



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**August 22, 2019
REGULAR MEETING
OPEN SESSION 7:00 PM
AGENDA**

CITY OF OROVILLE PLANNING COMMISSION

CHAIR: Damon Robinson
VICE-CHAIR: Carl Durling
MEMBERS: Randy Chapman; Wyatt Jenkins; Michael Britton, Tammy Flicker, Susan Sears

ALL MEETINGS ARE RECORDED AND BROADCAST LIVE

*This meeting may be broadcast remotely via audio and/or video conference at the following address:
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.
Meeting is streamed live at cityoforoville.org and on YouTube*

CALL TO ORDER

ROLL CALL

Commissioners: Tammy Flicker, Michael Britton, Randy Chapman, Wyatt Jenkins, Susan Sears, Vice Chairperson Carl Durling, Chairperson Damon Robison

PLEDGE OF ALLEGIANCE

INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK

If you would like to address the commission at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, please submit the form prior to the conclusion of the staff presentation for that item. The Commission has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to two minutes per speaker. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(California Government Code §54954.3(b)).** Pursuant to Government Code Section 54954.2, the commission is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.

PUBLIC COMMENTS

This is an opportunity for members of the public to address the Planning Commission on any subject not on the agenda related to the Planning Commission.

APPROVAL OF MINUTES

1. Approval of the Minutes of the June 27, 2019 and July 10, 2019 Planning Commission Meetings

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Chairperson opens the public hearing.
- Staff and Applicant introduce item and take questions from the Commissioners
- Speakers are requested to provide a speaker card to the City Clerk.
- Hearing is opened for public comment limited to three (3) minutes. Under Government Code 54954.3. the time for each presentation may be limited.
- Public comment session is closed
- Commissioners, discuss, debate and action.

2. SIGN PROGRAM AT KENTUCKY FRIED CHICKEN RESTAURANT (KFC)

The Planning Commission may conduct a public hearing to consider an application to approve part of the KFC proposed sign program (#B1907-055).

RECOMMENDATION

Conditionally approve the Sign Program application at the new KFC restaurant at 660 Oro Dam Boulevard, subject to future review of the Freestanding Sign.

Delegate review of freestanding sign to the Zoning Administrator, when submitted, as long as it is no higher than 40 feet or larger than 50 square feet per side.

REGULAR BUSINESS

3. REQUEST FOR STREET NAMES

The commission may approve the two proposed street names.

RECOMMENDATION

Staff recommends approving the names suggested and adding them to the City Map.

DIRECTOR'S REPORT

The Director shall report on information pertinent to the Planning Commission.

COMMISSION REPORTS

Reports by commission members on information pertinent to the Planning Commission.

ADJOURNMENT

Adjourn to September 26, 2019 at 7:00 P.M. in the Oroville City Council Chambers

***** NOTICE *****

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

***** NOTICE *****

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**June 27, 2019
MINUTES**

The Agenda for this meeting was posted on June 20, 2019. The meeting was recorded live and can be viewed at cityoforoville.org or on YouTube.

CALL TO ORDER – Chairperson Robison called the meeting to order at 7:00pm.

ROLL CALL

PRESENT: Commissioners: Susan Sears, Randy Chapman, Wyatt Jenkins, Tammy Flicker, Vice Chairperson Carl Durling, Chairperson Damon Robison

ABSENT: Commissioner Michael Britton

STAFF: Principle Planner Wes Ervin, Assistant City Clerk Jackie Glover

PLEDGE OF ALLEGIANCE – Led by Chairperson Robison

Chairperson Robison announced that Item #1 would need to be continued due to improper notification to the public.

PUBLIC COMMENTS - There were no public speakers.

APPROVAL OF MINUTES

Motion by Commissioner Sears and second by Commissioner Flicker to approve the Minutes from June 6, 2019 with the following changes:

- a. Add – Applicant Jim Moll Spoke to item number one.
- b. Add – Excused Absence under attendance for Damon Robison

AYES: Commissioners: Flicker, Jenkins, Durling, Sears, Robison

NOES: None

ABSTAIN: Commissioner Chapman

ABSENT: Commissioner Britton

PUBLIC HEARINGS

1. USE PERMIT - EMERGENCY SHELTER - 3010 MYERS STREET

The Planning Commission continued to July 10, 2019 a public hearing to consider approving a Use Permit to change the use of a previous pharmacy to an emergency shelter for up to 25 homeless individuals located at 3010 Myers Street, Oroville, CA.

Motion by Commissioner Sears and second by Commissioner Chapman to continue this item to July 10, 2019 at 7pm. Motion Passed

AYES: Commissioners: Flicker, Jenkins, Chapman, Durling, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Britton

DIRECTOR’S REPORT

Principal Planner Wes Ervin -

- o Staff will ask the council for direction regarding updating the sphere of influence to include an area by Wilber road.
- o Asking Council to direct staff to update the General Plan and Zoning Maps to reflect the South Oroville Annexation
- o Authorize staff to begin the annexation process of the Reedy Creek Subdivision.

There will not be a regular Planning Commission meeting in July.

COMMISSION REPORTS

Commissioner Flicker – Attended the 2019 Planning Commission Training Workshop in Sacramento

PUBLIC COMMENT

The Commission re-opened public comment. There were not speakers.

ADJOURNMENT

The Planning Commission adjourned at 7:15pm to July 10, 2019 at 7pm.

APPROVED:

ATTESTED:

Damon Robison, Chair

Jackie Glover, Assistant City Clerk



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**July 10, 2019
MINUTES**

The agenda for this meeting was posted on July 3, 2019.

CALL TO ORDER – Chairperson Durling opened the meeting at 7:03pm

ROLL CALL

PRESENT: Commissioners: Susan Sears, Randy Chapman, Tammy Flicker, Carl Durling

ABSENT: Commissioner Michael Britton, Wyatt Jenkins, Damon Robison

STAFF PRESENT: Principal Planner Wes Ervin, Assistant City Clerk Jackie Glover

PLEDGE OF ALLEGIANCE – Led by Chairperson Durling

CORRESPONDENCE

The Planning Commission received several letters and petition signatures both for and against the Haven of Hope Emergency Shelter. The items were available for viewing at the meeting.

PUBLIC HEARING

1. USE PERMIT - EMERGENCY SHELTER - 3010 MYERS STREET

The Planning Commission held a public hearing to consider approving a Use Permit to change the use of a previous pharmacy to an emergency shelter for up to 25 homeless individuals located at 3010 Myers Street, Oroville, CA.

Staff presented the item and the applicant, Kevin Thompson, spoke on the item.

Public Speakers who spoke on this item are listed below:

- Cheri Bunker
- Bill Wilson
- Earl Lewis
- Stephanie Smith
- Kasey Boone
- William Bynum
- Jaki Walker
- Brad Jackson
- Celeste Garcia
- Jeannie Maes
- Pamela Leis
- Allan Young
- Lisa Torres
- Eric
- Jennette Rummell
- Bernadette North
- Auna Cardenas
- Marlene Del Rosario
- Dave Garcia
- Pastor David Goodson
- Tom Oxford
- Carol Anderson
- Carlie Aire

A Motion to table this agenda item was made by Commissioner Flicker and second by Commissioner Sears. Commissioner Flicker amended the motion and it was seconded by Commissioner Sears to state that the item will be continued to October 24th. Motion passed.

AYES: Commissioner Sears, Chapman, Flicker, Durling
NOES: None
ABSTAIN: None
ABSENT: Commissioners Britton, Jenkins and Robison

ADJOURNMENT

Meeting adjourned at 8:37pm. The Planning Commission adjourned until their next regularly scheduled meeting on August 22, 2019 at 7pm.

APPROVED:

ATTESTED:

Vice Chair, Carl Durling

Assistant City Clerk, Jackie Glover



City of Oroville

Leo DePaola
Community Development Director

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2436 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, August 22, 2019

RE: Sign Program at Kentucky Fried Chicken Restaurant (KFC)

SUMMARY: The owners of the new Kentucky Fried Chicken Restaurant, now under construction at 660 Oroville Dam Boulevard, have submitted an application to approve part of their proposed sign program (#B1907-055).

RECOMMENDATION:

- 1) Conditionally approve the Sign Program application at the new KFC restaurant at 660 Oro Dam Boulevard, subject to future review of the Freestanding Sign.
- 2) Delegate review of freestanding sign to the Zoning Administrator, when submitted, as long as it is no higher than 40 feet or larger than 50 square feet per side.

APPLICANTS: McHale Sign Company

LOCATION:
660 Oroville Dam Blvd,
Oroville, CA 95965

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: X

ENVIRONMENTAL DETERMINATION: Exempt, part of previously approved project.

REPORT PREPARED BY:

Wes Ervin, Senior Planner
Community Development Department

REVIEWED BY:

Leo DePaola, Director
Community Development Director

DISCUSSION

The attached proposed sign program (#B1907-055) will decorate the KFC Drive-thru restaurant, which was approved by the Planning Commission on June 27, 2017 (Use Permit 17-04), and which is now under construction. The signs, colors and lettering appear to conform to KFC's current corporate design.

All sign programs -- multiple signs on a single site -- are subject to Design Review. This project is therefore put to the Planning Commission, which is currently acting as the City's Design Review Board. As required in OMC 17.52.020 D, notice of this review was mailed more than 10 days ago to all property owners within 300 feet of

the property, and also published in the local newspaper.

Note that applicant is still designing a planned freestanding (pole) sign, which is also subject to Design Review by the Planning Commission unless delegated to the Zoning Administrator. Because KFC has 145 feet of frontage along Oro Dam Blvd., the maximum freestanding sign can be 50 square feet per side, no more than 40 feet tall, and illuminated. It must meet all requirements of Oroville Municipal Code (OMC) 17.20.070 D. If a balloon test shows that a higher sign is needed for visibility from Highway 70, the Planning Commission can approve up to 60 feet.

Table 17.20.120-3 limits the maximum square footage of all signs in a sign program to 330 square feet for a 3,133 sf building (300 sf + 10%).

Assuming KFC later proposes the maximum allowable freestanding sign of 50 square feet per side, The total square footage of all signs would be 309 square feet, or 21 square feet under the maximum.

REQUIRED DETERMINATIONS (OMC 17.20.080 E)

1. The signs included in this sign program have one or more common design elements, including placement, colors, materials, sign type, sign shape, letter size and lettering type;
2. The colors, materials, size and placement of the signs are compatible with the materials, architecture and scale of the buildings and signs on the site, and on other sites in the area;
3. The number and placement of signs in this sign program are compatible with the number and placement of signs on other nearby properties;
4. The signs in this sign program conform to the requirements of Oroville City Code 17.20.080, as well as any applicable specific plan or design guidelines adopted by the City Council.

PROPOSED CONDITIONS

1. This approval does not include the planned freestanding sign, which when designed must be submitted for review and approval;
2. All illuminated signs shall meet the requirements of OMC Section 17.12.010.

FISCAL IMPACT

None

ATTACHMENTS

- A. Proposed Sign Program overview drawings (details available for review)
- B. Use Permit 17-04 Letter of Approval (TRAKiT PL1706-001)



City of Oroville

Planning Division - Community Development Department

DIRECTOR

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2420 FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#:

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

| APPLICANT'S INFORMATION | | Project's: | Contractor |
|-----------------------------|------------------------------------|------------|------------------------------------|
| Name: | MCHALE SIGN CO | Name: | ERIC ERNST |
| Address: | 3707 ELECTRO WAY REDDING, CA 96002 | Company: | MCHALE SIGN CO |
| Phone: | (530) 223-2030 | Address: | 3707 ELECTRO WAY REDDING, CA 96002 |
| Email: | ERIC@MCHALESIGN.COM | Phone: | (530) 223-2030 |
| Is the applicant the Owner? | Y | Email: | ERIC@MCHALESIGN.COM |

If applicant is Not the owner, please provide owner /agent authorization on the reverse side.

DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)

| | | | | | |
|-------------------------------------|-------------------------------|----------------------------|-----------------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Annexation | <input type="checkbox"/> | Landmark /Modification/Demolition | <input type="checkbox"/> | Tentative Parcel Map |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Mining and Reclamation Plan | <input type="checkbox"/> | Tentative Subdivision Map |
| <input type="checkbox"/> | Development Review | <input type="checkbox"/> | Pre-Application | <input type="checkbox"/> | Use Permit |
| <input type="checkbox"/> | Final Map | <input type="checkbox"/> | Residential Density Bonus | <input type="checkbox"/> | Variance |
| <input type="checkbox"/> | General Plan Amendment/Rezone | <input type="checkbox"/> | Temporary Use | <input type="checkbox"/> | Wireless Communication Facilities |
| <input type="checkbox"/> | Landmark Designation | <input type="checkbox"/> | Tentative Map Extension | <input type="checkbox"/> | Zoning Clearance |
| <input checked="" type="checkbox"/> | Other: (Please Specify) | SIGNS FOR NEW CONSTRUCTION | | | |

ADMINISTRATIVE PERMITS (Please check all that apply)

| | | | | | |
|--------------------------|-------------------------|--------------------------|----------------------------|--------------------------|----------------|
| <input type="checkbox"/> | Adult Oriented Business | <input type="checkbox"/> | Outdoor Storage | <input type="checkbox"/> | Special Event |
| <input type="checkbox"/> | Home Occupation | <input type="checkbox"/> | Outdoor Display & Sales | <input type="checkbox"/> | Street Closure |
| <input type="checkbox"/> | Large Family Day Care | <input type="checkbox"/> | Second Dwelling Unit | <input type="checkbox"/> | Tree Removal |
| <input type="checkbox"/> | Mobile Food Vendor | <input type="checkbox"/> | Sign/Temporary Sign Permit | | |
| <input type="checkbox"/> | Other: (Please Specify) | | | | |

*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application.
 ** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.

PROJECT INFORMATION

| | |
|-------------------------------------|-------------------------------------|
| Project Name: KFC OROVILLE | Proposed Structure(s) (Sq Ft.): N/A |
| Address: 660 OROVILLE DAM BLVD | Existing Structure(s) (Sq Ft.): N/A |
| Nearest Cross Street: 5TH AVE | Water Provider: N/A |
| Assessor Parcel Number: 035-260-083 | School District: N/A |
| Lot Size (Acres): .67 | Number of Dwelling Units: N/A |

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

| | |
|------------|------------------|
| Signature: | Date: 07/02/2019 |
|------------|------------------|

OFFICE USE ONLY

| | | | |
|--------------|----------------|-------------------|----------|
| General Plan | Zoning | Zoning Conformity | APN |
| File# | Overlay Zoning | Minimum Setbacks | FY RY SY |

AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

| | | | |
|----------------|-------------------|---------------|---------------------|
| NAME OF AGENT: | ERIC ERNST | PHONE NUMBER: | (530) 223-2030 |
| COMPANY NAME: | MCHALE SIGN CO | EMAIL: | ERIC@MCHALESIGN.COM |
| ADDRESS: | 3707 ELECTRO WAY. | CITY/ST/ZIP: | REDDING, CA 96002 |

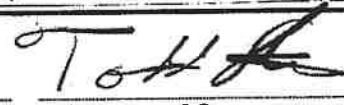
AGENT SIGNATURE: 

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):

035-260-083

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

Owner(s) of Record (sign and print name)

| | | |
|-------------------------|---|-------------------|
| 1) <u>TODD STEWARD</u> |  | <u>02/02/2019</u> |
| Print Name of Owner | Signature of Owner | Date |
| 2) _____ | _____ | _____ |
| Print Name of Owner | Signature of Owner | Date |
| 3) _____ | _____ | _____ |
| Print Name of Owner | Signature of Owner | Date |
| 4) _____ | _____ | _____ |
| Print Name of Owner | Signature of Owner | Date |
| _____ | _____ | _____ |
| Owner's Mailing Address | Owner's Email | Owner's Phone # |

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

Building Division - Community Development Department

DIRECTOR

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2401 – FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#: B1907-055

BUILDING PERMIT APPLICATION

Please keep in mind, if you are planning an improvement, you need to check with your local homeowner's association, and architectural review committee for Conditions, Covenants, & Restrictions (CC&R's). The City of Oroville has no regulatory authority to neither enforce or notify applicants of CC&R requirements nor deny permits for non-compliance. *Permit applications expire 180 days after last activity unless an extension is applied for and granted.*

| JOB SITE INFORMATION & LOCATION | | | | CONTRACTOR AND/OR AUTHORIZED AGENT INFO | | | |
|--|-------------------------|------|--|---|--------------------------|------------------|-----------------------------------|
| APN: | 035-260-083 | | | Name: | MCHALE SIGN CO | | |
| Address: | 660 OROVILLE DAM BLVD E | | | Address: | 3707 ELECTRO WAY | | |
| TYPE OF WORK <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Deck/Patio <input type="checkbox"/> Electrical/Plumbing /Mechanical* <input type="checkbox"/> Demolition <input type="checkbox"/> New Single-Family <input type="checkbox"/> Garage <input type="checkbox"/> New Commercial/Commercial TI <input type="checkbox"/> Remodel <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Re-roof* <input checked="" type="checkbox"/> Sign <input type="checkbox"/> Solar <input type="checkbox"/> Other: | | | | City/State/ZIP: | REDDING, CA 96002 | | |
| | | | | Phone: | (530) 223-2030 | Fax: | (530) 223-2060 |
| | | | | Email: | ERIC@MCHALESIGN.COM | | |
| | | | | LICENSED CONTRACTOR'S DECLARATION | | | |
| Complete Description of Work: | | | | I hereby affirm <i>under penalty of perjury</i> that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. | | | |
| INSTALL NEW SIGNAGE PER PROVIDED PLANS. | | | | LICENSE NUMBER: 703137 | | | |
| | | | | CLASS: | C45 | EXPIRATION DATE: | 03/31/2020 |
| | | | | OFFICE USE ONLY | | | |
| | | | | PERMIT SUBMITTAL FEES | | | |
| | | | | Building Plan Review Fee | | | |
| | | | | Energy Plan Review Fee | | | |
| | | | | Fire Plan Review Fee | | | |
| | | | | Tech. Cost Recovery Submittal Fee | | | |
| | | | | Other | | | |
| | | | | Sign Permit: Building Plan Review Fee | | | |
| | | | | Planning Sign Plan Review Fee | | | |
| | | | | Check# | | | Total \$0.00 <u>288.58</u> |
| | | | | Cash | <input type="checkbox"/> | CC | <input type="checkbox"/> |
| | | | | PERMIT ISSUANCE FEES | | | |
| | | | | Building/Electrical/Plumbing/Mechanical | | | |
| | | | | Fire Fees | | | |
| | | | | Green Fee | | | |
| | | | | Development Impact Fees | | | |
| | | | | Strong Motion Fee | | | |
| | | | | Tech. Cost Recovery Issuance Fee | | | |
| | | | | Check# | | | Total \$ 0.00 |
| | | | | Cash | <input type="checkbox"/> | CC | <input type="checkbox"/> |
| PROPERTY OWNER | | | | | | | |
| Name: | QUALITY DISTRIBUTING CO | | | | | | |
| Address: | 199 1ST STREET STE 212 | | | | | | |
| City/State/ZIP: | LOS ALTOS, CA 94022 | | | | | | |
| Phone: | | Fax: | | | | | |
| Email: | N/A | | | | | | |

*Additional paperwork to be completed prior to issuance

OWNER-BUILDER DECLARATION

I hereby affirm *under penalty of perjury* that I am exempt from the Contractors' State License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, shall also require the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, WILL DO ALL THE WORK or PORTIONS OF THE WORK, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale)
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed contractor pursuant to the Contractors' State License Law.)
- I am exempt from licensure under Contractors' State License Law for the following Reason:

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure workers' compensation coverage is unlawful and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fee.

Check **ONE BOX** only: I hereby affirm *under penalty of perjury* one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by Director of Industrial Relations, as provided for by Section 3700 of the Labor Code, for performance of the work for which this permit is issued. POLICY #:
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

CARRIER: INSURANCE CO OF THE WEST
 POLICY#: WSA500130809 EXPIRATION DATE: 04/01/2020

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. My signature certifies the above Workers' Compensation information is true and correct.

APPLICANT'S DECLARATION


By my signature below, I certify to each of the following:

I am;

- a California licensed contractor
- authorized agent for a California licensed contractor
- the property owner*
- authorized to act on the property owner's behalf**

I have read this permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city to enter upon the above-identified property for inspection purposes. I understand this permit will expire after 180 days per Chapter 1, Section 105.5 of the 2013 California Building Code. *requires separate verification form **requires separate authorization form

Authorized Representative (*Check One*): Property Owner Authorized Representative Contractor Other

Signature:  Permit Submittal Date: _____
 Print Name: ERIC ERNST Phone # (530) 223-2030 Email: ERIC@MCHALESIGN.COM



| | |
|----------------------------|---------------------------|
| CERTIFICATE OF COMPLIANCE | NRCC-LTS-01-E |
| Sign Lighting | (Page 2 of 5) |
| Project Name: KFC OROVILLE | Date Prepared: 07/02/2019 |

| | | | | |
|--|---|----------------------------|----------------------------|---|
| 1b. Mandatory Sign Lighting Controls | | | | |
| If the person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E is responsible for complying with the sign lighting control requirements, that person shall answer all of the following questions: | | | | |
| If there are construction documents, indicate where on the building plans the mandatory measures (sign lighting control) note block can be located: | | | | |
| 1 | §130.3(a)1. All indoor sign lighting is controlled with an automatic time-switch control or astronomical time-switch control. | Y <input type="radio"/> | N <input type="radio"/> | NA <input checked="" type="radio"/> |
| 2 | §130.3(a)2A. All outdoor sign lighting is controlled with a photocontrol in addition to an automatic time-switch control, or an astronomical time-switch control. | Y <input type="radio"/> | N <input type="radio"/> | NA <input checked="" type="radio"/> |
| | EXCEPTION to Section 130.3(a)2A: Outdoor signs in tunnels, and signs in large permanently covered outdoor areas that are intended to be continuously lit, 24 hours per day and 365 days per year. | Y <input type="radio"/> | | NA <input checked="" type="radio"/> |
| 3 | §130.3(a)2B. All outdoor sign lighting that is ON both day and night is controlled with a dimmer that provides the ability to automatically reduce sign lighting power by a minimum of 65% during nighttime hours. Signs that are illuminated at night and for more than 1 hour during daylight hours shall be considered ON both day and night. | Y <input type="radio"/> | N <input type="radio"/> | NA <input checked="" type="radio"/> |
| | EXCEPTION to Section 130.3(a)2B: Outdoor signs in tunnels and large covered areas that are intended to be illuminated both day and night. | Y <input type="radio"/> | | NA <input checked="" type="radio"/> |
| 4 | §130.3(a)3. Demand Responsive Electronic Message Center Control. An Electronic Message Center (EMC) having a new connected lighting power load greater than 15 kW has a control installed that is capable of reducing the lighting power by a minimum of 30% when receiving a demand response signal. | Y <input type="radio"/> | N <input type="radio"/> | N/A <input checked="" type="radio"/> |
| | EXCEPTION to Section 130.3(a)3: Lighting for EMCs that is not permitted by a health or life safety statute, ordinance, or regulation to be reduced by 30%. | Y <input type="radio"/> | | NA <input checked="" type="radio"/> |
| Field Inspector Notes: | | | | |
| | | | | |



| | |
|----------------------------|---------------------------|
| CERTIFICATE OF COMPLIANCE | NRCC-LTS-01-E |
| Sign Lighting | (Page 3 of 5) |
| Project Name: KFC OROVILLE | Date Prepared: 07/02/2019 |

2. Mandatory Sign Lighting Measures

I have responsibility for installing the sign lighting

Yes, I have responsibility for the sign lighting, and will complete parts 2a and 2b of this compliance document No, I do not have responsibility for installing the sign lighting. Someone else will complete parts 2a and 2b of this compliance document.

2a. Maximum Allowed Lighting Power Method of Compliance

Certificate of Compliance and Field Inspection Energy Checklist.

Complete this part if there are signs using the maximum allowed lighting power method of compliance. (Complete part 2b of this Certificate of Compliance if there are signs using the Specific Lighting Sources method of compliance).

| A | B | C | D | E | F | G | H | I | J |
|----------------|-------------------------|---|------------------------------|--|---|-----------------------|--------------|--------------|--|
| Symbol or Code | Description of the Sign | OPTIONAL – Energy Verified Label (see instructions below) | Allotted Watts | | | | Design Watts | Complies Y/N | Field Inspector Check that Sign Complies |
| | | | Sign Area (ft ²) | Internally (I) or Externally (E) Illuminated | Allowed LPD (I = 12 W/ft ² (E = 2.3 W/ft ²)) | Allowed Watts (D x F) | | | |
| | | ✓ | | | | | | | ✓ |
| C | CHANNEL LETTERS | <input type="checkbox"/> | 14.66 | I | 12 | 175.92 | 108 | | <input type="checkbox"/> |
| L | ORDER POINT CANOPY | <input type="checkbox"/> | 27 | E | 2.3 | 62.1 | 54 | | <input type="checkbox"/> |
| N | MENU BOARD | <input type="checkbox"/> | 36.5 | I | 12 | 438 | 204 | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | | | 0 | | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | | | 0 | | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | | | 0 | | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | | | 0 | | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | | | 0 | | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | | | 0 | | | <input type="checkbox"/> |

- A Symbol or code used on the plans (when plans are required) and other documents.
- B A description of the sign, or location of sign on the building; and the location of sign on construction documents.
- C OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed, ENERGY VERIFIED label, confirming that the sign complies with the Section 140.8 of the California 2016 Title 24, Part 6 Standards, using the Maximum Allowed Lighting Power method of compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, columns 'D' through 'I' are not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.
- D The sign area in square feet.
- E List "I" if the sign is internally illuminated. List "E" if the sign is externally illuminated.
- F Allowed watts per square foot. Enter 12 if the sign is listed as "I" in column E. Enter 2.3 if sign is listed as "E" in column E.
- G Multiply the square footage in column D times the allowed Lighting Power Density (LPD = watts) in column F.
- H Show the total installed watts in the sign, as determined according to the applicable provisions of §130(c).
- I Enter Y if the number in column H is less than or equal to the number in column G. Otherwise, the sign does not comply.
- J This page doubles as a field inspection checklist.

Field Inspector Notes:

| | |
|-----------------------------------|----------------------------------|
| CERTIFICATE OF COMPLIANCE | NRCC-LTS-01-E |
| Sign Lighting | (Page 4 of 5) |
| Project Name: KFC OROVILLE | Date Prepared: 07/02/2019 |

2b. Specific Lighting Source Method of Compliance

Certificate of Compliance and Field Inspection Energy Checklist

Complete this part if there are signs using the Specific Lighting Source method of compliance. (Complete part 2 of this Certificate of Compliance if there are signs using the maximum allowed lighting power method of compliance)

| A | B | C | D | E |
|----------------|--------------------|---|--|---|
| Symbol or Code | Description | OPTIONAL ENERGY VERIFIED label (see instructions below) | Specific light source used for compliance Shall include only lighting technologies listed below (List all that apply) | Field Inspector Check that Sign Complies ✓ |
| C | CHANNEL LETTERS | <input type="checkbox"/> | 7,8 | <input type="checkbox"/> |
| L | ORDER POINT CANOPY | <input type="checkbox"/> | 7,8 | <input type="checkbox"/> |
| N | MENU BOARD | <input type="checkbox"/> | 7,8 | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | <input type="checkbox"/> |
| | | <input type="checkbox"/> | | <input type="checkbox"/> |

| | |
|----------|---|
| A | Symbol or code used on the plans (when plans are required) and other documents. |
| B | A narrative description of the sign, or location of sign on the building; and the location of sign on construction documents |
| C | OPTIONAL - Check this box only if this sign has a permanent, pre-printed, factory-installed ENERGY VERIFIED label, confirming that this sign complies with the Section 140.8 of the California 2016 Title 24, Part 6 Standards, using the Specific Lighting Source Method of Compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, column 'D' is not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance. |
| | Specific Light Source Compliance Method. The sign(s) identified above use only the following lighting technologies: List all applicable numbers (1 through 9) that apply in column D above for each row. |
| | 1 High pressure sodium lamps |
| | 2 Metal halide lamps that are pulse start or ceramic served by a ballast that has a minimum efficiency of 88% or greater. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005. |
| | 3 Metal halide lamps that are pulse start that are 320 watts or smaller, are not 250 watt or 175 watt lamps, and are served by a ballast that has a minimum efficiency of 80%. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005. |
| D | 4 Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 75% when the transformer or power supply rated output current is less than 50 mA. The ratio of the output wattage to the input wattage is at 100% tubing load. |
| | 5 Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 68% when the transformer or power supply rated output current is 50 mA or greater. The ratio of the output wattage to the input wattage is at 100% tubing load. |
| | 6 Fluorescent lighting systems meeting one of the following requirements: A.) Use only lamps with a minimum color rendering index (CRI) of 80; or B.) Use only electronic ballasts with a fundamental output frequency not less than 20 kHz. |
| | 7 Light emitting diodes (LEDs) with a power supply having an efficiency of 80% or greater. |
| | 8 Single voltage external power supplies that are designed to convert 120 volt AC input into lower voltage DC or AC output, and have a nameplate output power less than or equal to 250 watts, shall comply with the applicable requirements of the Appliance Efficiency Regulations (Title 20). |
| | 9 Compact fluorescent lamps that do not contain a medium screw base sockets (E24/E26). |
| E | This page doubles as a field inspection checklist. |

Field Inspector Notes:

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|----------------------------|---------------------------|---------------|
| CERTIFICATE OF COMPLIANCE | | NRCC-LTS-01-E |
| Sign Lighting | | (Page 5 of 5) |
| Project Name: KFC OROVILLE | Date Prepared: 07/02/2019 | |

| DOCUMENTATION AUTHOR'S DECLARATION STATEMENT | |
|--|---|
| 1. I certify that this Certificate of Compliance documentation is accurate and complete. | |
| Documentation Author Name: ERIC ERNST | Documentation Author Signature: |
| Company: MCHALE SIGN CO. | Signature Date: 07/02/2019 |
| Address: 3707 ELECTRO WAY | CEA Certification Identification (if applicable): N/A |
| City/State/Zip: REDDING, CA 96002 | Phone: 530-223-2030 |

| RESPONSIBLE PERSON'S DECLARATION STATEMENT | |
|---|---------------------------------|
| I certify the following under penalty of perjury, under the laws of the State of California: | |
| <ol style="list-style-type: none"> 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. | |
| Responsible Designer Name: ERIC ERNST | Responsible Designer Signature: |
| Company: MCHALE SIGN CO. | Date Signed: 07/02/2019 |
| Address: 3707 ELECTRO WAY | License: 703137 C45 |
| City/State/Zip: REDDING, CA 96002 | Phone: 530-223-2030 |



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

June 27, 2017

LETTER OF APPROVAL

RE: UP 17-04: KFC Drive-Thru Restaurant

Dear Mr. Sorrell,

On June 22, 2017, the Oroville City Planning Commission conducted a public hearing and approved Use Permit No. 17-04 for the construction of a new KFC drive-thru restaurant on the partially developed lot identified as APN: 035-260-083.

CONDITIONS OF APPROVAL

Approved project: The project applicant, Clifton E. Sorrell Jr. with VMI Architecture, Inc., has applied for a use permit (UP 17-04) for the construction of a new KFC drive-thru restaurant on the partially developed lot identified as APN: 035-260-083 located on the north side of Oro Dam Blvd East between CVS Pharmacy (850 Oroville Dam Blvd East) and Americas Best Value Inn & Suites (580 Oro Dam Blvd East). The property has a zoning land use designation of Corridor Mixed-Use (MXC). The proposed restaurant is a use permitted by right in an MXC district. However, any drive-thru in an MXC district requires a use permit. The restaurant will be approximately 3,133 square feet in size with 52 seats to serve customers. The drive-thru will have a 10-car stack and the intended hours of operation are from 10:00am to 10:00pm.

The Planning Commission hereby approves UP 17-04, subject to the following:

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
2. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur

subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.

3. The applicants shall have a current City of Oroville business license and any other applicable permit/license that may be required as part of their business operations.
4. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
5. The applicant shall ascertain and comply with all requirements of the Butte County Environmental Health.
6. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
7. A grease trap or interceptor shall be installed as required by the City. The trap or interceptor shall be cleaned weekly or more frequently as needed. A grease trap or interceptor maintenance log shall be kept to record cleanings and maintenance. The date, time, type of service, and the name of the person (and business if performed by an outside contractor) performing the service shall be recorded. The trap or interceptor and maintenance log shall be made available for inspection as requested.
8. The applicant shall ascertain and comply with the requirements of all City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. Under no circumstance shall vehicle queueing on the project site spillback onto Oro Dam Boulevard East (SR 162).
10. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
11. All grading, paving, excavation and site clearance, including that which is exempt from obtaining a permit, shall be performed in conformance with the City's Engineering Design Standards; the Municipal Code; the requirements of the State Regional Water Quality Control Board; and any other applicable local, state and federal requirements.
12. All construction projects are required to implement dust control measures to reduce particulate matter emissions due to disturbance of exposed top-soils, such as watering of active areas where disturbance occurs, covering haul loads,

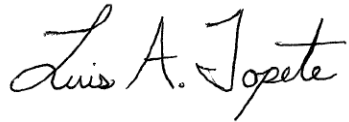
maintaining clean access roads, and cleaning the wheels of construction vehicles accessing disturbed areas of the site.

13. All grading and paving shall be conducted in compliance with the Butte County Air Quality Management District's Indirect Source Guidelines, in order to prevent degradation of ambient air quality.
14. The applicant shall pay a fair share contribution for their impacts to Oro Dam Boulevard in the amount of \$87,000 prior to the issuance of a building permit.
15. All applicable development impact fees shall be paid prior to issuance of a building permit.
16. Pursuant to Section 17.12.050(L), the property owner shall enter into a written agreement for the installation and maintenance of landscaping. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.
17. Pursuant to Section 17.08.135, the project shall install public art on the project site in a public place as approved by the City Council. The cost of the public art must be equal to at least one percent (1%) of the estimated construction costs. The developer has the option to opt out of this requirement and instead pay the equivalent in lieu fee which shall be a one percent (1%) fee of the estimated construction costs.
18. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - b. Any of the terms or conditions of the permit have been violated.
 - c. A law, including any requirement in the Municipal Code Chapter 26, has been violated in connection with the permit.
 - d. The permit was obtained by fraud.
19. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

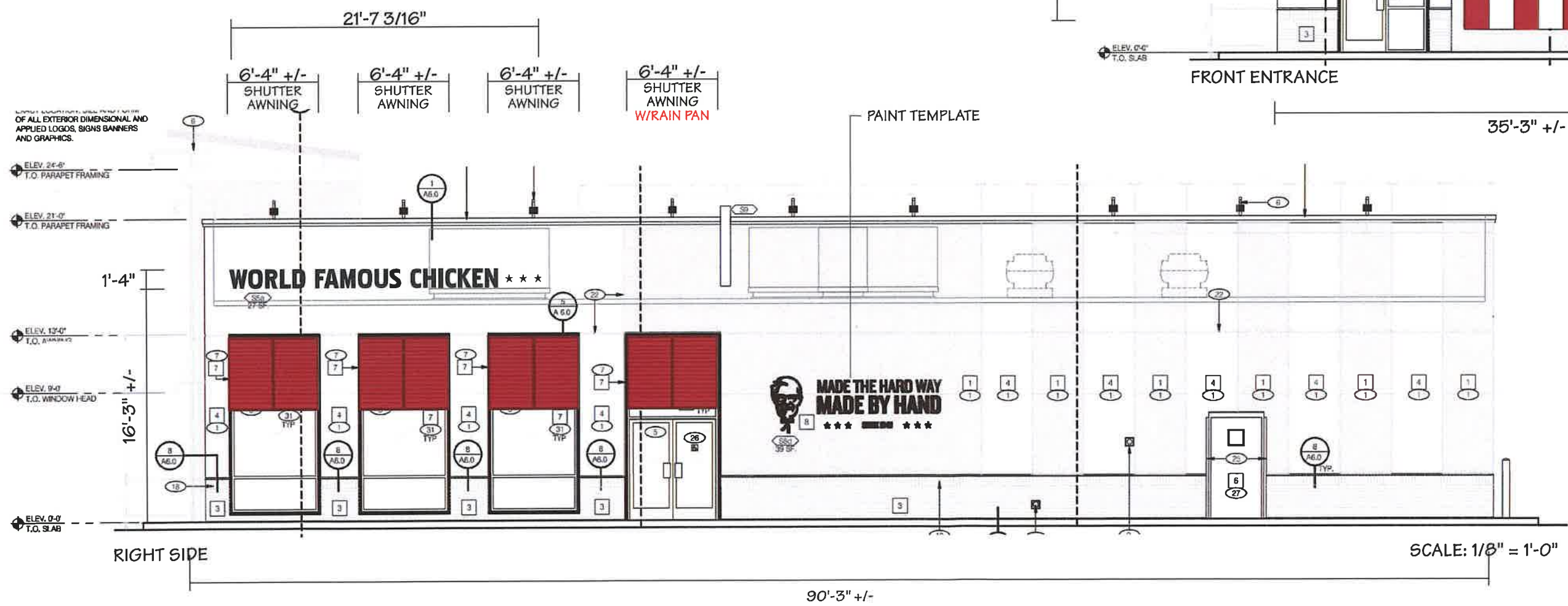
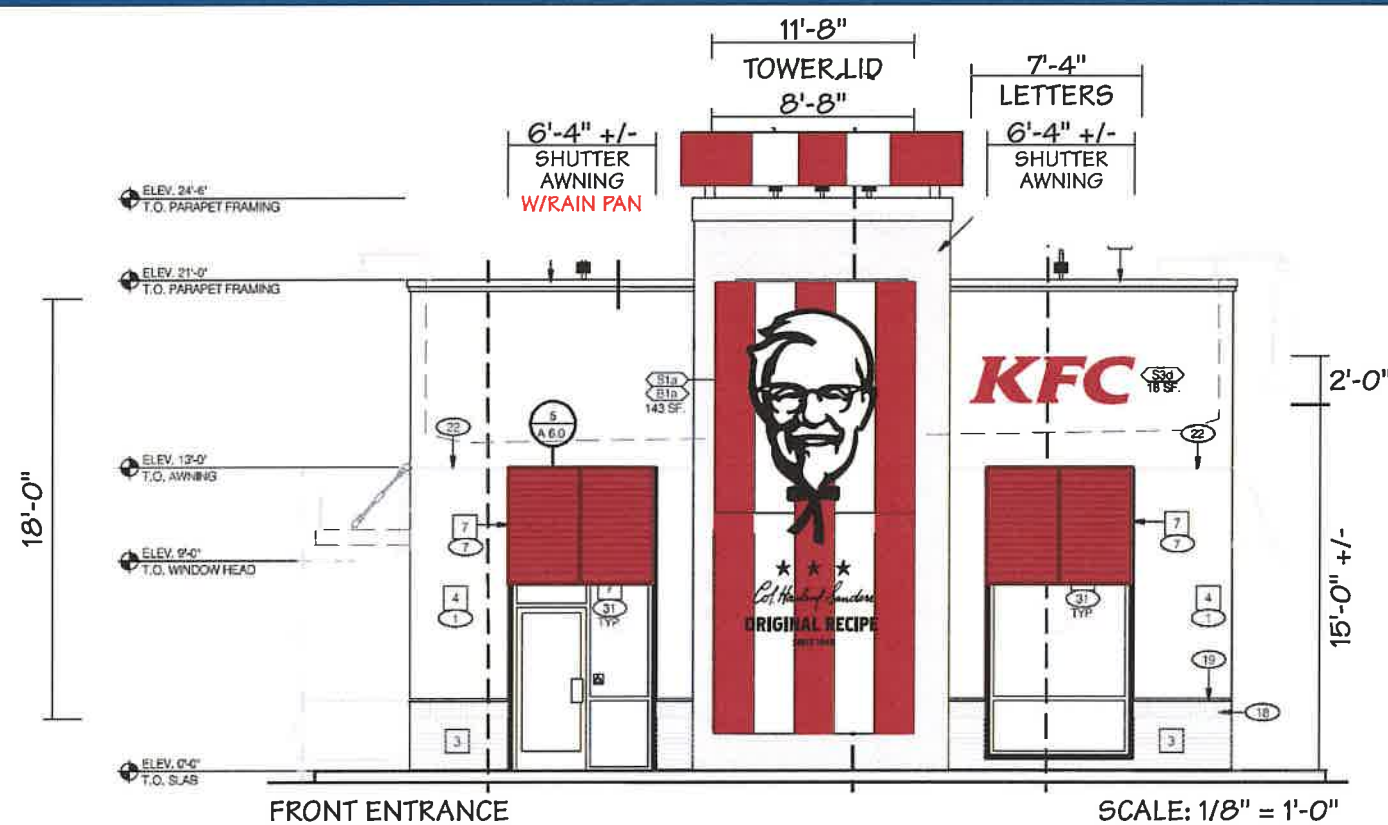
--- End of Conditions ---

If you have questions about the information in this letter, please contact me by e-mail at ltopete@cityofroville.org or by phone at (530) 538-2408.

Sincerely,

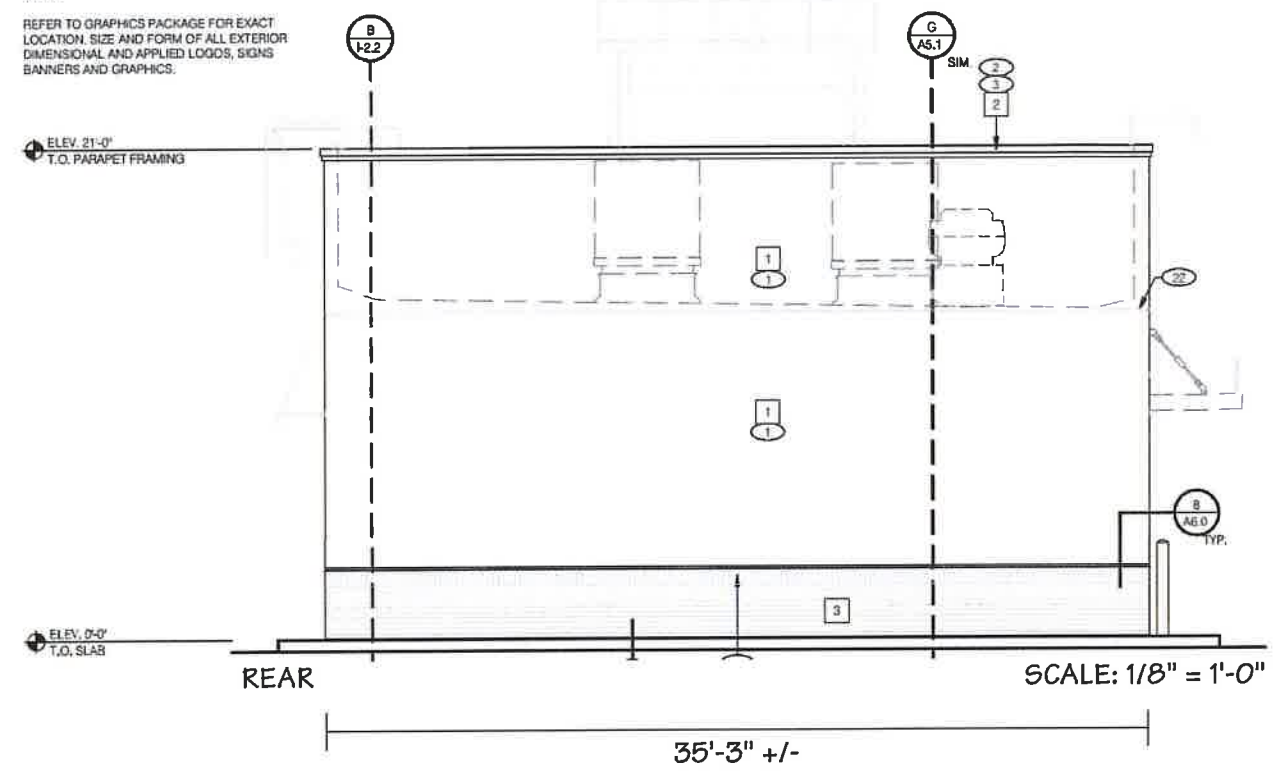
A handwritten signature in black ink that reads "Luis A. Topete". The signature is written in a cursive style with a large initial "L" and "T".

Luis A. Topete
Associate Planner



NOTE:

REFER TO GRAPHICS PACKAGE FOR EXACT LOCATION, SIZE AND FORM OF ALL EXTERIOR DIMENSIONAL AND APPLIED LOGOS, SIGNS BANNERS AND GRAPHICS.



15'-0" CANOPY
13'-9" LETTER SET
ATOP CANOPY

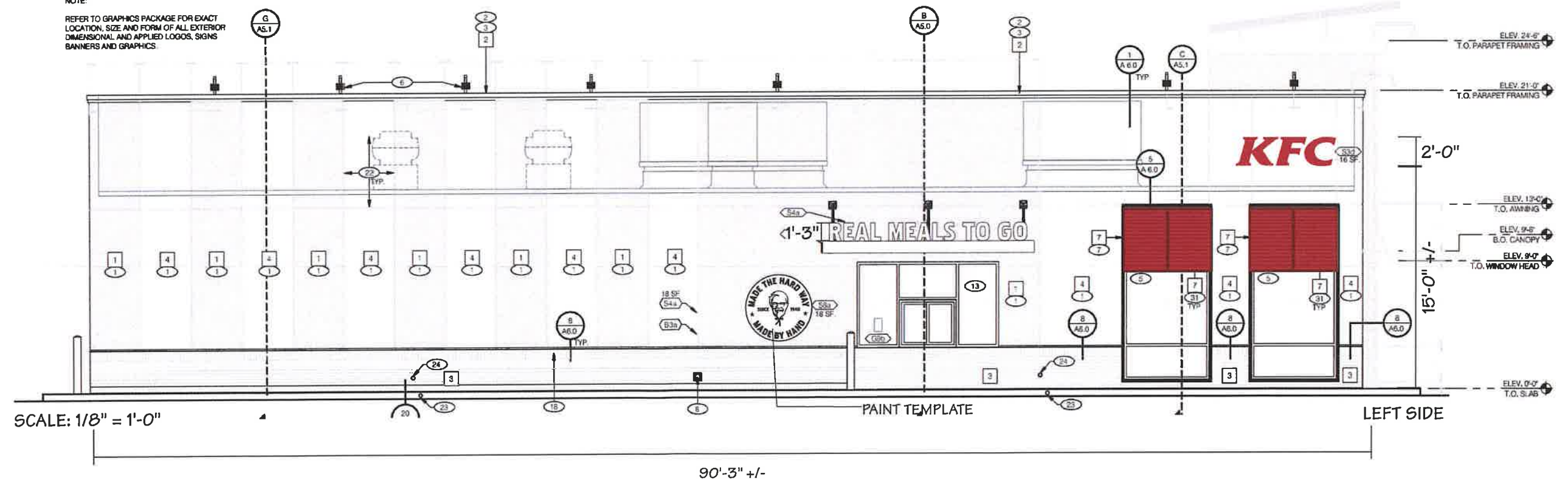
6'-4" +/-
SHUTTER
AWNING

6'-4" +/-
SHUTTER
AWNING

7'-4"
LETTERS

NOTE:

REFER TO GRAPHICS PACKAGE FOR EXACT LOCATION, SIZE AND FORM OF ALL EXTERIOR DIMENSIONAL AND APPLIED LOGOS, SIGNS BANNERS AND GRAPHICS.



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE: _____

| Rev. # | DATE | BY | Rev. # | DATE | BY |
|---------|-------|-------|---------|-------|-------|
| Rev. #1 | _____ | _____ | Rev. #4 | _____ | _____ |
| Rev. #2 | _____ | _____ | Rev. #5 | _____ | _____ |
| Rev. #3 | _____ | _____ | Rev. #6 | _____ | _____ |

KFC STORE#
C750133
660 OROVILLE DAM BLVD.,
OROVILLE, CA 95966



DRAWING NO:
98273.00 25
ARTIST: T. PICKEL DATE: 6-24-10
SHEET: 3 OF 18



CITY OF OROVILLE STAFF REPORT

TO: PLANNING COMMISSION MEMBERS
FROM: MIKE MASSARO, CONTRACT CITY ENGINEER
RE: REQUEST FOR STREET NAMES
DATE: AUGUST 22, 2019

SUMMARY

The commission may approve the two proposed names for consideration of two streets.

DISCUSSION

The Acacia Estates subdivision was annexed in to the City on August 5, of 2008. The adopted parcel map included 20 future parcels with two courts with names listed as "Parkwood Court" and "Phyllodes Court". The 14 parcels on the "Phyllodes Court" are moving forward for development and final conditions of approval for building homes are being met. The developer and land owner has asked for a name change of the street from "Phyllodes Court" to "Hawley Trail". This name has been vetted by City Planning and GIS staff and does not conflict with existing names in the City or County. Staff have agreed to move the request forward to planning commission for conditions and approval.

Conner property on Valley View Drive was recently subdivided and driveway needs to be converted to Court access to two distinct parcels. Property owners have requested access road be named "Conner Court". This name has been vetted by City Planning and GIS staff and does not conflict with existing names in the City or County. Staff have agreed to move the request forward to planning commission for conditions and approval.

FISCAL IMPACT

A. None

RECOMMENDATION

Staff recommends approving the names suggested and adding them to the City Map.

ATTACHMENTS

Google Maps image of future street/court – Hawley Trail
Google Maps image of future street/court – Conner Court



Acacia Ave

Acacia Estates - future Hawley Trail



Imagery ©2019 Google, Map data ©2019 100 ft



Acacia Ave

Oroville, CA 95966



Directions



Save



Nearby



Send to your phone



Share



Valley View Dr
Future Conner Court



Imagery ©2019 Google, Map data ©2019 100 ft