

**CITY OF WINTERS PLANNING COMMISSION AGENDA
SPECIAL MEETING**

Wednesday, June 19, 2013 @ 6:30 PM
City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #111
Email: maryjo.rodolfa@cityofwinters.org

Chairman: Bill Biasi
Vice Chairman: Pierre Neu
Commissioners: Lisa Baker, Richard
Kleeberg, Luis Reyes, Patrick Riley,
Joe Tramontana
City Manager: John W. Donlevy, Jr.
Mgmt. Analyst: Mary Jo Rodolfa

I CALL TO ORDER

II ROLL CALL & PLEDGE OF ALLEGIANCE

III CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. **NOTICE TO SPEAKERS:** Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

IV CONSENT ITEM

Approval of Minutes from the May 28, 2013 regular meeting of the Winters Planning Commission and the June 3, 2013 special meeting of the Winters Planning Commission

V STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

- A. Public Hearing and Consideration of Approval of Lester Farms Bakery Remodel Located at 606 Railroad Avenue, APN 003-151-028:
 - a. Site Plan/Design Review
 - b. CEQA Exemption under Section 15301 (Existing Facilities) of the CEQA Guidelines

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT MANAGEMENT ANALYST POSTED THE AGENDA FOR THIS MEETING ON JUNE 13, 2013.



MARY JO RODOLFA, MANAGEMENT ANALYST

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

MINUTES: THE CITY DOES NOT TRANSCRIBE ITS PROCEEDINGS. ANYONE WHO DESIRES A VERBATIM RECORD OF THIS MEETING SHOULD ARRANGE FOR ATTENDANCE BY A COURT REPORTER OR FOR OTHER ACCEPTABLE MEANS OF RECORDATION. SUCH ARRANGEMENTS WILL BE AT THE SOLE EXPENSE OF THE INDIVIDUAL REQUESTING THE RECORDATION.

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA; HOWEVER, TIME LIMITS MAY BE IMPOSED AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE

**MINUTES OF THE WINTERS PLANNING COMMISSION
REGULAR MEETING HELD
MAY 28, 2013**

DISCLAIMER: These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.

Chairman Biasi called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Lisa Baker, Richard Kleeberg, Pierre Neu, Patrick Riley, Luis Reyes,
And Chairman Bill Biasi

ABSENT: Commissioner Joe Tramontana

STAFF: City Manager John W. Donlevy, Jr., and Management Analyst Mary Jo Rodolfa

PLEDGE: Commissioner Neu led the Pledge of Allegiance.

CITIZEN INPUT: None

CONSENT ITEM:

1. **Approval of Meeting Minutes of the May 14, 2013, special meeting of the Planning Commission.**

City Manager Donlevy reported that approval of the minutes would be moved to the next meeting.

COMMISSION REPORTS: None

STAFF REPORTS: None

DISCUSSION ITEM:

- A. **Public Hearing and Consideration of Approval of Taco Bell/Dog Park project located at 701 Matsumoto Lane, APN 038-050-063:**
 - a. **Modification of Conditional Use Permit Eliminating the Proposed Truck Fueling Station and Adding a Dog Park**
 - b. **Site Plan/Design Review**
 - c. **CEQA Exemption under Section 15183 of the CEQA Guidelines**

City Manager Donlevy introduced the item and explained that staff was working to put together a thorough report on this project and requested that the public hearing be continued to June 3, 2013 at 6:30 p.m. in the City Council Chambers thus allowing staff time to complete the report.

Commissioner Neu moved that the Public Hearing be continued, Commissioner Riley seconded the motion. The motion was approved with the following vote.

AYES: Commissioners Baker, Kleeberg, Neu, Reyes, Riley, and Chairman Biasi.

**MINUTES OF THE WINTERS PLANNING COMMISSION
REGULAR MEETING HELD
MAY 28, 2013**

NOES: None

ABSTAIN: None

ABSENT: Commissioner Tramontana

ADJOURNMENT: Chair Biasi adjourned the meeting at 6:34 p.m.

ATTEST:

Bill Biasi, Chairman

Mary Jo Rodolfa, Management Analyst

**MINUTES OF THE WINTERS PLANNING COMMISSION
SPECIAL MEETING HELD
JUNE 3, 2013**

DISCLAIMER: These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.

Chairman Biasi called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Richard Kleeberg, Pierre Neu, Patrick Riley, Joe Tramontana,
And Chairman Bill Biasi

ABSENT: Commissioners Lisa Baker and Luis Reyes

STAFF: City Manager John W. Donlevy, Jr., and Management Analyst Mary Jo Rodolfa

PLEDGE: Commissioner Riley led the Pledge of Allegiance.

CITIZEN INPUT: Resident Sally Brown of 24 East Main Street, Winters distributed a letter she had sent to the Winters City Council on July 25, 2012 (attached) regarding the concentration of fast food restaurants as they relate to the General Plan. Commissioner Kleeberg commented that the issue warrants more discussion.

CONSENT ITEM:

- 1. Approval of Meeting Minutes of the May 14, 2013, special meeting of the Planning Commission.**

Commissioner Neu moved that the minutes of the May 14, 2013 special meeting of the Planning Commission be approved. Commissioner Tramontana seconded the motion. The motion was approved unanimously.

COMMISSION REPORTS: None

STAFF REPORTS: None

DISCUSSION ITEM:

- A. Public Hearing and Consideration of Approval of Taco Bell/Dog Park project located at 701 Matsumoto Lane, APN 038-050-063:**
 - a. Modification of Conditional Use Permit Eliminating the Proposed Truck Fueling Station and Adding a Dog Park**
 - b. Site Plan/Design Review**
 - c. CEQA Exemption under Section 15183 of the CEQA Guidelines**

City Manager Donlevy introduced the item and reviewed the staff report and indicated that conditions number 87 and 88 do not apply and are to be deleted. He reported that the project is exempt from CEQA under Section 15183, consistency with the General Plan and Section 15332, infill project.

**MINUTES OF THE WINTERS PLANNING COMMISSION
SPECIAL MEETING HELD
JUNE 3, 2013**

Applicant Sunny Ghai spoke about the changes made to the project based on the comments received at the May 14, 2013 meeting of the Planning Commission and the comments received from the May 15, 2013 meeting of the Design Review Committee. Taco Bell has a new rural development program and the construction of this restaurant will be their first attempt under the new program. He will receive incentives if it opens before the end of the year. He intends to pursue a parking area for oversized vehicles behind the dog park area. He will be coming back to the Planning Commission at a future date for a lot split.

Commissioners discussed the construction of the oversized vehicle lot, handicap accessibility, what is meant by the uniqueness of Winters, expanding on the definition of items in the guidelines and how the project contributes to the City's image. Also discussed was revisiting the sign ordinance.

Commissioner Riley moved that the Planning Commission:

- Find the project to fall within the scope of the prior August 2010 determination of exemption pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and/or pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines;
- Approve the modification to the Conditional Use Permit (CUP); and
- Approve the Site Plan/Design Review

Commissioner Tramontana seconded the motion. The motion was approved with the following vote.

AYES: Commissioners Kleeberg, Neu, Riley, Tramontana and Chairman Biasi.

NOES: None

ABSTAIN: None

ABSENT: Commissioners Baker and Reyes

COMMISSION/STAFF COMMENTS: City Manager Donlevy commented that the June 19, 2013 special meeting of the Planning Commission will consider approval of the Lester Farms Bakery remodel. He also commented that at a future meeting it would be good to talk about the capacity for fast food restaurants at the I-505 interchange. It was announced that the June 25, 2013 meeting would be cancelled.

ADJOURNMENT: Chair Biasi adjourned the meeting at 8:06 p.m.

ATTEST:

**MINUTES OF THE WINTERS PLANNING COMMISSION
SPECIAL MEETING HELD
JUNE 3, 2013**

Bill Biasi, Chairman

Mary Jo Rodolfa, Management Analyst



PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: June 19, 2013
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Mary Jo Rodolfa, Management Analyst
SUBJECT: Public Hearing and Consideration of a Planning Application Submitted by Stan and Sheri Lester for Approval of Site Plan/Design Review for Lester Farms Bakery Remodel, 606 Railroad Avenue (APN 003-151-028)

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions; 1) Receive the staff report; 2) Conduct the Public Hearing to solicit public comment; and 3) Approve the planning application submitted by Stan and Sheri Lester for Site Plan/Design Review of the remodel of Lester Farms Bakery (See Attachments A-F).

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: Lester Farms Bakery is presently located and operating on the site. The project is located in the Form-Based Code Regulating Plan and the Zoning Classification is Downtown-A (D-A). The operation of a bakery is a permitted use in the D-A zone. The General Plan Land Use Designation is also D-A.

BACKGROUND: The project applicants, Stan and Sheri Lester, have been operating a bakery at the project location since 1993 in a metal building that previously housed an auto parts store. The location of the bakery is near the prominent intersection of Railroad Avenue and Highway 128 and is highly visible to vehicles passing through the intersection.

On May 21, 2013, the applicants submitted an application for the remodel of Lester Farms Bakery. Prior to submitting the application the applicants met with City Manager John W. Donlevy, Jr. and Contract Planner Jim Bermudez at the project site and with the City Manager, Building Official Gene Ashdown and Management Analyst Mary Jo Rodolfa in a pre-submittal meeting. The project plans once submitted were distributed to all members of the DRC for comment. Those comments are reflected in the attached proposed Conditions of Approval (Attachment G).

PROJECT DESCRIPTION:

ANALYSIS: The remodel project falls under the authority of the Planning Commission for site plan/design review approval. The project application was distributed to the City's Design Review Committee to review the request for compatibility with the City's land use designation, zoning designation, Form-Based Code and municipal code. The project was found to be located in the appropriate General Plan Land Use and Zoning areas. Additionally, staff finds that the project with the proposed conditions substantially conforms to the Form-Based Code Regulating Plan for the area and the Winters Municipal Code. Staff is recommending approval of the project subject to the attached conditions.

METHODOLOGY: Two actions are required to process the requested project:

- 1) Confirmation of CEQA exemption finding - Section 15301 (Existing Facilities);
- 2) Approval of the Site Plan/Design Review Application and the conditions of approval attached hereto.

APPLICABLE REGULATIONS: The planning application is subject to several regulations:

- The California Environmental Quality Act (CEQA)
- State Planning and Zoning Law
- City of Winters General Plan
- City of Winters Zoning Ordinance
- City of Winters Form Based Code
- City of Winters Municipal Code

PROJECT NOTIFICATION: Public notice advertising for the public hearing on this planning application was prepared by the Community Development Department's Management Analyst in accordance with notification procedures set forth in the City of Winters' Municipal Code and State Planning Law. Two methods of public notice were used: a legal notice was published in the Winters Express on Thursday, May 30, 2013 and notices were mailed to all property owners who own real property within three hundred feet of the project boundaries at least ten days prior to tonight's hearing. Copies of the staff report and all attachments for the proposed project have been on file, available for public review at City Hall since Thursday, June 13, 2013.

ENVIRONMENTAL ASSESSMENT: The proposed project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

RECOMMENDED FINDINGS FOR 606 RAILROAD AVENUE (LESTER FARMS BAKERY REMODEL)

CEQA Findings:

- 1) The proposed project is categorically exempt from review under the California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Projects.

General Plan and Zoning Consistency Findings:

- 1) The project is consistent with the goals and policies of the General Plan.
- 2) The project is consistent with the provisions of the Zoning Ordinance and Form-Based Code.
- 3) The project is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood.
- 4) The project will not be detrimental to the public health, safety, or general welfare.
- 5) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities or services are provided.
- 6) The project will not create a nuisance or enforcement problem within the neighborhood.
- 7) The project will not result in a negative fiscal impact upon the City.

RECOMMENDATION: Staff recommends approval of the site plan/design by making an affirmative motion as follows:

I MOVE THAT THE CITY OF WINTERS PLANNING COMMISSION APPROVE THE APPLICATION FOR SITE PLAN/DESIGN REVIEW OF THE LESTER FARMS BAKERY REMODEL AT 606 RAILROAD AVENUE BASED ON THE IDENTIFIED FINDINGS OF FACT AND BY TAKING THE FOLLOWING ACTIONS:

- Confirmation of exemption from the provisions of CEQA
- Confirmation of consistency findings with the General Plan and Zoning Ordinance
- Approve the Site Plan/Design Review application subject to the conditions of approval attached hereto.

ALTERNATIVES: The Planning Commission can elect to modify any aspect of the approval or to deny the application. If the Planning Commission chooses to deny the application, the Commission would need to submit findings for the official record that would illustrate the reasoning behind the decision to deny the project.

ATTACHMENTS:

- A. Proposed Conditions of Approval
- B. Elevations
- C. Site Plan

**PROPOSED CONDITIONS OF APPROVAL FOR
LESTER FARMS BAKERY REMODEL – DR-5-13-1278
(SUBMITTED THE CITY OF WINTERS
PLANNING COMMISSION ON JUNE 19, 2013)**

**CONDITIONS OF APPROVAL FOR THE SITE PLAN/DESIGN REVIEW LOCATED ON ASSESSOR
PARCEL NUMBER 003-203-012, WINTERS, CA 95694.**

1. These Conditions of Approval are based upon and limited to compliance with the project description as stated in the staff report with attachments and conditions of approval set forth below. Any deviations from the project description, attachments or conditions must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations without the above-described approval will constitute a violation of approval.
2. In the event any claim, action or proceeding is commenced naming the City or its agents, officers, and employees as defendant, respondent or cross defendant arising or alleged to arise from the City's approval of this project, the project applicant shall defend, indemnify, and hold harmless the City or its agents, officers, and employees, from liability, damages, penalties, costs, or expenses in any such claim, action, or proceeding to attach, set aside, void, or annul an approval of the City of winters, the Winters Planning Commission, any advisory agency to the City and local district, or the Winters City Council. Project applicant shall defend such action at applicant's sole cost and expense, which include court costs and attorney fees. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense. Nothing in this condition shall be construed to prohibit the City of Winters from participating in the defense of any claim, action, or proceeding, if City bears its own attorney fees and cost, and defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the applicant in good faith approves the settlement, and the settlement imposes no direct or indirect cost on the City of Winters, or its agents, officers, and employees, the Winters Planning Commission, any advisory agency to the City, local district, and the City Council.
3. The applicant shall obtain all required City permits and pay for all applicable fees.
4. All construction, new or remodeling, shall conform to the most current Uniform Fire Codes, the Winters Fire Prevention Code, and section of the National Fire Codes that the Winters Fire Chief or his/her agent may find necessary to apply.
5. The project shall operate within all applicable requirements of the City Code at all times.
6. Pursuant to Winters Municipal Code Section 17.80.080, the applicant shall apply for a sign permit with the Community Development Department prior to installation of any signs. Building permits shall be obtained as necessary for installation.

7. Pursuant to Winters Municipal Code Section 17.80.040, the building elevations showing signage on the awnings on the Railroad Avenue frontage shall be modified to no more than one awning, to the satisfaction of the Community Development Director.
8. The applicant shall install exterior security lighting to the satisfaction of the Winters Police Department.
9. The applicant shall install pavers and a street tree in the planting strip along Railroad Avenue. The applicant shall work with the Public Works Department for the specifications of the pavers, tree grate, street tree and the location of the tree. The applicant shall be responsible for the maintenance of the tree.
10. Applicant shall be responsible for at least daily trash pick-up on- and off-site as related to customers littering packaging associated with purchases from the bakery.
11. The entire site shall be developed in compliance with the 1990 American Disabilities Act requirements for site access to and from the buildings from the public right of way, to the satisfaction of the Building Official.
12. The submitted final plans (all sheets) shall have an updated date and shall reflect all modifications necessary to reflect these conditions of approval.
13. Specifications for the exterior seating and tables at the bakery shall be submitted to the City for prior approval by the Building official.
14. As per City of Winters Municipal Code Section 13.08.060 the applicant shall provide a grease trap for the proper handling of liquid wastes. All traps shall be of a type and capacity approved by the Building and Public Works Departments and shall be so located as to be readily and easily accessible for cleaning and inspection.
15. The site plan approval shall expire in one year from its date of approval unless the applicant begins construction of the project or requests and receives an extension from the Community Development Director. The applicant shall bear all expenses for any extension request submitted to the Community Development Director.



LESTER - FARMS BAKERY REMODEL

STAN & SHERI LESTER
606 RAILROAD AVENUE
WINTERS, CA 95694

JOB NO. 12-00-4497-2
DATE: 4-10-2013
REVISED

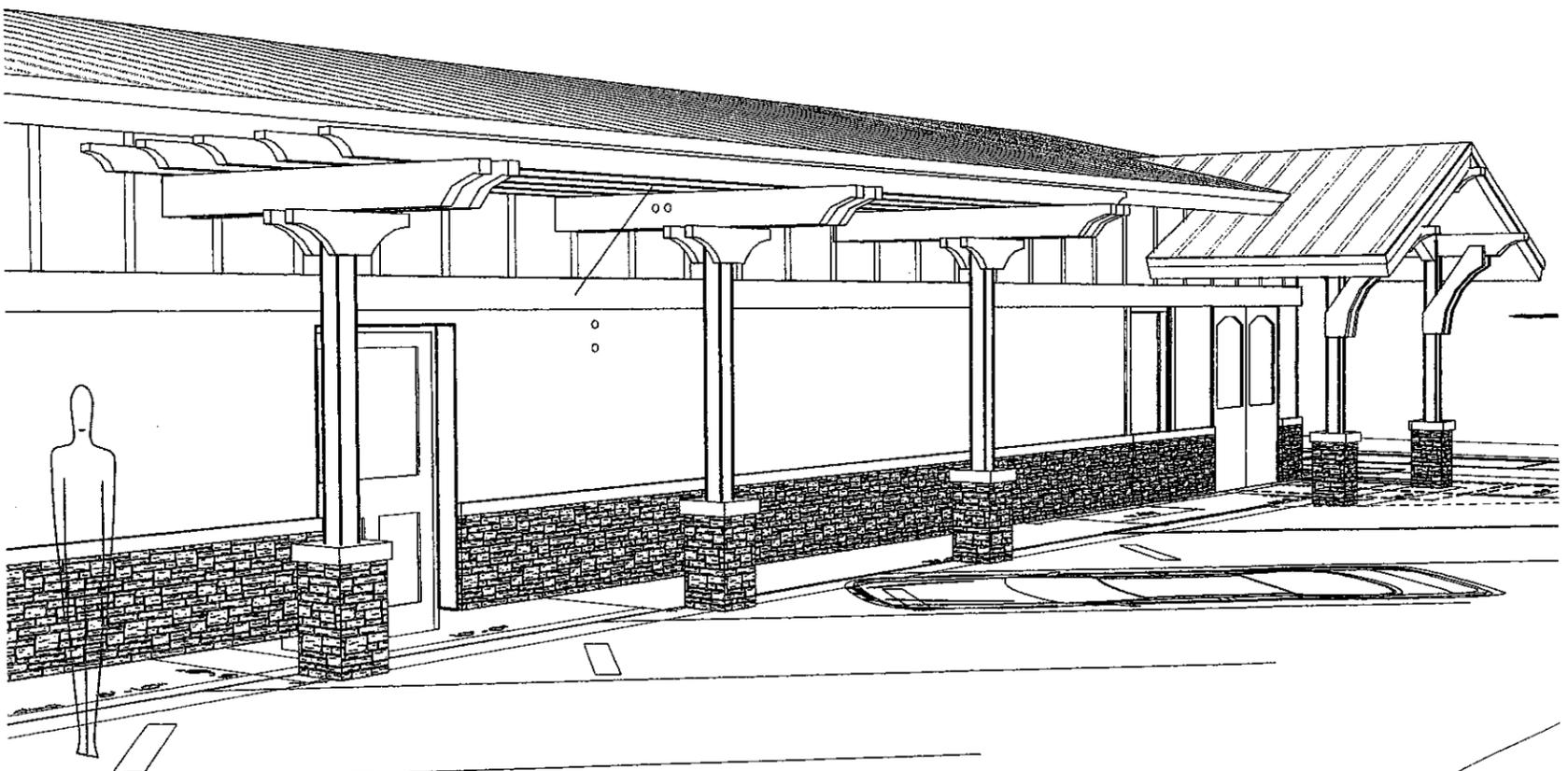
1579 PARKVIEW DRIVE
WOODLAND, CA 95776
(930) 662-5664

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DRAFTING & DESIGN
PROFESSIONAL
BUILDING DESIGNER

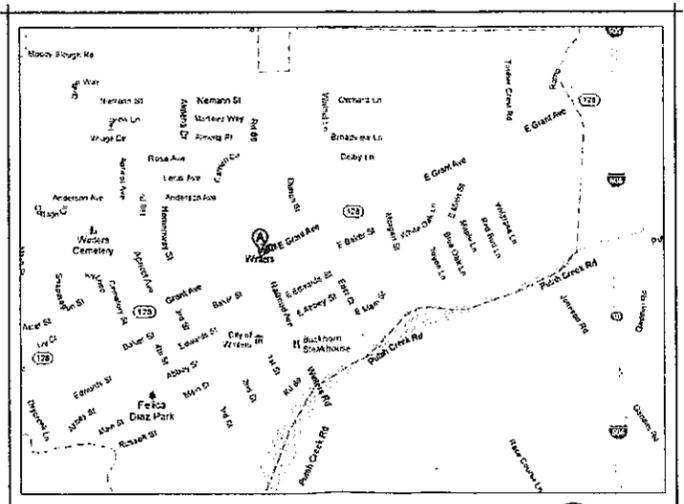


**LESTER - FARMS
BAKERY REMODEL**
STAN & SHERI LESTER
606 RAILROAD AVE
WINTERS, CA
APR. 003-151-028
530-795-2683
95694

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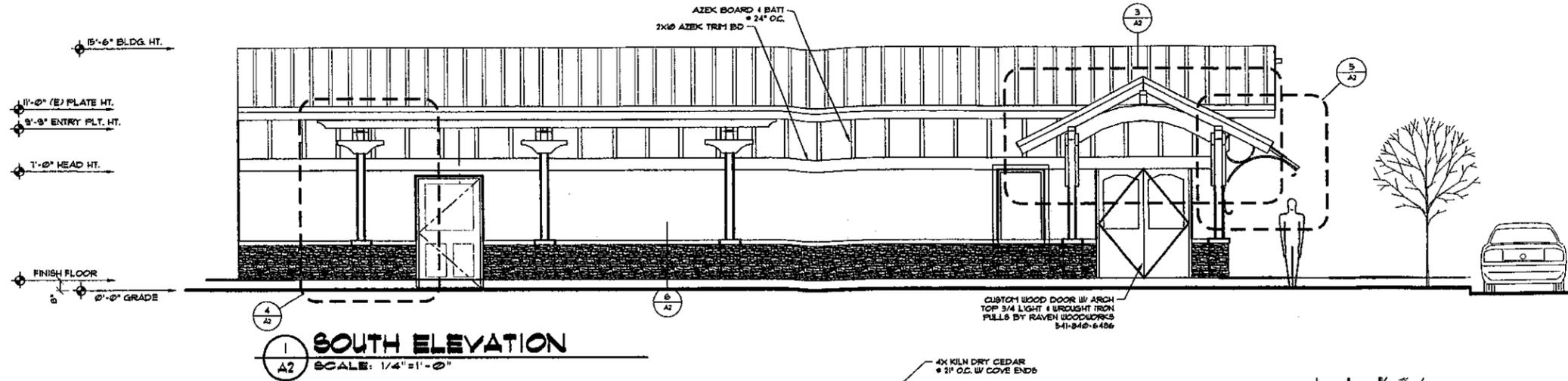
INDEX OF DRAWINGS	
SHEET	DESCRIPTION
A0	COVER SHEET
A1	SITE PLAN & TITLE 24
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
A4	MAIN FLOOR PLAN
A5	FOUNDATION PLAN
A6	ROOF FRAMING PLAN
A7	ELECTRICAL PLANS
A8	SECTIONS
A9	DETAILS
A10	DETAILS
A11	
A12	



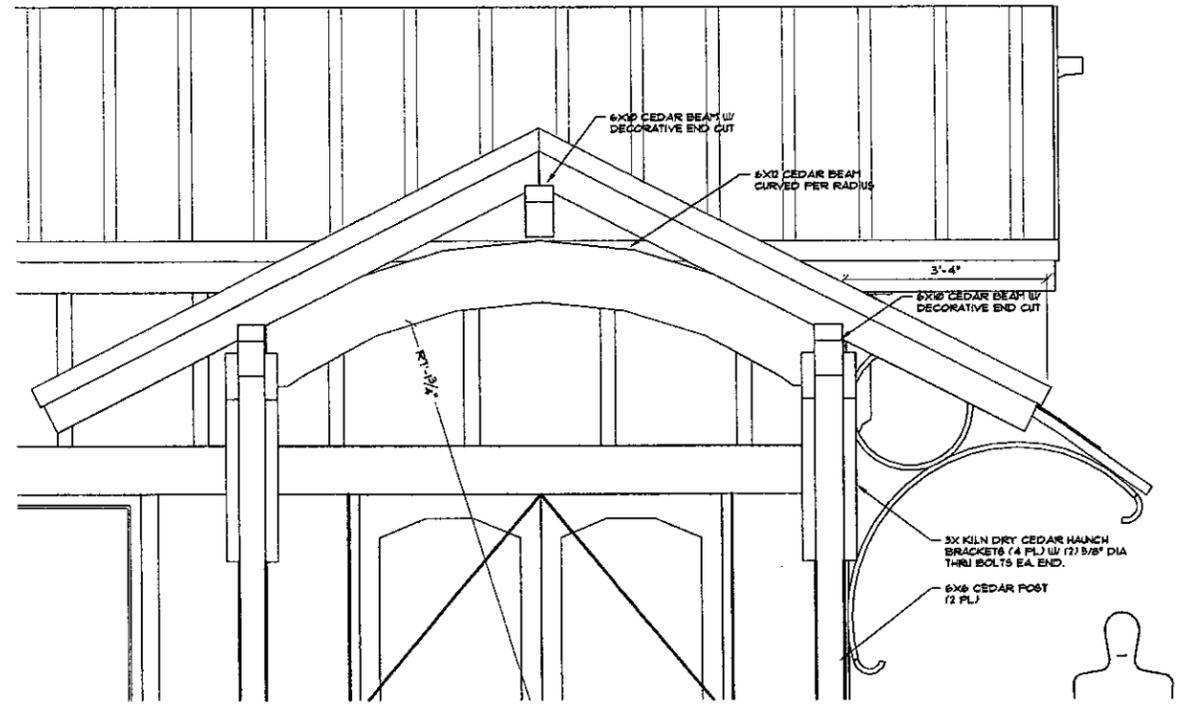
VICINITY MAP

CODE COMPLIANCE:
All construction shall conform to the 2009 IBC
as adopted: 2010 CRC, CBC, CPC, CMC &
CEC and the 2010 CALIFORNIA ENERGY CODE,
AND ENERGY COMMISSION STANDARDS
(CECS) & 2010 CALIFORNIA GREEN BUILDING
STANDARDS CODE (CGBSC)

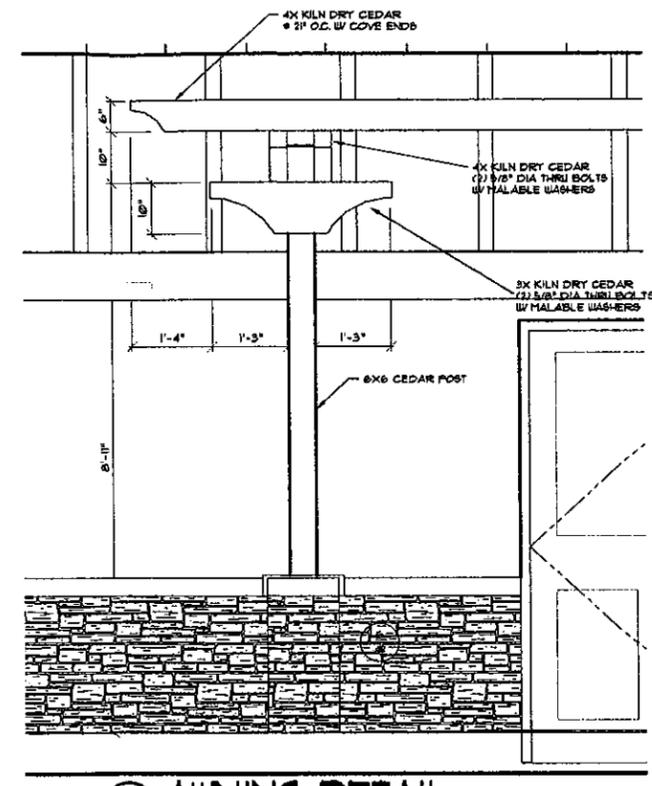
COVER
SHEET
A0



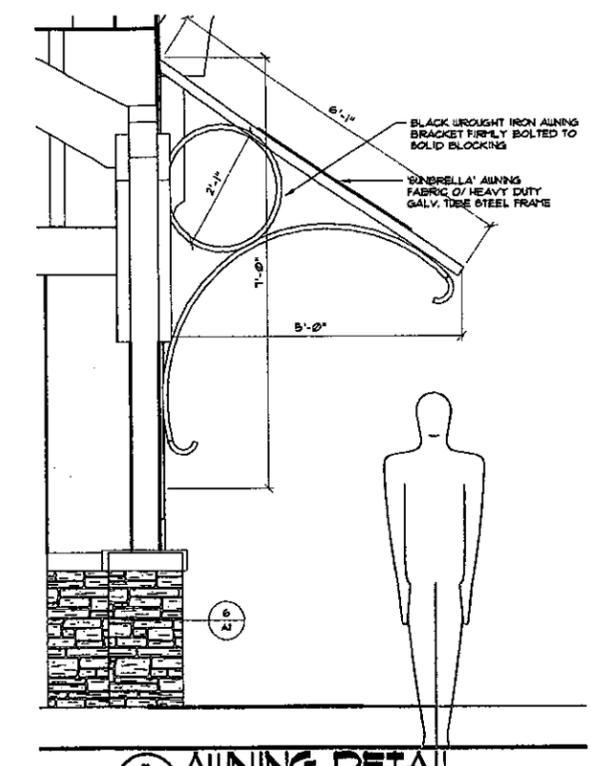
1 SOUTH ELEVATION
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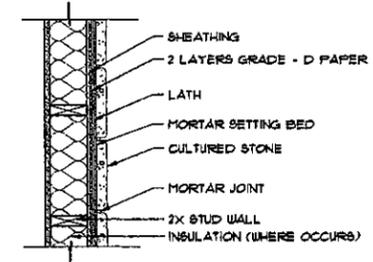
3 ENTRY BEAM DETAIL
SCALE: 3/4"=1'-0"



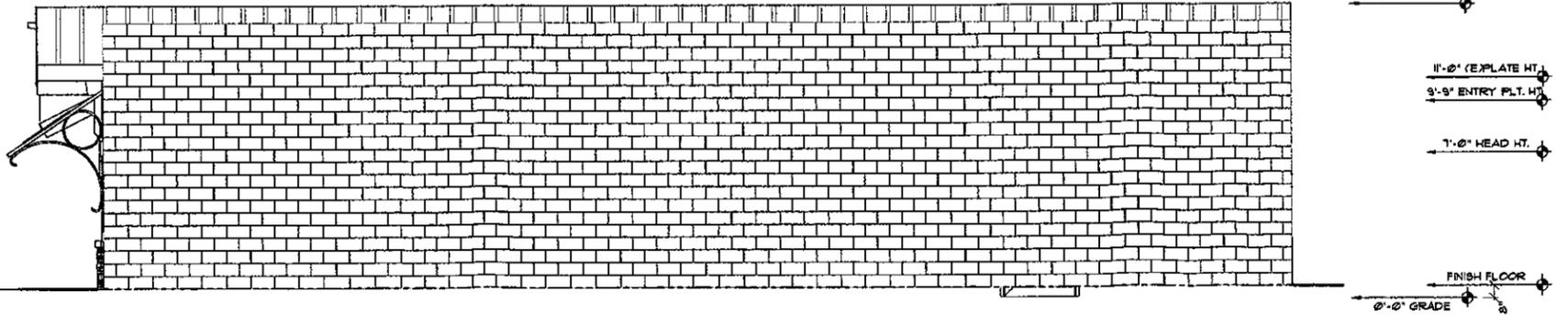
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SCALE: 3/4"=1'-0"



5 AWNING DETAIL
SCALE: 3/4"=1'-0"



6 VENEER DETAIL
SCALE: 1"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"

LOG NO. 2-08-082-3
DATE: 4-16-1992
REV/REV

1979 PARKVIEW DRIVE
WOODLAND, CA 95776
(530) 662-5664

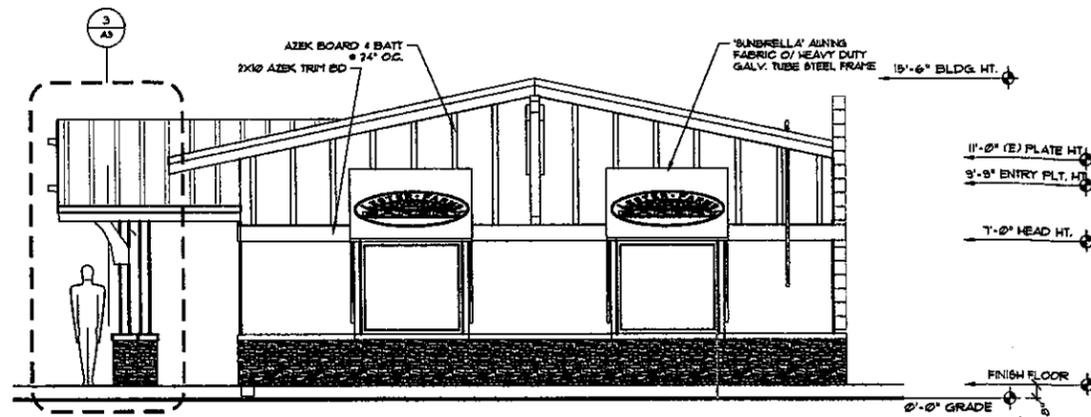
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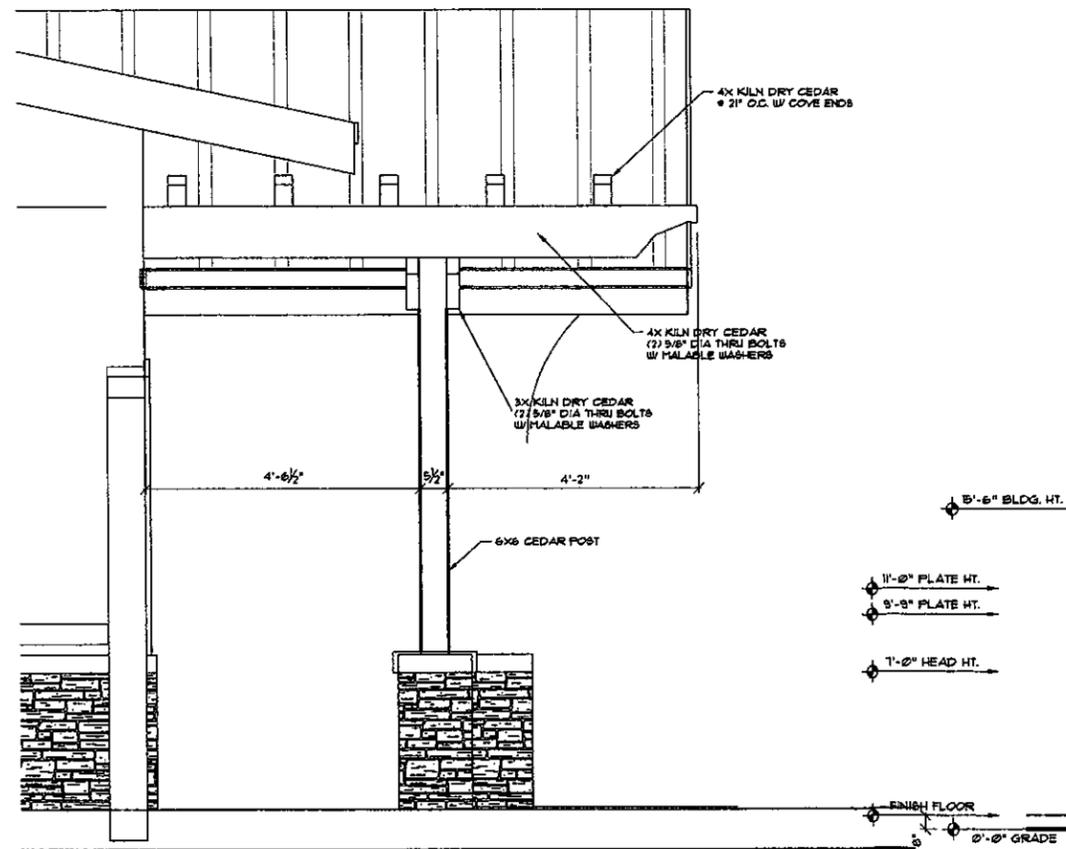
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BAKERY REMODEL
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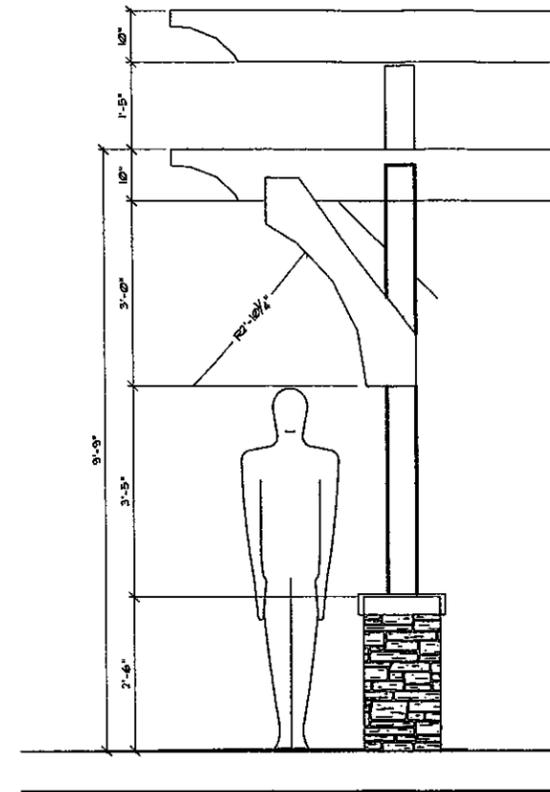
EXTERIOR
ELEVATIONS
A2



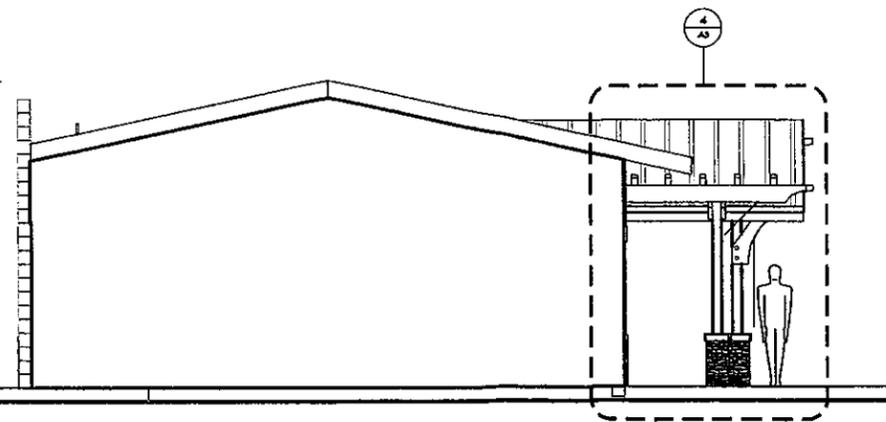
1 EAST ELEVATION
A3 SCALE: 1/4"=1'-0"



4 PERGOLA SECTION
A3 SCALE: 3/4"=1'-0"



3 ENTRY SECTION
A3 SCALE: 3/4"=1'-0"



2 WEST ELEVATION
A3 SCALE: 1/4"=1'-0"

LOG NO. 17-08-007
DATE: 8-18-2011
REVISED

1379 PARKVIEW DRIVE
WOODLAND, CA 95776
(530) 662-5664

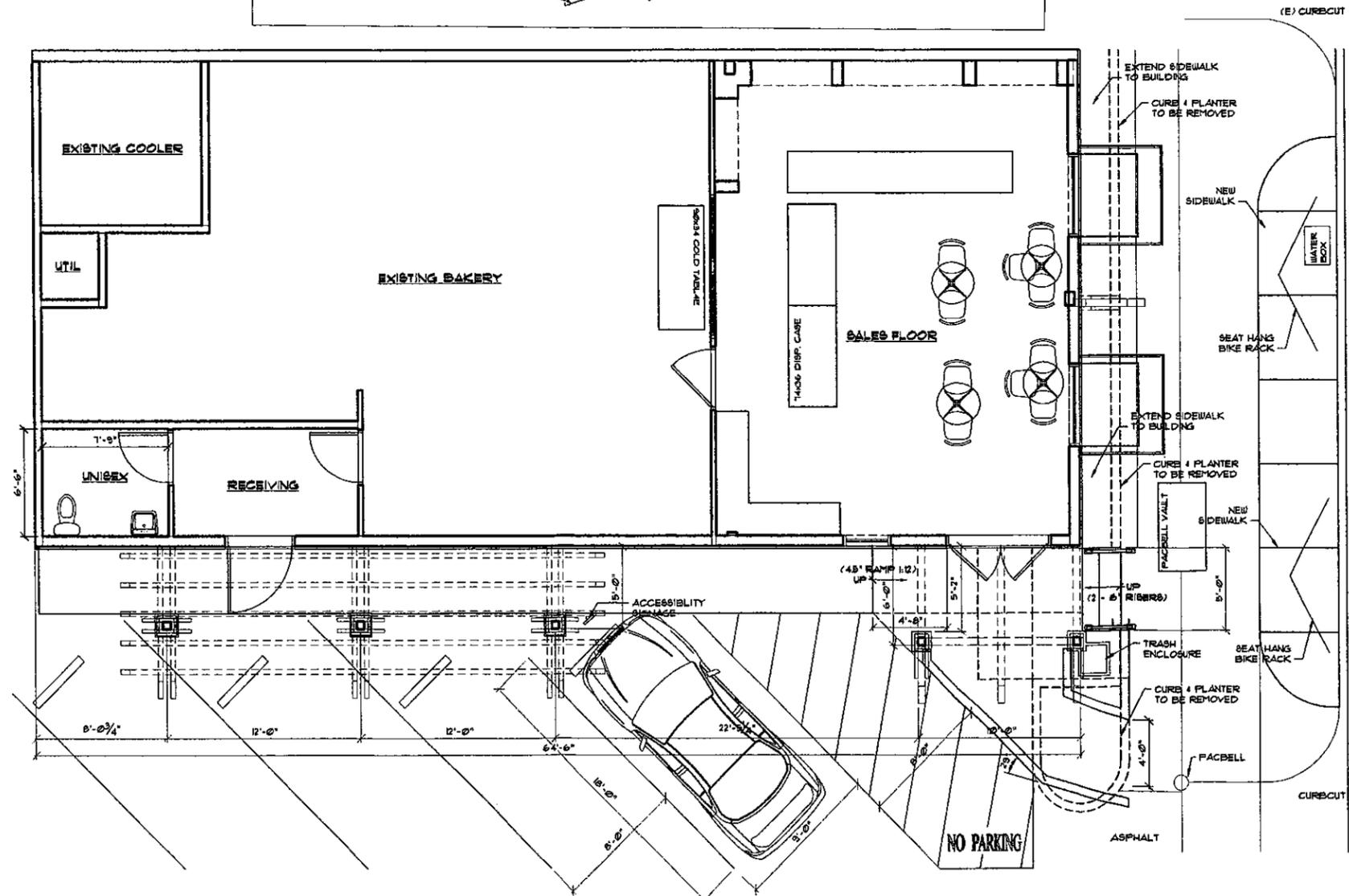
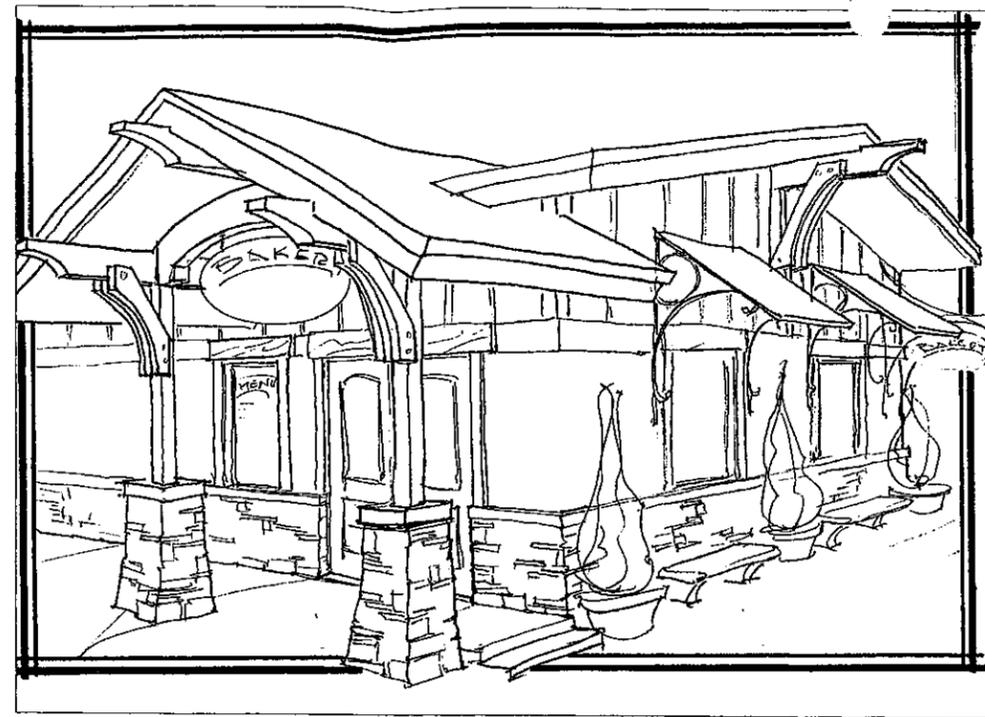
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DRAFTING & DESIGN
PROFESSIONAL
BUILDING DESIGNER



LESTER FARMS
BAKERY REMODEL
STAN & SHERI LESTER
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EXTERIOR
ELEVATIONS
A3



1 MAIN FLOOR PLAN
 A4 SCALE: 1/4" = 1'-0"

EXISTING AREA
 COVERED ENTRY
 SHADE PERGOLA
 1335 SQ. FT.
 60 SQ. FT.
 122 SQ. FT.

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MAIN FLOOR PLAN
A4

PROJECT NO. 07-08-002-3
 DATE: 6-18-2008
 REVISED:

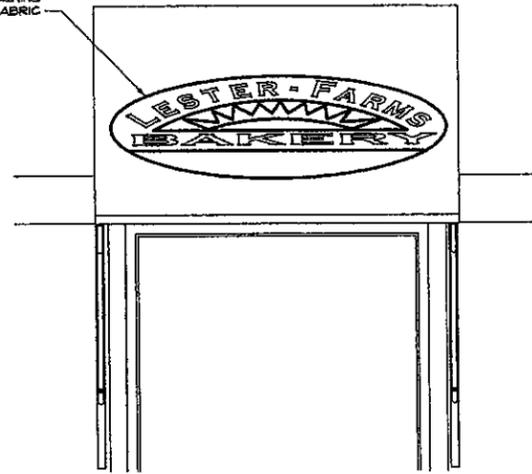
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 (930) 662-9664

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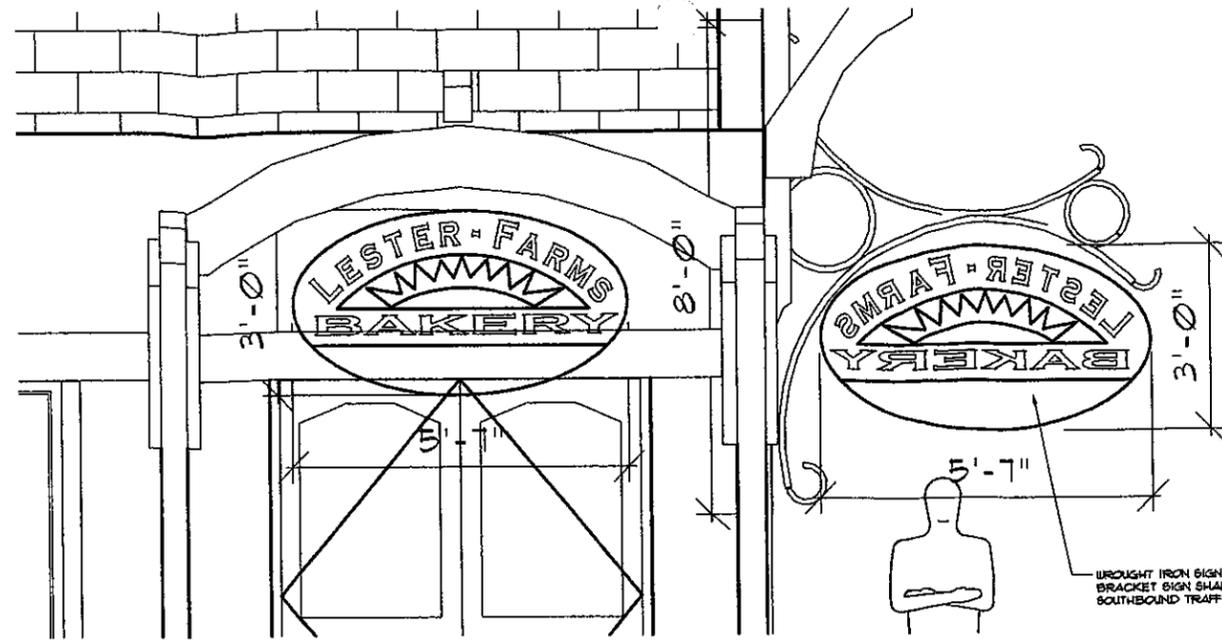


LESTER FARM
BAKERY REMODEL
 STAN I. GIBBY, LESTER
 5025 CALIFORNIA AVE
 WINTERS, CA 95894
 A/E/C: 0203-151-023
 FAX: 188-2263
 95894

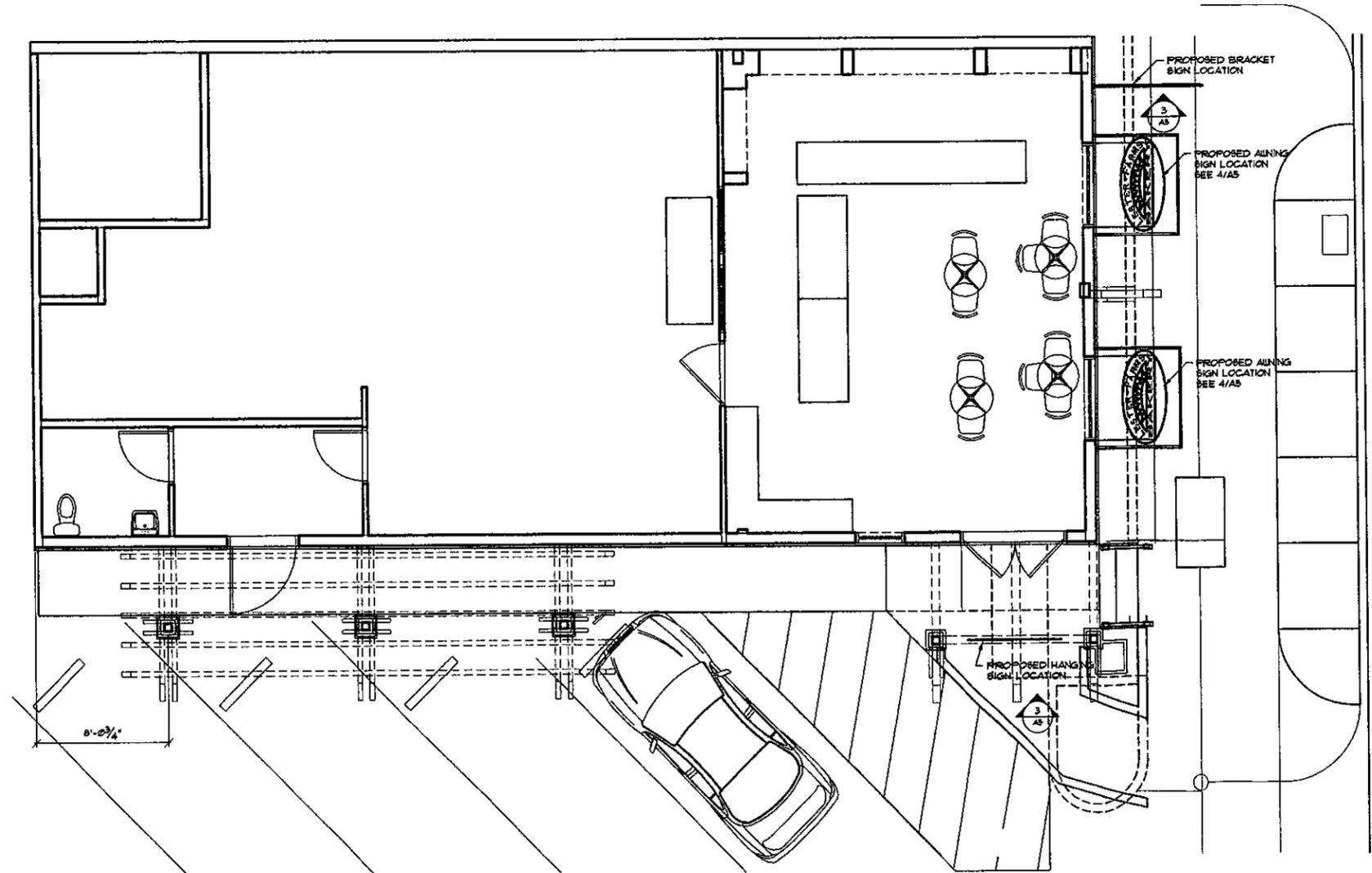
LOGO TO BE
'SILK-SCREEN' ON
SUNBRELLA AWNING
FABRIC



4 AWNING SIGNS
A5 SCALE: 1/2" = 1'-0"



3 HANGING SIGNS
A5 SCALE: 3/4" = 1'-0"



4 SIGN LOCATION PLAN
A5 SCALE: 1/2" = 1'-0"

JOB NO. 03-08-002-3
DATE: 4-18-03
REVISED:

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(930) 662-5664

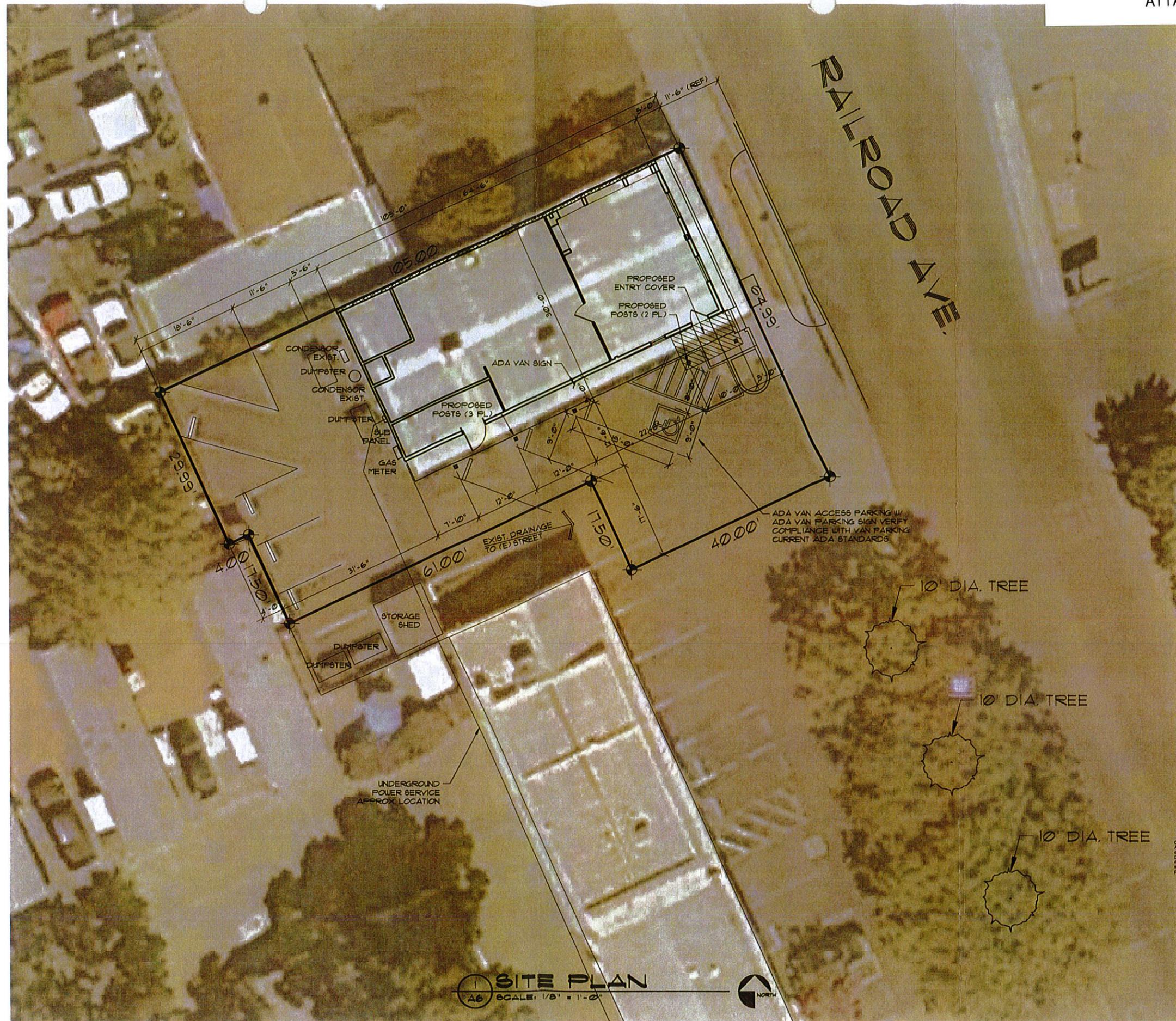
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LESTER-FARMS BAKERY REMODEL
STAN / SHERI LESTER
606 RAILROAD AVE
WINTERS, CA
APN: 003-151-078
DIP: 78-126-108
009-34

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SIGNS &
DIKE
RACKS
A5



SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

JOB NO. 03-08-482-2
 DATE: 4-18-2003
 REVIEWED:

1579 PARKVIEW DRIVE
 WOODLAND, CA 95776
 (530) 662-5664

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LESTER - FARMS
BAKERY REMODEL
 STAN & SHERI LESTER
 606 RAILROAD AVE.
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 95694

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SITE PLAN
 &
 ENERGY
 REPORT
A6