peak flows throughout the year. Environmental Health requires that:

- a. Monitor actual wastewater flow as proposed by CEC.
 - b. Provide reports of actual flow rate monthly to CCEH.
 - c. Provide and implement a Best Management Practice to prevent RV cleaning chemicals to be discharged into the septic systems.
 - d. Conserve water when possible.
17. The applicant shall contact the Department of Drinking Water regarding the additional connections to Water System Permit #0600009 for the RVP.

I hereby declare under penalty of perjury that I have read the foregoing conditions, that they are in fact the conditions which were imposed upon granting of this use permit, and that I agree to abide fully by said conditions.

Dated: 5/4/16


Applicant

Note: Issuance of the Minor Use Permit does not waive requirement of obtaining Building and Health Department permits before starting construction nor does it waive any other requirements.

Dated: 6-15-16


Planning Commission Chair

Cc: Public Works Department
Building Department
Environmental Health Department
Fire District Chief