



Willows Planning Commission Meeting

May 6, 2025
Willows City Hall
6:00 PM

Planning Commission
Pedro Bobadilla, Chair
Llanira Valencia, Vice Chair
Sherry Brott, Commissioner
Keith Corum, Commissioner
Cristina Ocampo, Commissioner

City Planner
Delainie Garlick

City Clerk
Karleen Price

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

Agenda

Watch online via Zoom: <https://us06web.zoom.us/j/86763506089>

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CHANGES TO THE AGENDA

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

All matters on the Consent Calendar are considered routine and are approved by one motion and vote unless Commission Members or the City Planner first requests that a matter be removed for separate discussion and action. Individuals wishing to address the Commission concerning Consent Calendar items or regarding matters that are not already on the agenda are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission members, and not to staff and/or the audience. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org.

a. Minutes Approval

Recommended Action: Approve minutes of the April 1, 2025 Planning Commission Meeting.
Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

6. PUBLIC HEARING

All matters in this section of the agenda are formal public hearings and will be acted on individually. Once the Chair opens the public hearing, members of the public may request to speak. When you are called on by the Chair, please state your name clearly for the audio recording. If you have any documentation that you would like to be distributed to the Commission, please give it to the City Planner for distribution.

a. **510 W Wood St – Land Use Variance**

Recommended Action: Hold a public hearing to consider denying a Land Use Variance (File# V-25-01) to establish a residential land use on a parcel currently zoned for commercial use on the property located at 510 W. Wood St., identified by Assessor's Parcel Number (APN): 002-081-002.

Contact: planning@cityofwillows.org

b. **Mobile Food Truck Moratorium**

Recommended Action: Hold a public hearing and consider adopting a resolution recommending that the City Council (1) approve the proposed ordinance imposing a temporary 12 month moratorium on the acceptance of new mobile food truck applications in all zoning districts within the City of Willows, (2) recommend modifications to the proposed ordinance, or (3) deny the proposed ordinance.

Contact: planning@cityofwillows.org

c. **Multi-Jurisdiction Hazard Mitigation Plan**

Recommended Action: Hold a public hearing to consider adopting the City of Willows Multi-Jurisdictional Hazard Mitigation Plan, approve the General Plan Amendment, and find that the proposal is exempt from the environmental review as required by CEQUA.

Contact: planning@cityofwillows.org

7. **DISCUSSION & ACTION CALENDAR**

All matters in this section of the agenda are discussed and will be acted on individually. Individuals wishing to address the Commission concerning any of these items are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission, and not to staff and/or the audience. When the Chairman calls for public comment, please raise your hand to be acknowledged. While not required, the city requests that you please state your name clearly for the audio recording. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org

a. **Tacos Ocampo (File# UP-24-02) Review**

Recommended Action: Staff recommends the Commission receive the staff report, discuss and upon conclusion make a determination on whether the establishment is in compliance with the conditions of approval and direct staff accordingly.

Contact: planning@cityofwillows.org

b. **Section 2 Review of Willows Municipal Code Title 18- Zoning**

Recommended Action: Provide comments and direction to staff regarding Willows Municipal Code Title 18- Zoning, Section 2.

Contact: planning@cityofwillows.org

8. **COMMENTS & REPORTS**

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

9. ADJOURNMENT

This agenda was posted on May 2, 2025.

Karleen Price, City Clerk

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

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

The City of Willows is an Equal Opportunity Provider



PUBLIC COMMENT & CONSENT CALENDAR FORUM



Willows Planning Commission Action Meeting Minutes April 1, 2025

Planning Commission
Pedro Bobadilla, Chair
Llanira Valencia, Vice Chair
Sherry Brott, Commissioner
Vacant, Commissioner
Vacant, Commissioner

1. CALL TO ORDER— 6:01 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Chair Bobadilla, Vice Chair Valencia and Commissioner Brott

Commissioners Absent: None

4. CHANGES TO THE AGENDA

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

a. Minutes Approval

Action: Approved the minutes of the March 4, 2025 Planning Commission Meeting.

Moved/Seconded: Commissioner Brott/Vice Chair Valencia

Yes: Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

6. PUBLIC HEARING

a. Walmart Drive-Thru ATM / Design Review (File# DR-25-02)/ 420 N Airport Road

Hearing Open: 6:07PM, Closed: 6:07PM

No Public Comments

Action: Adopted Resolution 07-2025 granting the design review approval of design review (FILE # DR-25-02) to Walmart for the construction of a Drive-thru ATM for the property located at 470 N. Airport Road, Assessor's Parcel Number 017-210-052 within the General Commercial/ Light Manufacturing/ Planned Development Zone.

Moved/Seconded: Vice Chair Valencia/Commissioner Brott

Yes: Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

7. DISCUSSION & ACTION CALENDAR

a. Coyote Saloon Use Permit (File#MUP-23-01) Review

Action: Authorized a modification to the conditions of approval for Conditional Use Permit (File#MUP-23-01) allowing Coyote Salon to operate until 2:00am, contingent upon modification of ABC License.

Moved/Seconded: Commissioner Brott/Vice Chair Valencia

Yes: Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

b. Tacos Ocampo (File# UP-24-02) Electrical Review

Action: Determined that the establishment has completed the process of obtaining electricity onsite.

Moved/Seconded: Vice Chair Valencia/ Commissioner Brott

Yes: Commissioner Brott, Vice Chair Valencia, and Chair Bobadilla

No: None

Absent: None

Abstain: None

Directed Staff to check with Environmental Health regarding Commissary and report back.

Directed staff to review Conditional Use Permit regarding parking issues and report back.

Directed staff to prepare modification to Conditions of Approval for Conditional Use Permit (File# UP-24-02) regarding on-site waste receptacle and bring back to the Planning Commission for approval.

c. Section 1 Review of Willows Municipal Code Title 18-Zoning

Action: Reviewed Willows Municipal Code Title 18-Zoning and provided direction to staff.

8. COMMENTS & REPORTS

a. Commission Comments & Reports

b. Staff Comments & Reports

- i. Staff provided an update on a Land Use Variance request to convert property located at 501 W. Wood St from Commercial use to Residential use.
- ii. Staff provided an update on Code Enforcement activities

- iii. Staff provided update on the status of the Sycamore Park Project.
- iv. Staff provided Notice of Public Meeting for Discussion of Possible State CDBG Application, to be held on April 13, 2025, at 6:30 pm at 201 N. Lassen St in Willows, and invited the public to attend.

9. ADJOURNMENT – 7:12 PM

Karleen Price, City Clerk



PUBLIC HEARING



Date: May 6, 2025

To: Planning Commission

From: Jessica Shull, Contract Planner, Harris & Associates

Subject: Variance (File# VR-25-01)/ 510 W Wood Street

Recommendation:

Staff recommends the Planning Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider denying the request.

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Section 18.141.

The City of Willows Municipal Code (WMC) Section 18.141.010, states *"Where practical difficulties, unnecessary hardships, or results inconsistent with the purposes and intent of this title may result from the strict application of certain area, height, yard, and space requirements thereof, variances in such requirements may be granted by the planning commission as provided in this chapter."*

Per Section 18.141.040 of the WMC, an application for a variance may be approved, approved with modifications, conditionally approved or disapproved.

Lastly, The City of Willows Municipal Code Section 18.110.090(9)(10) establishes residential use exemptions for existing nonconforming properties.

Background:

Lan Zhou (Applicant and Property Owner) is seeking a variance to convert their property, located at 510 W Wood Street, identified as Accessor Parcel Number (APN): 002-081-002, from its current commercial use to a residential use. The Site is located in the Entryway Zoning District.

The subject property currently has an office building on site. The structure was initially approved in 1978 via a Use Permit and variance. A use permit to allow for the construction of an office building in a residential zone and a variance for the front setback as the shape of the lot required that the frontage be along Lassen instead of Wood. The front setback was reduced from the required 25-feet to 12-feet.



Figure 1: Location

Discussion & Analysis:

The Site is zoned as Entryway. The Entryway (E) district is designed to enhance the entryway into the city's downtown area, particularly along arterial streets such as Wood Street. The zoning code encourages a mixed-use environment that blends residential, commercial, and office spaces, with a focus on creating a visually appealing and cohesive atmosphere.

While the zoning code allows for existing residential uses in the Entryway District, it does not support new single-family residential conversions from commercial structures. The Willows Municipal Code outlines specific uses permitted for the R-2 District within the Entryway Zoning District with an approved Conditional Use Permit (CUP). These permitted uses, detailed in Willows Municipal Code (WMC) 18.35.030, include:

1. Private and religious schools, nursery schools, and family day care centers serving more than 12 children.
2. Churches and home occupations.

3. Golf and country clubs.
4. Temporary real estate offices, tract sales offices, advertising signs, and tract construction and equipment yards.
5. Bed and breakfast establishments.

However, none of these uses would allow for the conversion of an existing commercial structure into a single-family residential unit. As such, this proposed use does not meet the requirements set forth in the municipal code for allowable use in the Entryway Zoning District. Additionally, the WMC includes provisions for nonconforming uses in Section 18.110.090, specifically subsections (9) and (10), which address residential uses within the Entryway District:

- Section 18.110.090(9) provides an exemption for existing residential structures that were originally constructed for single or multiple residential uses before the current zoning code was adopted.
- Section 18.110.090(10) allows for a vacant property in the Entryway District to be used as a single-family residential unit, but only with an approved Conditional Use Permit from the Planning Commission. Additional criteria would apply to such a permit.

These exemptions are not applicable to the subject property. The property was initially constructed as an office building, not residential, it is not a vacant lot and is directly adjacent to Wood Street.

In order for the Planning Commission to approve a variance, the applicant must meet the 1) required use variance findings, and 2) variance findings found in WMC Section 18.140.

Legal Findings for a Variance:

- Impact on the neighborhood: The applicant must demonstrate that the variance will only affect their property and not the surrounding neighborhood.
 - The applicant was asked to provide a clear explanation of how granting the variance would not negatively affect the surrounding neighborhood. Specifically, demonstrating that the proposed use will only affect their property and will not interfere with the existing character or use of neighboring properties.

Granting a variance for a use that is inconsistent with the district's objectives would undermine the overall vision for the area.

- Reasonable Return: The applicant must prove that the current zoning regulations prevent them from obtaining a reasonable return on their property.
 - The applicant was asked to explain how the current zoning regulations prevent them from obtaining a reasonable return on the property. Specifically, describe why the existing commercial use or other allowed uses under the zoning code are not viable for the property.

The applicant's request does not sufficiently demonstrate that the zoning restrictions are unreasonably preventing a reasonable use of the property. The subject parcel is a commercially zoned property, and was previously developed as a commercial property. The existing development could continue to be used as a commercial property.

- Self-Created Hardship: The applicant must prove that the hardship isn't a self-created one.
 - The applicant was asked to explain why the circumstances leading to the variance request are beyond their control, rather than a result of choices made by the property owner.

The property's nonconforming status, including a prior variance for a reduced front setback, does not create an extraordinary circumstance that justifies a further deviation from the zoning code.

- Impact on the Area: The applicant must show that the variance will not change the character of the area.
 - The applicant has not provided sufficient evidence to explain how the proposed change in use aligns with the vision for the Entryway Zoning District and will not create conflicts with the overall goals for the area.

The intended use of the property would be inconsistent with the Entryway District's objectives, which prioritize a vibrant, mixed-use environment. Granting this variance would alter the character of the neighborhood in a way that contradicts the district's goals.

Willows Municipal Code Section 18.140.050 Variance Findings:

The planning commission may approve or conditionally approve an application for a variance only if all of the following findings are made:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class or use in the same zone in the vicinity;

The applicant has not provided evidence of exceptional or extraordinary circumstances specific to the property that justify a variance. The circumstances cited by the applicant do not significantly differ from other properties in the district.

2. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship and would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;

The applicant has not demonstrated that the strict application of the zoning code would result in practical difficulty or unnecessary hardship. The property could still be used in accordance with the zoning code, and no substantial hardship has been shown that would warrant a variance.

3. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and

Granting this variance would be granting a special privilege inconsistent with the limitations placed on other properties in the same district. Other properties within the Entryway District are required to adhere to the same zoning rules, and there is no justification to treat this property differently.

4. That granting the variance or its modification will not be materially detrimental to the public health, safety, or welfare.

There is no compelling evidence that granting the variance would not be materially detrimental to the public health, safety, or welfare. The potential for further nonconformity could negatively impact the public's interest in maintaining a cohesive and functional Entryway District.

While the applicant has provided information regarding the variance request it is important to note that each application is evaluated individually. Existing uses nearby do not justify approval of a new use that does not conform to current zoning regulations. The applicant's variance statement, email and petition are attached to this staff report (Attachments 3 & 5).



Figure 2: Existing Site Conditions

No changes are proposed to the exterior of the site or structure.

The property is located within a district where residential uses are limited, and further nonconformity of the site would undermine the vision and intent of the Entryway District. The applicant has not demonstrated that they meet all of the necessary findings to grant a variance. The planning commission may approve or conditionally approve an application for a variance only if all of the findings are made. Therefore, staff recommends that the variance request be denied.

Consistency with Council Priorities and Goals:

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

Fiscal Impact:

There is no cost to the City associated with this request as the project has a PTA deposit on file.

Attachments:

- Attachment 1: Resolution XX-2025
- Attachment 2: Site Plan
- Attachment 3: Applicant Variance Statement and Email
- Attachment 4: Staff Recommendation Memo
- Attachment 5: Petition
- Attachments 6: Previous Site Approval
- Attachment 7: Public Comment Received



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS DENYING THE VARIANCE REQUEST TO CONVERT AN EXISTING COMMERCIAL STRUCTURE TO A RESIDENTIAL USE TO LAN ZHOU FOR THE PROPERTY LOCATED AT 510 W. WOOD STREET, ASESORS PARCEL NUMBER 002-081-002 WITHIN THE ENTRYWAY ZONE

WHEREAS, the applicant, Lan Zhou, has submitted an application for a Variance to allow the conversion of an existing commercial structure to a residential use; and

WHEREAS, City of Willows Municipal Code Section Chapter 18.140 allows for variances to be granted after consideration by the planning commission; and,

WHEREAS, notice of the Planning Commission meeting held on May 6, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on May 6, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

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

WHEREAS, pursuant to Section 18.140.050 of the Zoning Ordinance, the following findings cannot be made:

- 1) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class or use in the same zone in the vicinity;

The applicant has not provided evidence of exceptional or extraordinary circumstances specific to the property that justify a variance. The circumstances cited by the applicant do not significantly differ from other properties in the district.

- 2) The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship and would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;

The applicant has not demonstrated that the strict application of the zoning code would result in practical difficulty or unnecessary hardship. The property could still be used in accordance with the zoning code, and no substantial hardship has been shown that would warrant a variance.

- 3) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and

Granting this variance would be granting a special privilege inconsistent with the limitations placed on other properties in the same district. Other properties within the Entryway District are required to adhere to the same zoning rules, and there is no justification to treat this property differently.

- 4) That granting the variance or its modification will not be materially detrimental to the public health, safety, or welfare.

There is no compelling evidence that granting the variance would not be materially detrimental to the public health, safety, or welfare. The potential for further nonconformity could negatively impact the public's interest in maintaining a cohesive and functional Entryway District.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Variance request to allow the conversion of an existing commercial structure to a residential use is not consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby denies Variance #VR-25-01.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 6th day May 2025 by the following vote:

AYES:

NOES:

ABSENT:

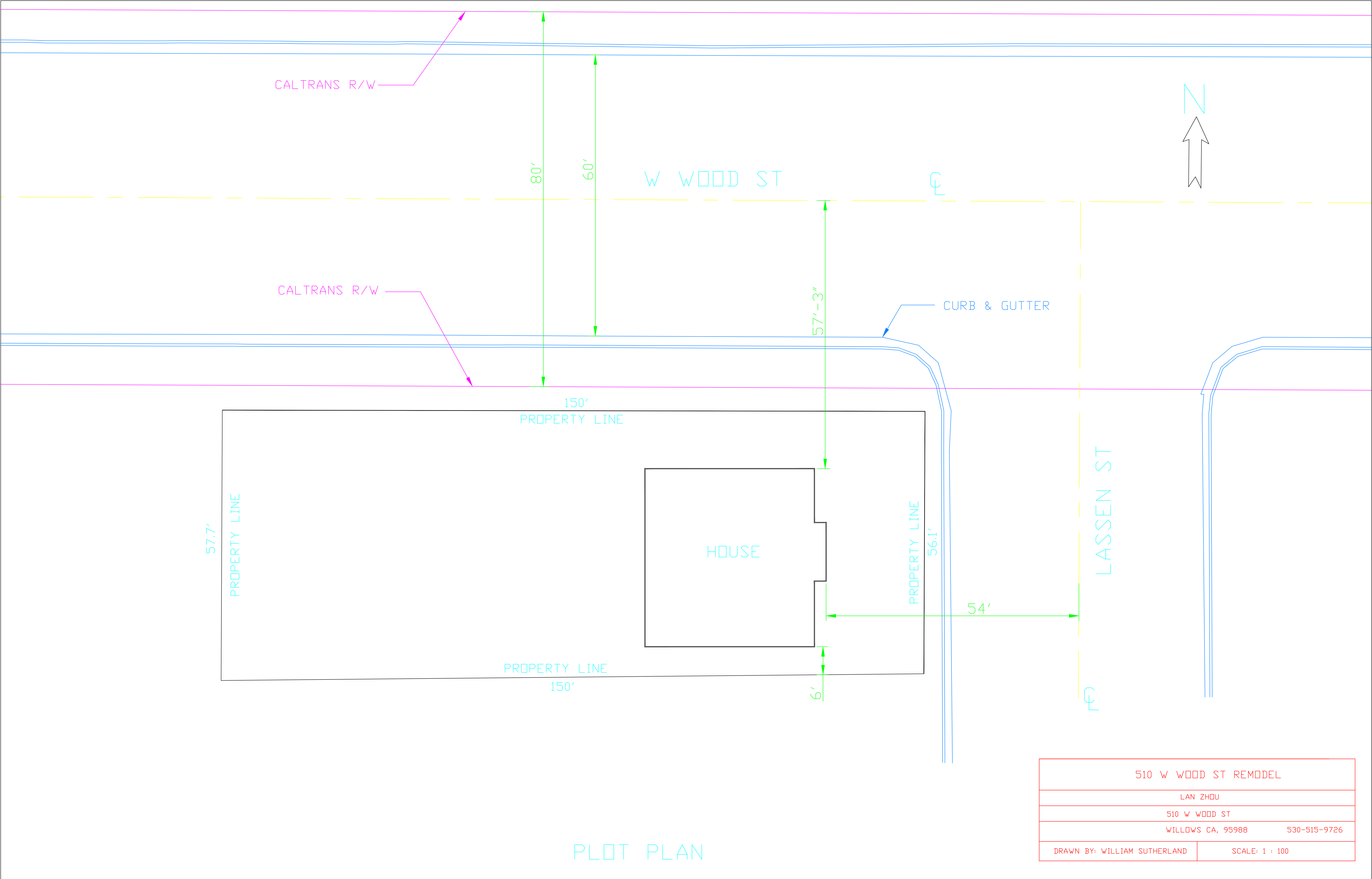
ABSTAIN:

APPROVED:

ATTESTED:

Pedro Bobadilla, Chair

Karleen Price, City Clerk



VARIANCE STATEMENT

Subject Property: 510 W Wood St. Willows, CA 95988

Applicant: Lan Zhou

Date: March 4, 2025

To: Planning Commission of City of Willows

I am writing to request a variance that would allow me to convert the vacant office dwelling at 510 W Wood St. into a residential property. This building has been unoccupied for the past five years, which has placed an overwhelming financial strain on me. As a 64-year-old widow still working full-time, I find myself in a challenging position, and this conversion would greatly alleviate my burden.

I respectfully urge the Planning Commission to approve this zoning variance. I believe this change is not only necessary for my well-being but also beneficial for the community. Below, I have outlined a detailed justification based on the four required findings for variance approval:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class or use in the same zone in the vicinity;

● Existing Infrastructure Supports Residential Conversion:

The property layout is ideally suited for a residential conversion, featuring organized room configurations and existing plumbing and electrical systems for an easy transformation. With ample off-road parking, this space is ready to become a functional home.

We plan to turn the breakroom into a modern kitchen and add a stand-up shower in one of the bathrooms, creating a charming 3-bedroom, 2-bathroom residence (Proposed floor plans can be found in Attachment 1). We are confident that these enhancements will revitalize the space and benefit the community.

2. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship and would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;

● Prolonged Vacancy and Financial Burden:

Given that the property has been unoccupied for such a long time, I am enduring an annual expense burden of \$8,000, which includes property taxes, insurance, water, electricity, sewer fees, and maintenance. This financial strain is becoming increasingly overwhelming, especially as a 64-year-old widow with limited

resources. For your reference, I have attached relevant bills that illuminate the extent of these expenses (See Attachment 2).

- **Low Demand for Office Spaces:**
The demand for office space in this area has consistently been low, which has made it challenging to attract a commercial tenant, despite my ongoing efforts. Recognizing this situation, I believe that converting the property to a residential dwelling could provide a viable solution.
- **Other Similar Properties Have Been Adapted for Residential Use:**
It is truly disheartening to see that other properties in the area have been granted zoning modifications for residential conversions, while my own property remains restricted. This disparity only heightens my financial challenges and makes my situation more difficult. I sincerely hope the Planning Commission can recognize the hardships I am facing in comparison to these neighboring properties. To provide additional context, I have included several street view photos that illustrate how nearby buildings have received approved zoning variances (See Attachment 3).
- **Alternative Uses Are Not Viable:**
Should I be unable to secure this variance, I will be left with no alternative but to endure ongoing financial losses or relinquish the property entirely. Neither of these scenarios is favorable for my circumstances or beneficial for the community as a whole. It is imperative that we seek a resolution that addresses these challenges effectively.

3. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district;

- Approving this variance would not create a special privilege but rather align with the positive changes already seen in the area, where similar allowances have been granted to other properties within the same zoning district. This pattern demonstrates that transitioning to residential use is both reasonable and consistent with local planning goals. The city is actively fostering the revitalization of underutilized commercial spaces, recognizing the need to adapt zoning regulations to reflect current market conditions. Additionally, since the existing structure already meets residential standards, this variance request seeks only a minimal adjustment, ensuring that it aligns with the overall zoning framework.

4. That granting the variance or its modification will not be materially detrimental to the public health, safety, or welfare.

- Granting this variance is unlikely to negatively impact public health, safety, or welfare. In fact, it can provide several valuable benefits to the community, including:

A. Reduction in Vacant Commercial Spaces

Addressing prolonged vacancies is essential, as they can diminish neighborhood appeal and potentially lead to declining property values. By approving this variance, we can ensure that this space is actively occupied, well-maintained, and positively contributing to the local economy rather than remaining unutilized and deteriorating.

B. Minimal Impact on Traffic and Infrastructure

It is important to note that residential use generally generates less traffic and parking demand than commercial office use. This proposed conversion is therefore unlikely to overburden local roads or affect parking availability.

C. Positive Contribution to Housing Supply

In light of the housing shortages many cities are currently experiencing, repurposing underutilized commercial spaces for residential use is a recognized and effective strategy. This project is in alignment with broader efforts aimed at enhancing housing availability without necessitating new land development.

D. Compliance with Building and Safety Regulations

Furthermore, the residential conversion will fully comply with the building codes, ensuring that all safety standards are met. By allowing the variance, the city benefits from an actively used property, improved neighborhood stability, and increased housing availability, without any harm to public health or safety.

In conclusion, approving this zoning variance offers a mutually beneficial opportunity for both the Planning Commission and the community. Thank you for considering my request; your attention to this matter is greatly appreciated. I will have my friend Bill Sutherland (530-515-9726) available to provide any additional information required for the review process.

Sincerely,

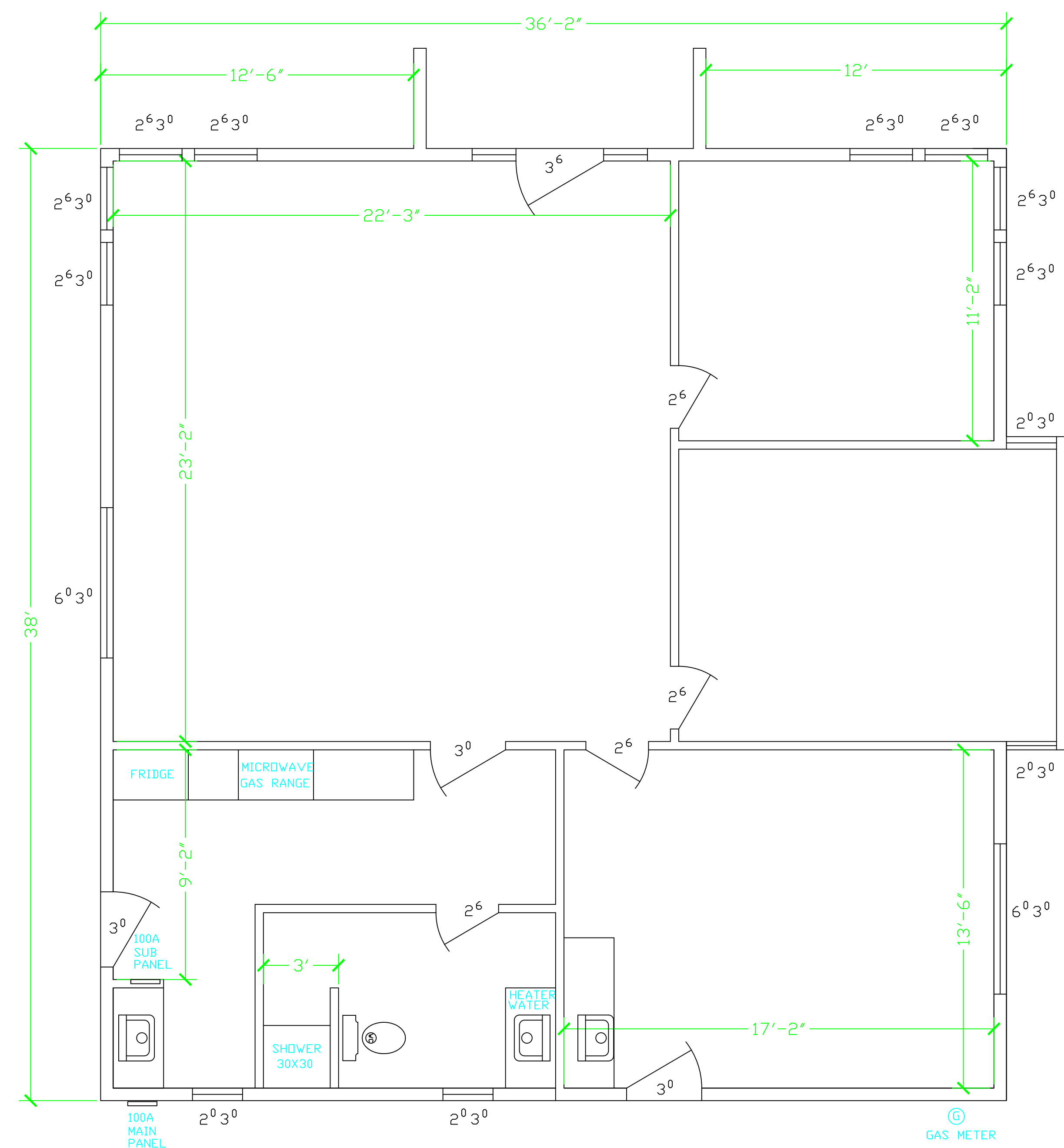
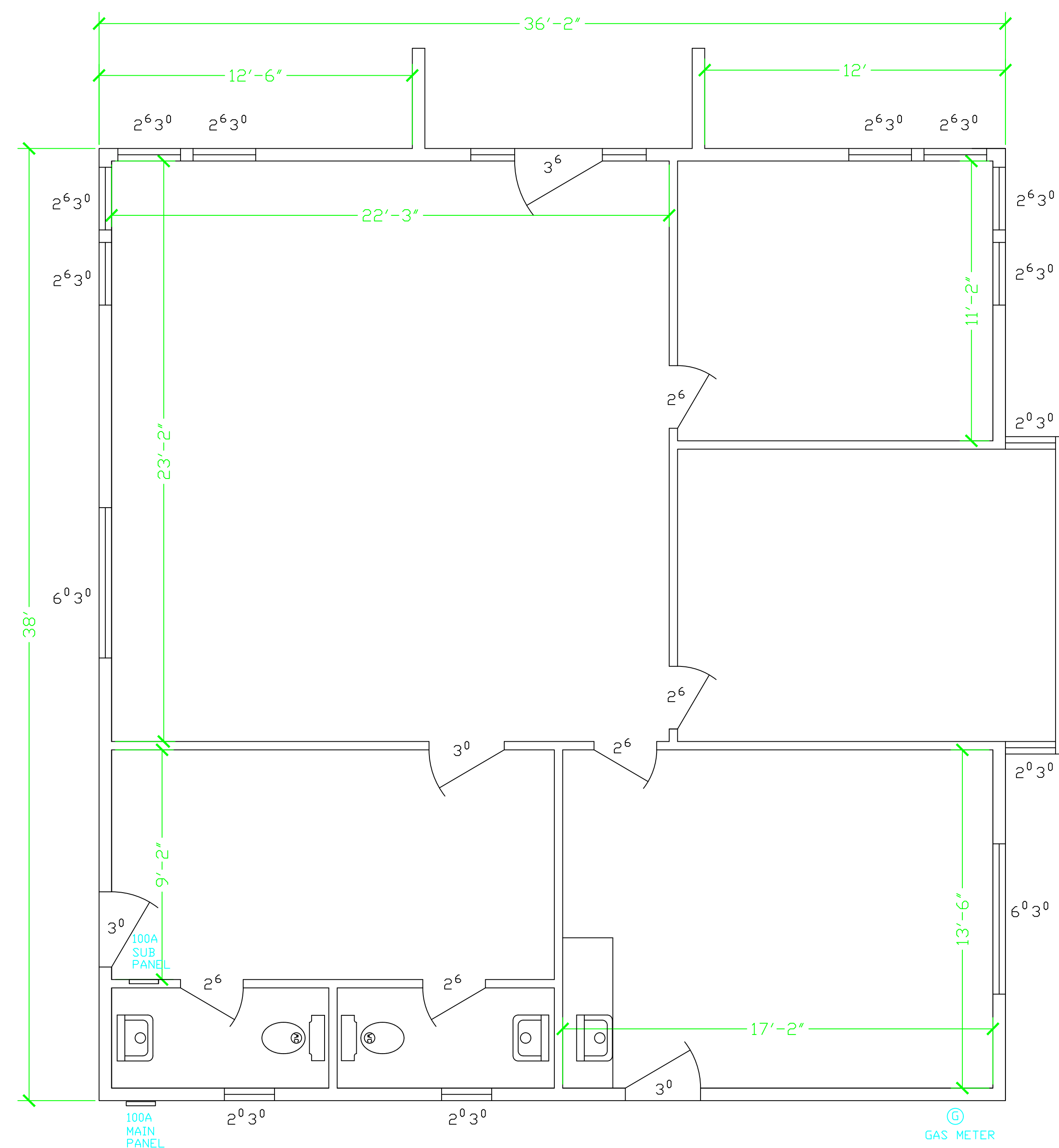
Lan Zhou

530-917-8183

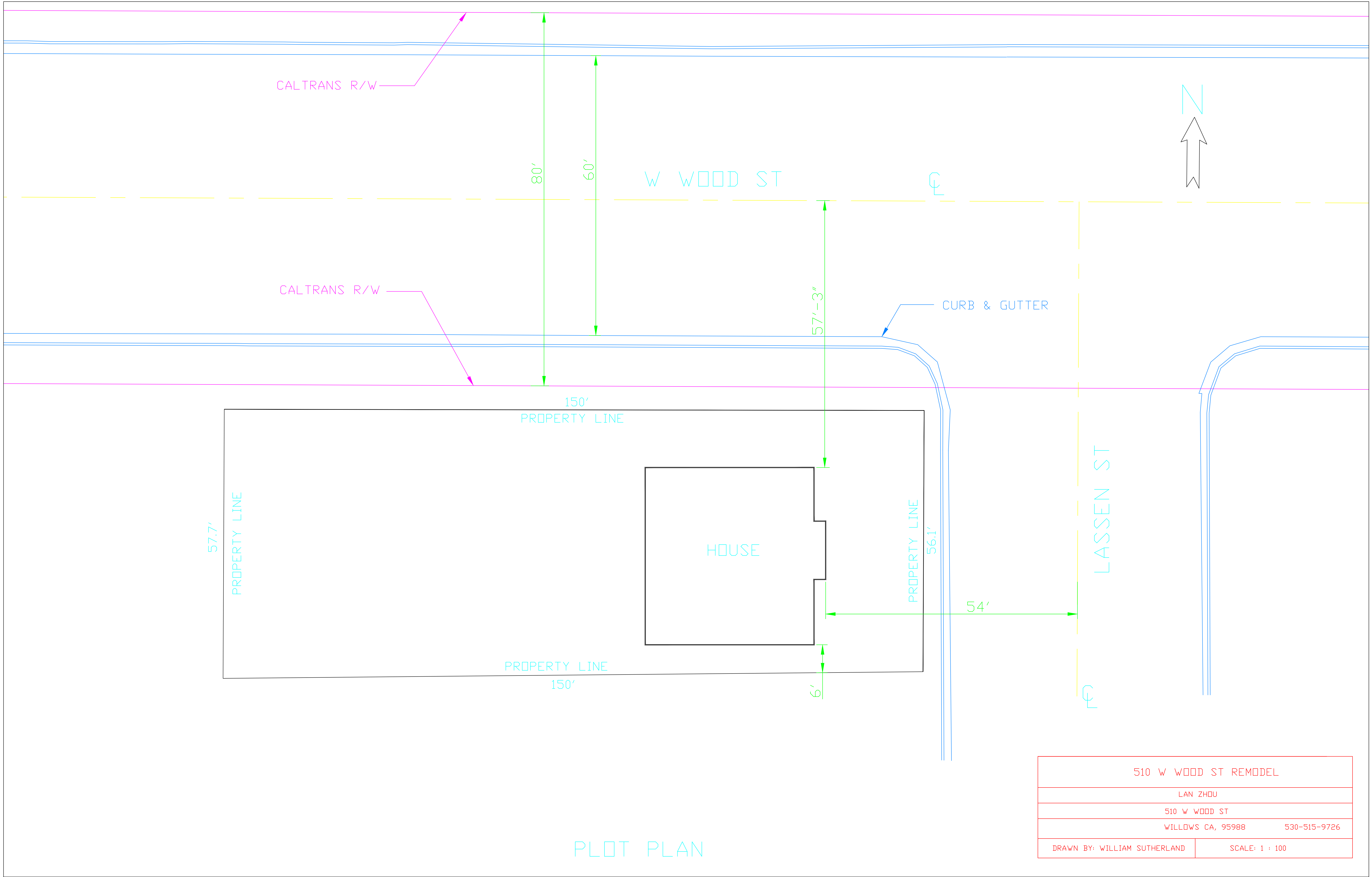
361 E Cypress Ave., Redding, CA 96002

Attachment List

1. Plans (Site Plan and Floor Plan)
2. Bills for the vacant building
3. Street view photo of nearby buildings in residential use



510 W WOOD ST REMODEL	
LAN ZHOU	
510 W WOOD ST	
WILLOWS CA, 95988	
530-515-9726	
DRAWN BY: WILLIAM SUTHERLAND	SCALE: 1 : 40



PLOT PLAN

510 W WOOD ST REMODEL	
LAN ZHOU	
510 W WOOD ST	
WILLOWS CA, 95988	
530-515-9726	
DRAWN BY: WILLIAM SUTHERLAND	SCALE: 1 : 100



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Customer: LAN ZHOU
Account Number: 1698278396
Billing Date: 11/01/24

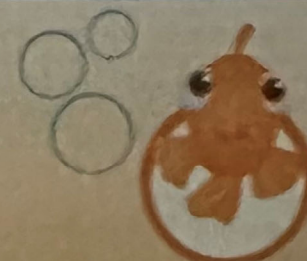
Willows
Customer Center:

1070 W. Wood St, Suite A-1
Willows, CA 95988-2349
(530) 934-4735
M-F 8:00 a.m. – 5:00 p.m.
Pay-By-Phone 888-598-9824

CUSTOMER MESSAGES

According to our records, we have not yet received payment for the past-due balance on your account. Please submit your payment promptly, or contact our Customer Center if you are having difficulty paying your bill.

Contact your Customer Center or visit www.calwater.com to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (888) 598-9824.



Account summary

Prior Balance	\$496.26
Prior Unpaid Balance	\$496.26
Current Cal Water Services	\$137.31
Current Additional Services & Fees	\$107.00
Total Amount Due	\$740.57
Past Due Amount - *Due Now*	\$496.26
Current Charges - Due 11/20/24	\$244.31

12-8-24
C/24 309
\$740.57



Cal Water's Customer Assistance Program, Here When You Need It

At Cal Water, we care about our customers and are here to help those experiencing financial hardship. As part of that effort, we offer our Customer Assistance Program (CAP) to residential customers who meet maximum income limits. Participants receive a fixed monthly discount equal to 50% of the 1/2" x 1/2" meter service charge.

To see if you qualify, submit an application, or get additional details about the program, please visit www.calwater.com/cap.

CUSTOMER MESSAGES

According to our records, we have not yet received payment for the past-due balance on your account. Please submit your payment promptly, or contact our Customer Center if you are having difficulty paying your bill.

Contact your Customer Center or visit www.calwater.com to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (888) 598-9824.



Account summary

Prior Balance	\$954.08
Prior Unpaid Balance	\$954.08
Current Cal Water Services	\$9.12
Current Additional Services & Fees	\$10.72
Total Amount Due	\$973.92
Past Due Amount - *Due Now*	\$954.08
Current Charges - Due 12/26/24	\$19.84

973.92
740.57

233.35

A Season of Caring

We wish you a healthy, happy holiday season.

In the spirit of the holidays, we are reaching out to those who might be experiencing hardship or otherwise be in need. If you are finding it difficult to make ends meet, Cal Water has a number of options and programs to help you get your finances back on track.



For example, low-income households may qualify for a monthly discount through our Customer Assistance Program (CAP). Eligible past-due customers can take advantage of PromisePay for flexible payment plans. Visit www.calwater.com/assistance for details on these and other ways Cal Water can help.

Willows District Water Conservation Progress*

- September consumption decreased 15.3%
- October consumption decreased 19.5%

*Compared to 2020

For detailed definitions of each line item, please see page 2.

Bill continued on page 3

RETURN THIS PORTION WITH PAYMENT | PLEASE MAKE CHECKS PAYABLE TO CALIFORNIA WATER SERVICE

THANK YOU!

Q1241207-2821-000008515



Account Number	Billing Date	Prior Balance	Payment(s)	Current Charges	Amount Due 12/26/24
1698278396	12/06/24	\$954.08	\$0.00	\$19.84	\$973.92

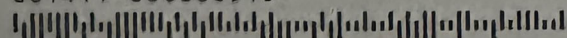
WIL M-04

☐ Check here & sign below to enroll in AutoPay. Current check details will be used.

X

WIL

001411 000008515



LAN ZHOU
361 E CYPRESS AVE

Return Address:



Quality. Service. Value.
www.calwater.com

Customer: LAN ZHOU
Account Number: 1698278396
Billing Date: 12/04/24

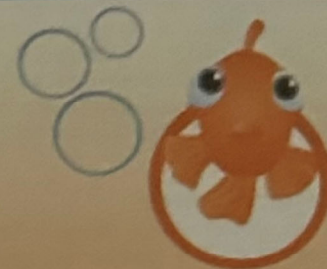
Willows Customer Center:

1070 W. Wood St, Suite A-1
Willows, CA 95988-2349
(530) 934-4735
M-F 8:00 a.m. – 5:00 p.m.
Pay-By-Phone 888-598-9824

CUSTOMER MESSAGES

According to our records, we have not yet received payment for the past-due balance on your account. Please submit your payment promptly, or contact our Customer Center if you are having difficulty paying your bill.

Contact your Customer Center or visit www.calwater.com to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (888) 598-9824.



Account summary

Prior Balance	\$740.57
Prior Unpaid Balance	\$740.57
Current Cal Water Services	\$106.51
Current Additional Services & Fees	\$107.00
Total Amount Due	\$954.08

Past Due Amount - *Due Now*
Current Charges - Due 12/23/24

\$740.57

\$213.51 + 1984 = 233.35

paid

ck# 313

A Season of Caring

We wish you a healthy, happy holiday season.

In the spirit of the holidays, we are reaching out to those who might be experiencing hardship or otherwise be in need. If you are finding it difficult to make ends meet, Cal Water has a number of options and programs to help you get your finances back on track.

For example, low-income households may qualify for a monthly discount through our Customer Assistance Program (CAP). Eligible past-due customers can take advantage of PromisePay for flexible payment plans. Visit www.calwater.com/assistance for details on these and other ways Cal Water can help.



Willows District Water Conservation Progress*

- September consumption decreased 15.3%
- October consumption decreased 19.5%

*Compared to 2020

POLICY INFORMATION PAGE

[1] **Named Insured and Mailing Address**

Bo Xiao and Shanshan Ren
401 Wilshire Dr
Redding, CA 96002

[2] **Agency**

BOLT INSURANCE AGENCY
PO Box 204389
Austin, TX 78720

[3] **Policy Period**

From March 20, 2024 to March 20, 2025 - expiring at 12:01 A.M., Standard Time at the insured's mailing address.

[4] **Description of Business**

Lessors of Residential Buildings and Dwellings

[5] **Coverage**

This policy consists of the Coverage Forms listed on the **Schedule of Forms and Endorsements (IIT SF 01 05)**.

[6] **Premium**

The premium shown below may be subject to adjustment.

Certified Acts of Terrorism

\$22.00

TOTAL POLICY PREMIUM

\$2,248.00

TOTAL PAYABLE

\$2,248.00

[7] **Payment of Premium**

In return for your payment of premium, and subject to all terms of this policy, we agree with you to provide insurance as stated in this policy.

supply

THANK YOU FOR
WITH

03/02/24 12:26

12763
ACRYLIC SHEET18

SUB-TOTAL:\$

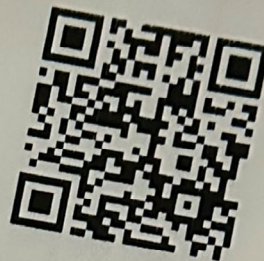
Cashier: MIC
14-Mar-202
1 Custom

Subtotal
7.75%

BK CARD#: XXX
MID:***4002
AUTH: DECLINED
Host reference #:

Authorizing Networ

mylowe's
Rewards



keys

LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS

maintenance & landscaping pay \$200 /month

\$2400 / year.

repair about
(replace)

\$1000 - \$2000 per year
(with labor & material)



SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2024 THROUGH JUNE 30, 2025

PROPERTY INFORMATION

ASMT NUMBER: 002-081-002-000 TAX RATE AREA: 002-001
FEE PARCEL NUMBER: 002-081-002-000 ACRES: 0.00
LOCATION: 510 W WOOD ST
ASSESSED OWNER: ZHOU LAN

ZHOU LAN
361 E CYPRESS AVE
REDDING CA 96002

1-0003289
000009



IMPORTANT MESSAGES

Please read the back of this bill for IMPORTANT information. Pay by phone at (877) 470-6240. View or pay your bill at www.countyofglenn.net. There is a 2.39% fee for Debit or Credit Card payments. There is no fee for an eCheck.

2024 - 2025

COUNTY VALUES, EXEMPTIONS AND TAXES

PHONE #S

COLLECTOR (530) 934-6410
PAYMENT INFORMATION

ASSESSOR (530) 934-6402
VALUES / EXEMPTIONS
ADDRESS CHANGES

AUDITOR (530) 934-6476
TAX RATES

VALUE DESCRIPTION

LAND
STRUCTURAL IMPROVEMENTS

ASSESSED VALUES X TAX RATE / 100 = COUNTY TAX
39,041
80,314

NET TAXABLE VALUE

119,355

1.000000

1,193.54

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

PHONE #S

(530) 934-6600
(530) 895-2353
(530) 895-2353
(530) 934-7041
(530) 934-4025
(530) 934-7794

DESCRIPTION

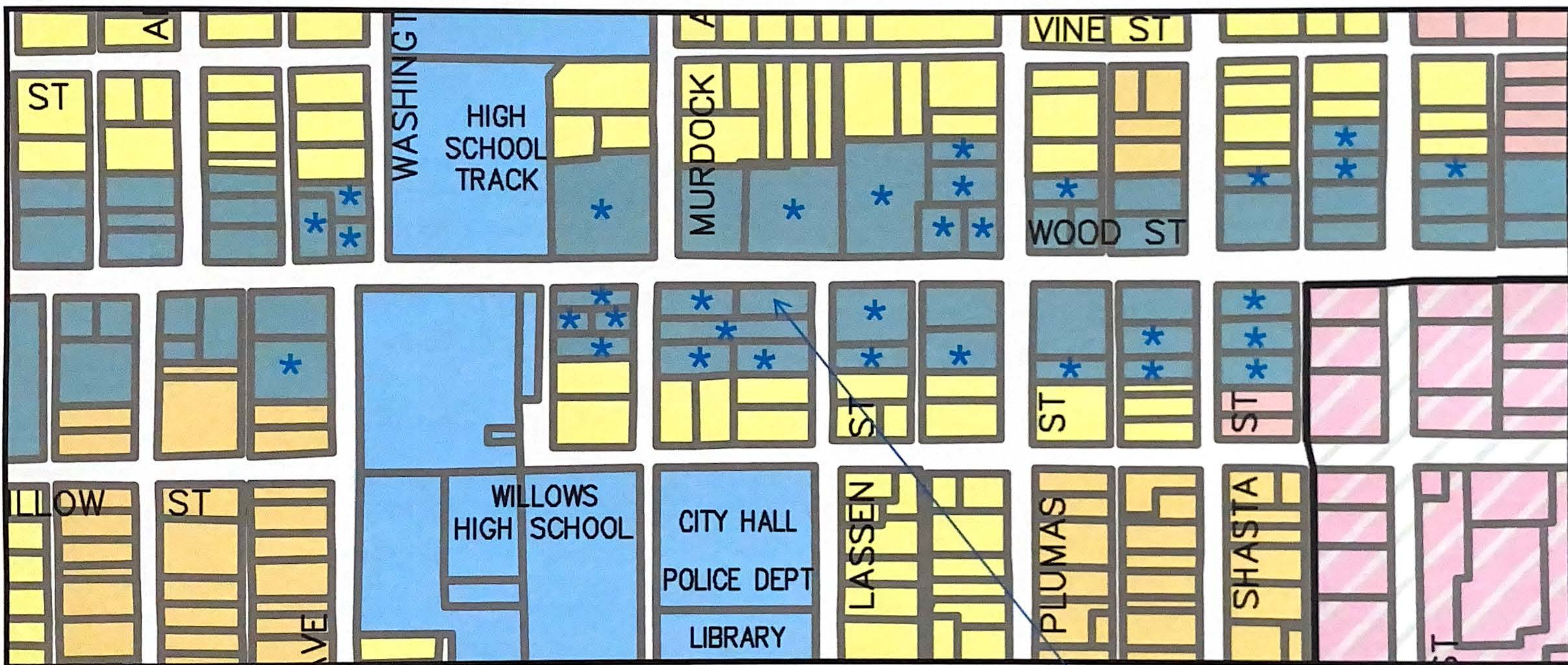
WILLOWS UNIFIED BOND
BUTTE COLLEGE ELECTION OF 2002 BOND
BUTTE COLLEGE ELECTION OF 2016 BOND
WILLOWS SEWER ASMT
GLENN CO MOSQUITO & VC
COLUSA BASIN DRAINAGE

ASSESSED VALUES X TAX RATE / 100 = AGENCY TAX

119,355	0.025000	29.82
119,355	0.016259	19.40
119,355	0.017585	20.98
	DIRECT CHARGE	795.48
	DIRECT CHARGE	50.00
	DIRECT CHARGE	5.26

paid on 11-18-24
ch #308

ATTACHMENT 3



LEGEND:

★ IN RESIDENTIAL USE

PROJECT
LOCATION



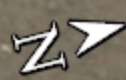
510 Wood St

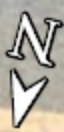
Legend



510 Wood St

Legend







510 Wood St

Legend

Jessica Shull

From: lan zhou <zhoulan2020@yahoo.com>
Sent: Sunday, April 20, 2025 2:50 PM
To: Joe Bettencourt
Cc: Tara Rustenhoven; xswoow@yahoo.com; yssugems@yahoo.com; Jessica Shull; Delanie Garlick
Subject: Re: 510 Wood Street Use Variance Application and Required Additional Information

Good afternoon

Application review and scheduling.

We are responding to your March 24, 2025 email, and wish to proceed with placement of this item on the agenda for May 6, 2025.

Planners role and communication:

Because the proposed use does not meet requirements for a variance per Jessica Shull we have expressed previous hardship issues and wish to proceed regardless of the history of the property in taxes, insurance, utilities, and maintenance.

Public Hearing and Fees:

We paid the fees of \$1,025 February 10, 2025. We have provided information required on the application.

In response to our application you asked for similar information and seem to feel it is our problem and are unwilling to proceed in a public meeting on the agenda to express our frustration and seek your help.

Neighborhood Context:

We disagree with your "existing uses do not on their own justify approval of new use that does not conform to current zoning standards". The hardship is very reasonable and expensive approximately \$5,000, per year, as there is no demand for commercial property at this location as confirmed by the realtors trying to list it available asking if they can live in it as a residence. The state of california has listed Willows as has needed housing as it is a county with a housing shortage.

In reviewing neighbors properties across the street, a beauty salon, we spoke to the owner and she got a variance to use a home as a home as a beauty salon

We spoke to another lady across the street and she expressed frustration that it remains a vacant office space and would become a home and not a business vacancy. She is concerned that the type of business might be of negative impact to the neighborhood such as tattoo parlor that she

would not appreciate. I have talked to over 20 people who have signed a petition who are in favor of conversion from a vacant business to a residence.

Additional Information Needed:

Impact on the Neighborhood: The proposed use will improve the neighborhood by eliminating vacancy and potential for vagrancy.

Reasonable return: The current zoning regulations prevent us from receiving a reasonable return on the property as a business under commercial zoning is not a viable use for commercial property, but a demand for housing exists.

Self-created hardship: The hardship we are creating is as a result of the advice of realtors and others in the community suggesting possible likely rental. We have found this is not the case as there is no demand for commercial property because developments such as Sites Reservoir and residential subdivision have not come to fruition. The city must understand the circumstances that are beyond our control rather than by our choices.

Impact on the area: The current office will not alter the character of the neighborhood because it looks like a house and will not create conflicts with the area.

Response to March 24, 2025 Staff Recommendation

We ask you to change the Willows Municipal Code to address the issue presented by Section 18.110.090(9) and conform to section 18.110.090(10). It is true that it is not a vacant lot and it does look like a house.

On Thursday, April 17, 2025 at 11:02:34 AM PDT, Joe Bettencourt <jbettencourt@cityofwillows.org> wrote:

Lan,

Thank you for the statement and signatures you submitted (Attached) regarding the use variance request for your property at 510 W. Wood Street. We are writing to clarify the current status of your application and to outline the next steps required should you wish to proceed with consideration by the Planning Commission for the use variance, despite lack of support from the City of Willows Planning Department.

Application Review and Scheduling:

Your application has not been scheduled for a Planning Commission hearing because it currently lacks the necessary information and justification to meet the findings required to grant a use variance. The delays are not due to the location or availability of the contract planner but rather the insufficiency of the submitted materials.

Planner's Role and Communication:

Our contract planner, Jessica Shull, provided a detailed staff memo on March 24, 2025 (Attached), which outlines why the proposed use does not meet the requirements for a variance. She has also offered to meet with you to review the City's position and discuss options to move forward.

Public Hearing and Fees:

Submitting an application and paying the associated fee does not automatically place an item on the Planning Commission agenda. The City must receive all required information and conduct a complete analysis before a public hearing can be scheduled.

Neighborhood Context:

While neighboring properties may include residential uses, each application is evaluated individually based on the zoning requirements and land use history of the property. Existing uses nearby do not, on their own, justify approval of a new use that does not conform to current zoning standards.

Additional Information Needed

To continue processing your request, the following items must be submitted:

- **Impact on the Neighborhood:**

Please provide a clear explanation of how granting the variance would not negatively affect the surrounding neighborhood. Specifically, demonstrate that the proposed use will only affect your property and will not interfere with the existing character or use of neighboring properties.

- **Reasonable Return:**

You must explain how the current zoning regulations prevent you from obtaining a reasonable return on the property. In particular, describe why the existing commercial use or other allowed uses under the zoning code are not viable for the property.

- **Self-Created Hardship:**

Provide an explanation that shows the hardship you are experiencing is not self-created. The City must understand why the circumstances leading to the variance request are beyond your control, rather than a result of choices made by you as the property owner.

- **Impact on the Area:**

Demonstrate that the variance will not alter the character of the area. Explain how your proposed use aligns with the vision for the zoning district and will not create conflicts with the overall goals for the area.

Deadline: April 22, 2025

If you would like your application to be considered for the May 6, 2025 Planning Commission meeting, all of the above information must be submitted no later than Monday, April 22, 2025. This deadline is necessary in order to meet public notice requirements for the hearing.

If any clarification is needed on additional information required for the Public Hearing we strongly encourage you to contact the Planning Department to schedule a meeting to go over the comments in more detail.

Please feel free to reach out if you have any questions or need assistance moving forward.

Joe Bettencourt

Community Development & Services Director

City of Willows

Phone: 530-934-7041

www.cityofwillows.org



From: Jessica Shull <Jessica.Shull@weareharris.com>

Sent: Monday, March 31, 2025 8:58 AM

To: zhoulun2020@yahoo.com

Cc: Joe Bettencourt <JBettencourt@cityofwillows.org>; Tara Rustenhoven <trustenhoven@cityofwillows.org>; xswoow@yahoo.com; yssugems@yahoo.com

Subject: 510 Wood Street Appeal

Good morning,

To appeal, you can request to continue with the variance application. Please provide something in writing to formally make this request.

To take this to the planning commission, we will need additional information that details how the project meets additional requirements outlined in the memo staff provided. I've included a copy with this email. This information is necessary to prepare the staff report.

This item can be placed on the May agenda based on a timely submission of the outstanding information. Based on the current information provided, City staff does not support the application for a variance, but the Planning Commission will make the final call.

Thank you,

Jessica Shull (she/her)
Planner



Harris & Associates

60 W Alisal Street, Suite 200
Salinas, CA 93901
p: 831.216.5695
www.WeAreHarris.com



201 North Lassen • Willows, California 95988 • (530) 934-7041 • FAX: (530) 934-7402

Memo: Staff Recommendation Regarding Variance Request for 510 W Wood Street

Date: March 24, 2025

Re: Variance Request – 510 W Wood Street

Permit Number: VR25-01

Overview:

Staff has reviewed the variance request submitted for the property located at 510 W Wood Street. After a completing review of the application materials, the variance statement, and applicable City of Willows code, staff does not believe the Use Variance request is supportable.

Zoning Context and Intent:

The subject property is located within the Entryway (E) Zoning District, which is designed to enhance the entryway into the city's downtown area, particularly along arterial streets such as Wood Street. The zoning code encourages a mixed-use environment that blends residential, commercial, and office spaces, with a focus on creating a visually appealing and cohesive atmosphere. New single-family residential development is discouraged in this district.

While the zoning code allows for existing residential uses in the Entryway District, it does not support new single-family residential conversions from commercial structures. The Willows Municipal Code outlines specific uses permitted for the R-2 District within the Entryway Zoning District with an approved Conditional Use Permit (CUP). These permitted uses, detailed in Willows Municipal Code (WMC) 18.35.030, include:

1. Private and religious schools, nursery schools, and family day care centers serving more than 12 children.
2. Churches and home occupations.
3. Golf and country clubs.
4. Temporary real estate offices, tract sales offices, advertising signs, and tract construction and equipment yards.
5. Bed and breakfast establishments.



However, none of these uses would allow for the conversion of an existing commercial structure into a single-family residential unit. As such, this proposed use does not meet the requirements set forth in the municipal code for an allowable use in the Entryway Zoning District.

Additionally, the WMC includes provisions for nonconforming uses in Section 18.110.090, specifically subsections (9) and (10), which address residential uses within the Entryway District:

- Section 18.110.090(9) provides an exemption for existing residential structures that were originally constructed for single or multiple residential uses before the current zoning code was adopted.
- Section 18.110.090(10) allows for a vacant property in the Entryway District to be used as a single-family residential unit, but only with an approved Conditional Use Permit from the Planning Commission. Additional criteria would apply to such a permit.

These exemptions are not applicable to the subject property as it is not a vacant lot and is directly adjacent to Wood Street.

Legal Findings for a Variance:

In order for the Planning Commission to approve a variance, the applicant must meet the 1) required use variance findings, and 2) variance findings found in WMC Section 18.140.

1. Use Variance Findings:

- Impact on the Neighborhood: The applicant must demonstrate that the variance will only affect their property and not the surrounding neighborhood.

Granting a variance for a use that is inconsistent with the district's objectives would undermine the overall vision for the area.

- Reasonable Return: The applicant must prove that the current zoning regulations prevent them from obtaining a reasonable return on the property.

The applicant's request does not sufficiently demonstrate that the zoning restrictions are unreasonably preventing a reasonable use of the property. The subject parcel is a commercially zoned property, and was previously developed as a commercial property. The existing development could continue to be used as a commercial property.



- Self-Created Hardship: The applicant must prove that the hardship isn't a self-created one.

The property's nonconforming status, including a prior variance for a reduced front setback, does not create an extraordinary circumstance that justifies a further deviation from the zoning code.

- Impact on the Area: The applicant must show that the variance will not change the character of the area.

The intended use of the property would be inconsistent with the Entryway District's objectives, which prioritize a vibrant, mixed-use environment. Granting this variance would alter the character of the neighborhood in a way that contradicts the district's goals.

2. WMC Section 18.140.050 Variance Findings:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class or use in the same zone in the vicinity;

The applicant has not provided evidence of exceptional or extraordinary circumstances specific to the property that justify a variance. The circumstances cited by the applicant do not significantly differ from other properties in the district.

2. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship and would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

The applicant has not demonstrated that the strict application of the zoning code would result in practical difficulty or unnecessary hardship. The property could still be used in accordance with the zoning code, and no substantial hardship has been shown that would warrant a variance.

3. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and

Granting this variance would be granting a special privilege inconsistent with the limitations placed on other properties in the same district. Other properties within the



Entryway District are required to adhere to the same zoning rules, and there is no justification to treat this property differently.

4. That granting the variance or its modification will not be materially detrimental to the public health, safety, or welfare.

There is no compelling evidence that granting the variance would not be materially detrimental to the public health, safety, or welfare. The potential for further nonconformity could negatively impact the public's interest in maintaining a cohesive and functional Entryway District.

Conclusion:

Based on the review of the application and the analysis of the required findings, staff does not support the variance request for the property at 510 W Wood Street. The applicant has not provided sufficient evidence to support the required findings required under the Willows Municipal Code for a variance.

The property is located within a district where residential uses are limited, and further nonconformity of the site would undermine the vision and intent of the Entryway District. The applicant has not demonstrated that they meet the necessary findings to grant a variance.

Therefore, staff recommends that the variance request be not be supported. In the event the applicant desires to proceed with the Variance application, Staff would need to prepare a Staff Report, for consideration by the Planning Commission, recommending denial of the Variance permit, as detailed above.

Please feel free to contact staff if you have any questions or need further clarification regarding this recommendation.

Sincerely,

Jessica Shull

Jessica Shull
Contract Planner

Jessica.Shull@WeAreHarris.com

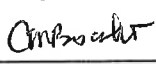


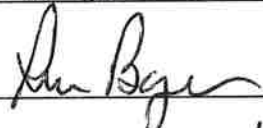



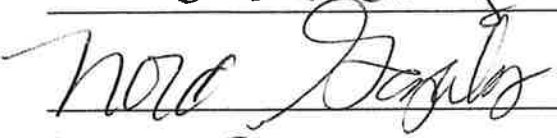



(831) 216-5695

I am Lan Zhou, friends call me Julie. I own 510 West Wood Street, a commercial property on the corner of West Wood Street and Lassen. I bought this property 8 years ago and attempted to rent it and have only rented it two of 8 years and it has been a financial hardship on me.

I have proposed to the Willows planning commission a request to grant me a variance to the commercial zone to allow me to convert this building to residential zoning. Houses exist across Wood street and to the West and immediately behind and to the east.

I have not been able to be put on the agenda for the planning commission hearing because of delays by the lead contract planner who resides out of Willows and has been unwilling to give consent to my request. We began inquiry in January and finally filed application on February 10, 2025 paying \$1025. We were not granted a hearing in March and received another request from the planner in March requesting the same information submitted February 10. The applications requested reasons for the hardship and those were expressed on both applications.

We request your signature to express your approval of this request.

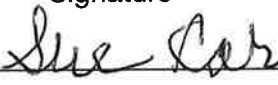
Printed name	Signature	Address	Date
CYNTHIA DISCICHO		445 S. Shasta St.	4/4/2025
MEL CARMON		2017 Cord J	4/4/25
MICHAEL ROBERTS		714 W. SYCAMORE	4-4-25
RON BAZAN		750 W. Sycamore	4/5/25
William Sutherland		126 North Merrill	4/5/25
<i>owner</i> Lan Zhou	Lan Zhou	510 West Wood St	4/5/25
Harriet M. Gomez		463 W. Wood St	April 5, 2025
Gonzalo J. Goring			
Nora Doyle		443 W. Wood St	4/5/25
Liset Paez		327 N. Lassen St	4/5/25
Alyanna Fargnaut		354 W. Wood St	4/5/25
Discicho Bayonne		445 S. Shasta	4/4/25

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We request your signature to express your approval of this request.

Printed name	Signature	Address	Date
SUE CARMON		2017 Col Rd J	

	Rodrigo Alvarez	327 N Lassen St	4-5-25
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	Jeremy Alvarez Sr	518 W Wood St	4-5-25
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Susan Martin		136 N. Merrill Ave	4-5-25
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Jack R McDade		537 W. Wood St	4/5/25
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Mary McDade		537 W. Wood St	4/5/25
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Linda Schurmer		537 W. Wood St	4/5/25
----------------	--	----------------	--------

Gronne Sutherland		126 N. Merrill Ave	4/5/25
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Eric WUNSCH		353 W. Wood St. Willows	4/14/25
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Dean Martin		874 W Humboldt	
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CITY OF WILLOWS
P.O. BOX 864
WILLOWS, CALIFORNIA 95988

FROM THE OFFICE OF: Planning Commission

March 17, 1978

Mr. Harry James
510 W. Wood Street
Willows, California 95988

Dear Mr. James:

The City of Willows Planning Commission, at their meeting on
March 15, 1978, (approved) (XXXXXXX) your request for a
use permit for **construction of an office building in an R-4 zone**
located on the SW corner of Wood and Lassen Street.

The use permit was granted subject to the following conditions:

None.

Also approved was your request for a variance in the front yard setback to
allow a 12-foot setback rather than the required 25-foot setback.

In accordance with law, there is a ten day appeal period on this
type action taken by the Planning Commission. The appeal period
begins on **March 16, 1978** and will end on **March 26, 1978**

Sincerely,

Carol E. Stevenson
Recording Secretary

TO: Planning Commission

March 15, 1978

FROM: City Manager

SUBJECT: Use Permit/Variance
Location - S.W. Corner Wood & Lassen Sts.
Applicant - Harry James

Statement of the Matter:

The applicant is requesting a variance and use permit to construct an office building on the above stated parcel. The property is zoned R-4 which is a general apartment zone. An office building may be constructed subject to the securing of a use permit. At the present time, the general area is primarily single family residential and some multiple-family. There is a scattering of use permits in the vicinity, primarily on Wood St. A review of these will be noticed on the City's inventory map. Probably the most important single issue against having apartment units in this area is the fact that the noise element from Wood St. is somewhat restrictive for apartment living. Of course, this could be eliminated by adequate sound proofing. Probably the second concern from a negative viewpoint of an apartment complex is that people with small children do not relish the idea of living on a major arterial. The lot in itself has some drawbacks due to its size if one was to allow say a four unit complex.

Given these factors, one tends to lean towards an office building of some nature.

The disadvantages of an office building might be the fact that most of the property around there is residential and the business properties are somewhat sporadic. In the long run, I suspect you will have more and more applications for commercial uses along Wood St. At the present time, this is another area that is in a transitional period. Transitional meaning that the zone is not clearly identified when one looks at the surrounding uses and the influences that would dictate the desire for residential or commercial.

Due to these basic factors, it staff's opinion that a use permit for office space could be approved without any real detrimental effects to the property or its surroundings.

The next issue is the variances. The front yard setback for an R-4 zone is 25 feet. The front yard being the narrowest property line contiguous to a street which would be Lassen St. The applicant desires to construct a building with a 12 foot setback instead of the required 25 feet (the plans show a 15 foot setback; however, design error is the rational for this).

The reason for the 15 foot setback, according to the applicant, is so that they can maintain all parking in one area and allow a continuous landscaping fronting the corners of Wood and Lassen Sts.

The adjoining properties to the south all have a 25 foot setback; therefore, this structure would definitely reduce the visual and spacial open of particularly the next door neighbor. The plan with a minimum set-

April 29, 2025



City of Willows Planning Commission
Attn: City Clerk
201 N. Lassen Street
Willows, CA 95988

RE: OBJECTION TO PROPOSED MORATORIUM ON MOBILE FOOD TRUCKS

Public Hearing Date: May 6, 2025

Dear Chair and Members of the Willows Planning Commission,

I am writing to formally oppose the proposed moratorium on mobile food trucks within the City of Willows, as outlined in the public hearing notice for May 6, 2025. While California municipalities possess the authority to enact interim ordinances pursuant to California Government Code § 65858, the proposed moratorium lacks the requisite legal justification and procedural integrity mandated by statute and relevant case law.

I. INSUFFICIENT LEGAL JUSTIFICATION AND VIOLATION OF STATUTORY INTENT

California Government Code § 65858 permits the adoption of an interim ordinance only when there is a **current and immediate threat to the public health, safety, or welfare**. The stated purpose of this proposed moratorium – "to allow time for the review of existing zoning regulations" – patently fails to meet this stringent urgency requirement. The legislative intent behind § 65858, as interpreted by the courts, is to address genuine emergencies, not to provide a mechanism for delaying lawful land uses while long-term planning is underway.

The court in **City of Corona v. Naulls (1986) 183 Cal.App.3d 117** clearly established that interim ordinances are reserved for situations demanding immediate action to avert a crisis and cannot be employed as a substitute for the regular zoning amendment process. The City of Willows' attempt to utilize this extraordinary measure for routine zoning review directly contravenes this established legal interpretation. Furthermore, the absence of any articulated findings demonstrating a current and immediate threat, as mandated by § 65858, renders the proposed moratorium legally deficient. The California Supreme Court's decision in **Tahoe Regional Planning Agency v. McKay (1993) 59 Cal.3d 792** further reinforces this principle by invalidating overbroad moratoria lacking demonstrable emergency conditions.

II. UNREASONABLE RESTRAINT OF TRADE AND ECONOMIC HARM

The proposed blanket moratorium on mobile food vendors constitutes a potentially unreasonable restraint of trade, impacting the livelihoods of small business owners and limiting food options

for residents. California law generally disfavors measures that unduly restrict lawful business activities (**Business and Professions Code § 16600**). While exceptions exist, a complete ban without a clear and present danger to the public welfare raises serious concerns about its legality. The principle articulated in **Ex parte Whitwell (1893) 98 Cal. 73**, though concerning a different context, underscores the invalidity of ordinances that arbitrarily impede legitimate occupations. Without any evidence demonstrating harm caused by mobile food trucks, this moratorium appears arbitrary and inflicts unnecessary economic harm on these businesses. The court in **Land Waste Management v. Contra Costa County (1990) 222 Cal.App.3d 950** emphasized the need for a direct nexus between a moratorium and a specific, immediate threat, which is absent here.

III. PROCEDURAL DUE PROCESS DEFICIENCIES

The lack of specific legislative findings by the Planning Commission detailing a current and immediate threat to public health, safety, or welfare attributable to mobile food trucks raises significant procedural due process concerns under the California Constitution, Article I, Section 7. Governmental actions that restrict fundamental economic activities must be based on reasoned findings and evidence. The absence of such findings in this case suggests an arbitrary exercise of power. Moreover, a moratorium lacking clear justification creates the potential for arbitrary and discriminatory enforcement, potentially violating the equal protection clause by favoring established businesses over mobile vendors without a rational basis.

IV. AVAILABILITY OF LESS RESTRICTIVE ALTERNATIVES

The City of Willows has a responsibility to explore less restrictive alternatives to a complete prohibition of mobile food trucks. Targeted regulations addressing specific concerns such as noise, traffic, waste disposal, or operational hours would be a more appropriate and legally sound approach than a blanket ban. The Attorney General's guidance on Government Code Section 65858, while focused on housing, emphasizes the importance of considering less restrictive alternatives before implementing a moratorium. The City should follow this principle and explore regulatory solutions that accommodate mobile food vendors while addressing any legitimate public concerns. The ruling in **People v. Ala Carte Catering Co. (1979) 101 Cal.App.3d 760** supports the idea of regulation over outright prohibition in the absence of substantiated public risk.

V. POLICY AND EQUITY CONCERNS

Mobile food vendors offer affordable food options, stimulate local economic activity, and provide entrepreneurial opportunities, particularly for underserved communities. A moratorium would negatively impact these benefits. Cities like Los Angeles and Sacramento have successfully integrated mobile food vendors through updated regulations, demonstrating that a moratorium is not a necessary or equitable approach.

VI. REQUEST FOR COMMISSION ACTION

For the compelling legal and policy reasons articulated above, I respectfully request that the Planning Commission take the following actions:

1. **Reject the proposed moratorium** on mobile food trucks due to its lack of legal and factual foundation, particularly the absence of a demonstrated current and immediate threat to public health, safety, or welfare, as required by California Government Code § 65858 and interpreted by relevant case law including *City of Corona v. Naulls* and *Tahoe Regional Planning Agency v. McKay*.
2. **Initiate a collaborative and transparent review process** regarding the City's zoning regulations pertaining to mobile food vendors. This process should include active participation from vendors, residents, and legal counsel to ensure a balanced and legally sound outcome that considers less restrictive alternatives.
3. **Ensure that any future regulatory changes** are narrowly tailored to address specific, evidence-based concerns related to public health, safety, or welfare, without violating principles of due process, equal protection, or fair competition, and consistent with the principles outlined in cases like *Land Waste Management v. Contra Costa County* and *People v. Ala Carte Catering Co.*.

Thank you for your careful consideration of these important concerns.

Sincerely,

A Concerned Resident and Advocate for Fair Business Practices in Willows



Date: May 6, 2025

To: Planning Commission

From: Joe Bettencourt, Community Development and Services Director

Subject: 12 Month Temporary Moratorium on Mobile Food Trucks

Recommendation:

Hold a public hearing and consider adopting a resolution recommending that the City Council (1) approve the proposed ordinance imposing a temporary 12 month moratorium on the acceptance of new mobile food truck applications in all zoning districts within the City of Willows, (2) recommend modifications to the proposed ordinance, or (3) deny the proposed ordinance.

Rationale for Recommendation:

The purpose of the moratorium is to allow time to update the Willows Municipal Code (WMC) to more clearly define mobile food trucks and identify the appropriate zoning districts in which they may operate. Because the proposed ordinance would amend the City's land use regulations, consideration and recommendation by the Planning Commission is required pursuant to California Government Code Sections 65853–65857.

Background:

At the February 25, 2025 City Council meeting, Council Member Pride requested that a future agenda include consideration of a moratorium on new mobile food truck applications to allow the City time to clarify how such uses are defined in the Willows Municipal Code and determine appropriate zoning districts for their operation. During the moratorium, the City Council, Planning Commission, and Planning Department will collaborate to study the impacts of mobile food trucks and update the Municipal Code with clear definitions and zoning standards. The goal is to establish a transparent, consistent, and predictable process for future applicants

Mobile food trucks have been permitted to operate with a Conditional Use Permit (CUP) in the Central Commercial District. Willows Municipal Code (WMC) 18.55.030 allows for outside sales and transient or mobile business operations, this has been used as the basis for allowing operation with a CUP. The City of Willows currently has three mobile food trucks operating within the Central Commercial District.

Discussion & Analysis:

The Central Commercial District is currently the only zone in which transient/mobile businesses can operate. The terms “transient/mobile” are ambiguous and can be interpreted in a variety of ways. A mobile food truck is in fact mobile, but they use a single site for their place of business and can make permanent site improvements to the location.

The California Health and Safety Code 113831 has the following definitions-

113831. (a) “Mobile food facility” means any vehicle used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail. “Mobile food facility” does not include a “transporter” used to transport packaged food from a food facility, or other approved source to the consumer.

(b) “Single operating site mobile food facilities” means at least one, but not more than four, unenclosed mobile food facilities, and their auxiliary units, that operate adjacent to each other at a single location.

(c) “Compact mobile food operation” means a mobile food facility that operates from an individual or from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance.

Consistency with Council Priorities and Goals:

This action aligns with the Council’s priority #2 Economic Development, Goal 3: Complete a code update to promote business opportunities.

Fiscal Impact:

There is no fiscal impact.

Attachments:

- Attachment 1: Resolution
- Attachment 2: DRAFT Ordinance
- Attachment 3: Public Comment



**City of Willows
Resolution XX-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THAT
THE CITY COUNCIL ADOPT AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON NEW
APPLICATIONS FOR MOBILE FOOD TRUCKS IN ALL ZONING DISTRICTS**

WHEREAS, mobile food trucks are a growing business model in the City of Willows and have potential impacts on traffic, safety, aesthetics, noise, and existing brick-and-mortar businesses; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 6th 2025 in accordance with California Government Code §§ 65853–65857, to consider a temporary 12 month moratorium on new applications for mobile food trucks in all zoning districts within the City; and

WHEREAS, the City of Willows does not currently have comprehensive regulations specifically governing the operation of mobile food trucks, including their definition and the zoning districts where they can operate; and

WHEREAS, the purpose of the moratorium is to provide the City time to study the impacts of mobile food truck operations and to develop appropriate amendments to the Willows Municipal Code regulating such uses; and

WHEREAS, this moratorium shall not affect the continued operation of mobile food trucks currently operating under valid permits within the City of Willows and;

WHEREAS, the Planning Commission has considered public testimony and staff reports, and finds that the temporary moratorium is necessary to preserve the public health, safety, and welfare by providing time to develop regulations that ensure mobile food trucks can operate in an orderly and predictable manner; and

WHEREAS, the Planning Commission further finds that the moratorium is consistent with the City's General Plan, particularly regarding land use, public safety, and community welfare; and

WHEREAS, the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility the moratorium may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Willows recommends that the City Council [adopt/modify/reject] the proposed ordinance titled: AN ORDINANCE OF THE WILLOWS CITY COUNCIL AUTHORIZING A TEMPORARY MORATORIUM ON NEW MOBILE FOOD TRUCK APPLICATIONS IN THE CITY OF WILLOWS.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 6th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Pedro Bobadilla, Chair

ATTESTED:

Karleen Price, City Clerk



**City of Willows
Ordinance XXX-2025**

**AN ORDINANCE OF THE WILLOWS CITY COUNCIL AUTHORIZING A TEMPORARY
MORATORIUM ON NEW MOBILE FOOD TRUCK APPLICATIONS IN THE CITY OF WILLOWS**

WHEREAS, the City Council of the City of Willows intends to impose a temporary moratorium on new applications for mobile food trucks to allow the City to study the impacts of such businesses and to formulate appropriate zoning requirements; and

WHEREAS, the City Council has reviewed the recommendations of the Planning Commission following a public hearing held on May 6th 2025, and the Planning Commission has recommended the adoption of this moratorium; and

WHEREAS, the City Council of the City of Willows has held a public hearing on this ordinance, and after due consideration, finds that the imposition of a moratorium is in the best interest of public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILLOWS DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS

The City Council finds and determines as follows:

1. Mobile food trucks are a growing industry within the City of Willows, and their operations are not currently regulated in a manner that adequately addresses the health, safety, traffic, and aesthetic concerns of the community.
2. A temporary moratorium is necessary to allow the City to conduct a thorough study of the impacts of mobile food trucks and to develop appropriate zoning regulations that address these issues.
3. The imposition of a temporary moratorium will allow the City time to evaluate these issues without the continued expansion of mobile food truck operations.

SECTION 2. TEMPORARY MORATORIUM

1. A temporary moratorium is hereby imposed on the new applications for mobile food trucks in all zoning districts within the City of Willows.
2. No permits, licenses, or entitlements shall be issued for the operation of mobile food trucks within the City of Willows during the effective period of this moratorium, except that existing mobile food trucks currently operating under valid permits may continue operations pending further regulation.

SECTION 3. STUDY AND RECOMMENDATIONS

The City of Willows Planning Department, Planning Commission, and City Council shall update the Willows Municipal Code to clarify definitions and zoning requirements as they relate to mobile food trucks to address public health, safety, traffic, and other concerns, with a goal of completing the update by the conclusion of the 12-month moratorium period.

SECTION 4. SEVERABILITY

If any provision of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 5. DURATION

This moratorium shall remain in effect for a period of 12 months, commencing on the effective date of this ordinance, unless extended by the City Council.

SECTION 6. CEQA COMPLIANCE

This ordinance is exempt from the CEQA Guidelines Section 15061(b)(3), which applies when the activity is "not subject to CEQA" because it can be determined with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect 30 days after its adoption, in accordance with California Government Code.

SECTION 8. LEGAL AUTHORITY

This ordinance is adopted pursuant to the zoning authority granted by Government Code Section 65800 et seq.

PASSED AND ADOPTED by the City Council of the City of Willows this XX day of XXXXX 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Evan Hutson, Mayor

Karleen Price, City Clerk

April 29, 2025



City of Willows Planning Commission
Attn: City Clerk
201 N. Lassen Street
Willows, CA 95988

RE: OBJECTION TO PROPOSED MORATORIUM ON MOBILE FOOD TRUCKS

Public Hearing Date: May 6, 2025

Dear Chair and Members of the Willows Planning Commission,

I am writing to formally oppose the proposed moratorium on mobile food trucks within the City of Willows, as outlined in the public hearing notice for May 6, 2025. While California municipalities possess the authority to enact interim ordinances pursuant to California Government Code § 65858, the proposed moratorium lacks the requisite legal justification and procedural integrity mandated by statute and relevant case law.

I. INSUFFICIENT LEGAL JUSTIFICATION AND VIOLATION OF STATUTORY INTENT

California Government Code § 65858 permits the adoption of an interim ordinance only when there is a **current and immediate threat to the public health, safety, or welfare**. The stated purpose of this proposed moratorium – "to allow time for the review of existing zoning regulations" – patently fails to meet this stringent urgency requirement. The legislative intent behind § 65858, as interpreted by the courts, is to address genuine emergencies, not to provide a mechanism for delaying lawful land uses while long-term planning is underway.

The court in **City of Corona v. Naulls (1986) 183 Cal.App.3d 117** clearly established that interim ordinances are reserved for situations demanding immediate action to avert a crisis and cannot be employed as a substitute for the regular zoning amendment process. The City of Willows' attempt to utilize this extraordinary measure for routine zoning review directly contravenes this established legal interpretation. Furthermore, the absence of any articulated findings demonstrating a current and immediate threat, as mandated by § 65858, renders the proposed moratorium legally deficient. The California Supreme Court's decision in **Tahoe Regional Planning Agency v. McKay (1993) 59 Cal.3d 792** further reinforces this principle by invalidating overbroad moratoria lacking demonstrable emergency conditions.

II. UNREASONABLE RESTRAINT OF TRADE AND ECONOMIC HARM

The proposed blanket moratorium on mobile food vendors constitutes a potentially unreasonable restraint of trade, impacting the livelihoods of small business owners and limiting food options

for residents. California law generally disfavors measures that unduly restrict lawful business activities (**Business and Professions Code § 16600**). While exceptions exist, a complete ban without a clear and present danger to the public welfare raises serious concerns about its legality. The principle articulated in **Ex parte Whitwell (1893) 98 Cal. 73**, though concerning a different context, underscores the invalidity of ordinances that arbitrarily impede legitimate occupations. Without any evidence demonstrating harm caused by mobile food trucks, this moratorium appears arbitrary and inflicts unnecessary economic harm on these businesses. The court in **Land Waste Management v. Contra Costa County (1990) 222 Cal.App.3d 950** emphasized the need for a direct nexus between a moratorium and a specific, immediate threat, which is absent here.

III. PROCEDURAL DUE PROCESS DEFICIENCIES

The lack of specific legislative findings by the Planning Commission detailing a current and immediate threat to public health, safety, or welfare attributable to mobile food trucks raises significant procedural due process concerns under the California Constitution, Article I, Section 7. Governmental actions that restrict fundamental economic activities must be based on reasoned findings and evidence. The absence of such findings in this case suggests an arbitrary exercise of power. Moreover, a moratorium lacking clear justification creates the potential for arbitrary and discriminatory enforcement, potentially violating the equal protection clause by favoring established businesses over mobile vendors without a rational basis.

IV. AVAILABILITY OF LESS RESTRICTIVE ALTERNATIVES

The City of Willows has a responsibility to explore less restrictive alternatives to a complete prohibition of mobile food trucks. Targeted regulations addressing specific concerns such as noise, traffic, waste disposal, or operational hours would be a more appropriate and legally sound approach than a blanket ban. The Attorney General's guidance on Government Code Section 65858, while focused on housing, emphasizes the importance of considering less restrictive alternatives before implementing a moratorium. The City should follow this principle and explore regulatory solutions that accommodate mobile food vendors while addressing any legitimate public concerns. The ruling in **People v. Ala Carte Catering Co. (1979) 101 Cal.App.3d 760** supports the idea of regulation over outright prohibition in the absence of substantiated public risk.

V. POLICY AND EQUITY CONCERNS

Mobile food vendors offer affordable food options, stimulate local economic activity, and provide entrepreneurial opportunities, particularly for underserved communities. A moratorium would negatively impact these benefits. Cities like Los Angeles and Sacramento have successfully integrated mobile food vendors through updated regulations, demonstrating that a moratorium is not a necessary or equitable approach.

VI. REQUEST FOR COMMISSION ACTION

For the compelling legal and policy reasons articulated above, I respectfully request that the Planning Commission take the following actions:

1. **Reject the proposed moratorium** on mobile food trucks due to its lack of legal and factual foundation, particularly the absence of a demonstrated current and immediate threat to public health, safety, or welfare, as required by California Government Code § 65858 and interpreted by relevant case law including *City of Corona v. Naulls* and *Tahoe Regional Planning Agency v. McKay*.
2. **Initiate a collaborative and transparent review process** regarding the City's zoning regulations pertaining to mobile food vendors. This process should include active participation from vendors, residents, and legal counsel to ensure a balanced and legally sound outcome that considers less restrictive alternatives.
3. **Ensure that any future regulatory changes** are narrowly tailored to address specific, evidence-based concerns related to public health, safety, or welfare, without violating principles of due process, equal protection, or fair competition, and consistent with the principles outlined in cases like *Land Waste Management v. Contra Costa County* and *People v. Ala Carte Catering Co.*.

Thank you for your careful consideration of these important concerns.

Sincerely,

A Concerned Resident and Advocate for Fair Business Practices in Willows

April 30, 2025

City of Willows
Willows Planning Commission
201 N Lassen Street
Willows, CA 95988

Municipal Code (law) is essential for planning. It defines the authority of local government and impacts development and taxation. Municipal regulations and ordinances are necessary as they affect residents' daily lives, such as zoning and public safety.

Because the City of Willows has no Municipal Code for Mobile Food Trucks, it has been difficult for the Planning Commission to apply equal and fair conditions and standards to each individual application. The Municipal Code with Design Guidelines serves as a resource structure that helps to apply conditions and standards fairly.

I am in agreement with placing a temporary moratorium on Mobile Food Trucks until a finalized Municipal Code for such business is adopted and finalized by the City of Willows.

Respectfully,

Holly Myers



Date: May 6, 2025

To: Planning Commission

From: Joe Bettencourt, Community Development and Services Director

Subject: Multi-Jurisdiction Hazard Mitigation Plan 2025 Recommendation

Recommendation:

The Planning Commission will hold a Public Hearing in consideration of recommending that Willows City Council take the following actions:

- (A) Adopt the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 update as the official Hazard Mitigation Plan of the City of Willows.
- (B) Approve General Plan Amendment 2025-001, thereby amending the City of Willows General Plan Safety Element to include the Multi-Jurisdiction Hazard Mitigation Plan 2025 update.
- (C) Find that the proposal is exempt from environmental review as required by CEQA through the use of the "General Rule" Section 15061(b) (3) that is applied to proposals, which will have no potential adverse impact on the environment.

Rationale for Recommendation:

In order for City of Willows to comply with AB 2140, the City Council must adopt a resolution integrating the updated Multi-Jurisdiction Hazard Mitigation Plan 2025 into the safety element of the General Plan. The proposed approval and adoption of the Multi-Jurisdiction Hazard Mitigation Plan recognizes the City of Willows commitment to reducing the impacts of natural hazards. Therefore, staff proposes that the Multi-Jurisdiction Hazard Mitigation Plan be recommended for approval and adoption by reference into the General Plan.

Background:

The proposed General Plan Amendment (GPA) 2025-001 is to amend the City of Willows General Plan to include the updated Glenn County Multi-Jurisdiction Hazard Mitigation Plan. The Multi-Jurisdiction Hazard Mitigation Plan was submitted for review by the California Governor's Office of Emergency Services (CalOES) and the Federal Emergency Management Agency (FEMA). CalOES and FEMA have conditionally approved the Multi-Jurisdiction Hazard Mitigation Plan, pending adoption and approval by the City Council.

The City of Willows, in collaboration with the City of Orland and Glenn County, engaged stakeholders and conducted the necessary meetings in accordance with FEMA and CalOES guidelines to develop the

updated 2025 Multi-Jurisdiction Hazard Mitigation Plan. These efforts were undertaken to assess and address potential hazards, ensuring the communities are better prepared for future emergencies.

Discussion & Analysis:

Assembly Bill (AB) 2140 authorizes a city or county to adopt within its safety element a hazard mitigation plan, and limits the state share for projects eligible under the California Disaster Assistance Act, unless a local jurisdiction has adopted a local hazard mitigation plan in accordance with the Federal Disaster Mitigation Act as part of its safety element.

The proposed General Plan Amendment will integrate with the existing Safety Element of the General Plan. The project does not directly involve revisions to the environment and therefore will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

2 ANALYSIS

2.1 Environmental Determination

This project will result in no Potentially Significant Impacts to the environment and is considered exempt from environmental review as required by CEQA through the use of the “General Rule” Section 15061(b) (3) that is applied to proposals which will have no potential adverse impact on the environment.

3 GENERAL PLAN AMENDMENT

3.1 General Plan Safety Element

CalOES, via AB 2140 requires an amendment to the General Plan in order to integrate the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 update in to the Safety Element of the City of Willows General Plan.

A Planning Commission Resolution is provided for signature by the Chair and will be forwarded to the City Council as a recommendation by the Planning Commission.

3.2 Summary of Amendment Process

General plan amendment procedures are similar to the General Plan adoption process: at least one public hearing is required before both the Planning Commission and the Board of Supervisors. An environmental finding must be prepared pursuant to the California Environmental Quality Act. The Planning Commission's approval or denial of a general plan amendment is forwarded as a recommendation to the Willows City Council, which makes the final decision to approve or deny the requested amendment.

3.3 General Plan Consistency

This proposal to amend the City of Willows General Plan in order to include and implement the Multi-Jurisdiction Hazard Mitigation Plan can be considered consistent with the General Plan for Glenn County.

3.4 General Plan, Safety Element

The safety element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and fire hazards. The Safety Element of the General Plan addresses topics related to public health and safety: law enforcement, fire hazards and fire protection, geologic hazards, air quality, flooding, water quality, noise, and solid and hazardous waste. The focus is on the impact natural and human-created hazards may have on development and future population, and on programs and ways to direct, enhance and serve development to be safe and cost-effective.

4 FINDINGS

4.1 Finding for General Plan Amendment

Glenn County is vulnerable to natural hazards that may result in loss of life and property, economic hardship, and threats to public health and safety. The Multi-Jurisdiction Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards. Therefore, it is in the public interest to approve the proposal.

4.2 Finding for Notice of Exemption

The amending of the General plan will not result in any on the ground activity without additional environmental review. Therefore, the project is exempt from environmental review as required by CEQA through the use of the “General Rule” Section 15061(b) (3) that is applied to proposals, which will have no potential adverse impact on the environment.

Consistency with Council Priorities and Goals:

This action aligns with the Council’s priority #3 Public Safety.

Fiscal Impact:

There is no fiscal impact for development of the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025.

Attachments:

Attachment 1: Resolution

Attachment 2: Glenn County Multi-Jurisdiction Hazard Mitigation Plan



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THAT THE CITY COUNCIL ADOPT THE GLENN COUNTY MULTI-JURISDICTION HAZARD MITIGATION PLAN 2025 AS THE OFFICIAL HAZARD MITIGATION PLAN OF THE CITY OF WILLOWS AND AMEND THE GENERAL PLAN TO INCORPORATE THE MULTI-JURISDICTION HAZARD MITIGATION PLAN

WHEREAS, the City of Willows participated in the development of the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Willows from the impacts of future hazards and disasters; and

WHEREAS, the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 was developed collaboratively by the Glenn County Planning Division, in cooperation with other County departments, the City of Orland, the City of Willows, and the citizens of the City of Willows, Orland, and Glenn County; and

WHEREAS, the City of Willows Planning Commission conducted a public hearing on May 6, 2025, on the proposed General Plan Amendment in order to integrate by reference the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 into the Safety Element of the City of Willows General Plan; and

WHEREAS, the City of Willows recognizes the threat, and is vulnerable to, natural hazards that may result in loss of life and property, economic hardship, and threats to public health and safety. The Multi-Jurisdiction Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards. Therefore, the proposed General Plan amendment is in the public interest; and

WHEREAS, the Planning Commission recommends to the City Council of the City of Willows that it adopts the Commission's recommended finding that the General Plan amendment is in the public interest and approve the amendment to amend the Safety Element of the City of Willows General Plan; and

WHEREAS, a recommended adoption by the City Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025; and

WHEREAS, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, in addition the City of Willows acknowledges the requirements of Section 322 of DMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Glenn County Multi-Jurisdiction Hazard Mitigation Plan, and

WHEREAS, the Federal Emergency Management Agency (FEMA) has reviewed and determined that the Glenn County Multi-Jurisdiction Hazard Mitigation Plan is eligible for final approval pending its adoption by Glenn County and participating jurisdictions; and

WHEREAS, the Planning Commission considered the matter of amending the City of Willows General Plan and conducted a public hearing on the matter on May 6, 2025, and after review and consideration found that the project is in conformance with State and local environmental guidelines; and

WHEREAS, following the public hearing the Planning Commission finds that this amendment is exempt from environmental review as required by CEQA through the use of the "General Rule" Section 15061(b)(3) that is applied to proposals, which will have no potential adverse impact on the environment; and

WHEREAS, the City of Willows will submit this adoption resolution to the California Office of Emergency Services and FEMA to enable the plans final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirement of AB 2140.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission to recommend that the City Council for the City of Willows resolve that:

1. Adopt the Glenn County Multi-Jurisdiction Hazard Mitigation Plan 2025 update as the official Hazard Mitigation Plan of the City of Willows.
2. Approve General Plan Amendment 2025-001, thereby amending the City of Willows General Plan Safety Element to include the Multi-Jurisdiction Hazard Mitigation Plan 2025.
3. Find that the proposal is exempt from environmental review as required by CEQA through the use of the "General Rule" Section 15061(b) (3).

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 6th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Pedro Bobadilla, Chair

Karleen Price, City Clerk



Glenn County, CA

Multi-Jurisdiction Hazard Mitigation Plan 2025



Glenn County Multi-Jurisdiction Hazard Mitigation Plan

This work was sponsored by Glenn County, California.


The research was conducted by IEM, incorporating data provided by Glenn County, the City of Orland, the City of Willows, and their stakeholders.

IEM is a global consulting house for safety, security, strategic performance, and sustainability. We combine objective, scientific analysis with a broad spectrum of experience to provide practical, effective solutions for the public and private sectors. IEM's publications do not necessarily reflect the opinions of its research clients and sponsors.

Funding for this project was provided by the California Department of Forestry and Fire Protection as part of the California Climate Investments Program. The Glenn County Multi-Jurisdiction Hazard Mitigation Plan update is part of California Climate Investments, a statewide program that puts billions of Cap-and-Trade dollars to work reducing GHG emissions, strengthening the economy, and improving public health and the environment—particularly in disadvantaged communities. The Cap-and-Trade program also creates a financial incentive for industries to invest in clean technologies and develop innovative ways to reduce pollution. California Climate Investments projects include affordable housing, renewable energy, public transportation, zero-emission vehicles, environmental restoration, more sustainable agriculture, recycling, and much more. At least 35 percent of these investments are located within and benefiting residents of disadvantaged communities, low-income communities, and low-income households across California. For more information, visit the California Climate Investments website at:

www.caclimateinvestments.ca.gov.



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(800) 977-8191

Executive Summary

Throughout history, natural disasters have inflicted significant damage on property, infrastructure, and human life. The economic, psychological, and financial costs of these events have been significant, straining communities during response and recovery efforts. Because of this, the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) has been collaboratively developed by Glenn County, the City of Orland, and the City of Willows (the “participating jurisdictions”), their stakeholders, and the public. The plan seeks to mitigate the impact of natural hazards in the future while respecting the character and requirements of the local community. This section provides a foundational overview of the plan, outlining its background, purpose, and scope.

Background

Each year, in the United States, natural disasters claim the lives of hundreds of individuals and injure thousands more. Taxpayers nationwide bear the burden of the financial impact of such disasters, spending billions of dollars each year on recovery efforts for communities, organizations, businesses, and individuals. Nevertheless, these amounts only partially reflect the true cost of disasters, as additional expenses incurred by insurance companies and nongovernmental organizations are not reimbursed by public funds. It is notable that some natural disasters are foreseeable, and a significant portion of the resulting damage may be avoided or minimized through adequate planning and preparation.

Over the last five decades, many natural disasters have affected the participating jurisdictions. Specifically, since 1964, 20 disasters have been federally declared, including:

- Eight floods,
- Seven storms,
- Two biological events
- One drought,
- One extreme temperature event,
- One hurricane, and
- Two biological events.

The series of coastal storms that occurred between January and March of 1983 had a significant impact on the entire State of California. The inland areas of Northern California were particularly affected by incidents of flooding, landslides, and tornadoes. The flooding was a direct result of the swelling of the Sacramento River, which caused extensive damage to the surrounding areas. These weather events, while not unprecedented, served as a reminder of the importance of preparedness and resilience in the face of natural disasters.¹ More recent events, including significant severe weather events and the massive August Complex fire, emphasize how changing conditions increase the frequency and severity of disaster events. Mitigation planning helps document and address these kinds of hazards.

¹ FEMA, “Natural Hazard Mitigation Saves Interim Report.” https://www.fema.gov/sites/default/files/2020-07/fema_mitsaves-factsheet_2018.pdf

Glenn County Multi-Jurisdiction Hazard Mitigation Plan Appendix C: Plan Review Documents

This plan was developed in accordance with the Disaster Mitigation Act of 2000 (Public Law 106-390) and associated implementing regulations. These regulations were established by the Interim Final Rule, published in the Federal Register on February 26, 2002 (44 CFR §201.6) and finalized on October 31, 2007. Collectively, these requirements and regulations are referred to as the Disaster Mitigation Act (DMA) or DMA 2000.

The DMA emphasizes the need for coordinated mitigation planning and implementation efforts, while the regulations set forth the requirements that local hazard mitigation plans must meet for local jurisdictions to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288). As Glenn County is exposed to numerous hazards, access to these programs is essential.

Consequently, this plan has been prepared to meet the DMA's requirements and regulations to enhance the participating jurisdictions' resiliency and preparedness. The plan provides a comprehensive overview of the county's hazards, risk assessments, and mitigation strategies, outlining the key roles and responsibilities of stakeholders and outlining a timeline for implementation.

The information in this plan will be a fundamental guide for coordinating mitigation activities and making informed decisions regarding land use policies for Glenn County and the Cities of Orland and Willows. By actively engaging in proactive mitigation planning, these communities can effectively reduce the cost of responding to and recovering from disasters. The plan's implementation will help safeguard crucial community facilities, reduce liability exposure, and minimize overall community impacts and disruptions. Glenn County and the Cities of Orland and Willows remain steadfastly committed to reducing the future impacts of similar hazard events and retaining eligibility for federal funding related to mitigation.

Purpose

The objective of the MJHMP Update is to furnish Glenn County, Orland, and Willows with a comprehensive blueprint for mitigating the impact of natural hazards, thereby promoting the protection of the populace and property of the participating jurisdictions from future natural hazard events. The Glenn County MJHMP serves as the formal declaration of the county's and cities' commitments to guaranteeing a resilient community. It also functions as a tool to lead decision-makers in directing mitigation activities and resources toward the most vulnerable areas, while ensuring that the county and Cities of Orland and Willows remain eligible for federal disaster assistance programs, including the Federal Emergency Management Agency's (FEMA) Pre-Disaster Mitigation (PDM), Hazard Mitigation Grant Program (HMGP), and Flood Mitigation Assistance (FMA) Program. The participating jurisdictions came together to discuss their risks, vulnerabilities, and opportunities to protect life and property through mitigation actions.

Plan Organization and Scope

The MJHMP comprises seven sections that are structured according to the logical sequence of activities undertaken during the plan's development. It encompasses all documentation required to fulfill the necessary criteria for FEMA approval, as outlined in the new [Local Mitigation Planning Policy Guide](#). The MJHMP is a comprehensive framework that offers a strategic and integrated approach to hazard mitigation, enabling multiple jurisdictions to work together in preparing for, responding to, and recovering from various hazard events. The plan includes the following sections:

- **Section 1. Community Profile** provides information on Glenn County's history, geography, climate, population, economy, housing, and land use trends, as well as those of the Cities of Orland and Willows.
- **Section 2. The Planning Process** outlines the approach to creating the MJHMP and the meetings and outreach activities that engaged stakeholders and the public, including vulnerable populations.

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- **Section 3. Risk Assessment** identifies and prioritizes natural hazards in Glenn County, Orland, and Willows and assesses their vulnerability.
- **Section 4. Capabilities Assessment** identifies and analyzes current plans, policies, and resources which can be used for mitigation
- **Section 5. Mitigation Strategy** identifies mitigation goals, assesses the capabilities of Glenn County, Orland, and Willows to implement mitigation actions, and identifies and prioritizes those actions.
- **Section 6. Plan Maintenance** outlines the adoption and implementation of the MJHMP and describes the processes for monitoring, evaluating, updating, and maintaining it. This section also delves into the subject of continued public involvement.
- **Appendix A** provides support plan maintenance, and **Appendix B** provides public outreach risk assessment survey results.
- The **Plan Review Documents**

Glenn County Multi-Jurisdiction Hazard Mitigation Plan
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U.S. Department of Homeland Security
FEMA Region 9
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

January 16, 2025

Andy Popper
Principal Planner
Glenn County Planning & Community Development Services Agency
225 North Tehama Street
Willows, CA 95988

Dear Andy Popper:

The Federal Emergency Management Agency (FEMA) has completed its review of the *2024 Glenn County Multi-Jurisdiction Hazard Mitigation Plan* and has determined that this plan is eligible for final approval pending its adoption by Glenn County and all participating jurisdictions. Please see the enclosed list of approvable pending adoption jurisdictions.

Formal adoption documentation must be submitted to FEMA Region 9 by at least one participating jurisdiction within one calendar year of the date of this letter, or the entire plan must be updated and resubmitted for review. FEMA will approve the plan upon receipt of the documentation of formal adoption.

Once the plan is approved, each participating jurisdiction must adopt the plan within five calendar years of the date of the approval. The adoption of the plan by each jurisdiction ensures that jurisdiction's continued eligibility for funding under FEMA's Hazard Mitigation Assistance (HMA) programs. All requests for funding, however, will be evaluated individually according to the specific eligibility, and other requirements of the particular program under which applications are submitted.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,



Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Glenn County Hazard Mitigation Plan Approvable Pending Adoption Notice January 16, 2025

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Enclosures (2)
Glenn County Plan Review Tool, dated January 16, 2025

Glenn County Multi-Jurisdiction Hazard Mitigation Plan
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Status of Participating Jurisdictions, dated January 16, 2025

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of
Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of
Emergency Services

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Status of Participating Jurisdictions as of January 16, 2025

Jurisdictions – Adopted and Approved

#	Jurisdiction	Adoption Receipt Date
1		
2		
3		

Jurisdictions – Approvable Pending Adoption

#	Jurisdiction
1	Glenn County
2	The City of Orland
3	The City of Willows

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Local Mitigation Plan Review Tool

Cover Page

The Local Mitigation Plan Review Tool (PRT) demonstrates how the local mitigation plan meets the regulation in 44 CFR § 201.6 and offers states and FEMA Mitigation Planners an opportunity to provide feedback to the local governments, including special districts.

1. The Multi-Jurisdictional Summary Sheet is a worksheet that is used to document how each jurisdiction met the requirements of the plan elements (Planning Process; Risk Assessment; Mitigation Strategy; Plan Maintenance; Plan Update; and Plan Adoption).
2. The Plan Review Checklist summarizes FEMA's evaluation of whether the plan has addressed all requirements.

For greater clarification of the elements in the Plan Review Checklist, please see Section 4 of this guide. Definitions of the terms and phrases used in the PRT can be found in Appendix E of this guide.

Plan Information	
Jurisdiction(s)	Glenn County, City of Orland, City of Willows
Title of Plan	Glenn County Multi-Jurisdiction Hazard Mitigation Plan
New Plan or Update	Update
Single- or Multi-Jurisdiction	Multi-Jurisdiction
Date of Plan	March, 2024
Local Point of Contact	
Title	Andy Popper
Agency	Glenn County Planning & Community Development Services Agency
Address	225 North Tehama Street Willows, CA 95988
Phone Number	530-934-6540
Email	APopper@countyofglenn.net

Glenn County Multi-Jurisdiction Hazard Mitigation Plan
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Additional Point of Contact	
Title	Click or tap here to enter text.
Agency	Click or tap here to enter text.
Address	Click or tap here to enter text.
Phone Number	Click or tap here to enter text.
Email	Click or tap here to enter text.

1. Review Information	
2. State Review	
State Reviewer(s) and Title	Jody Newton, Plan Reviewer
State Review Date	3/15/2024, 11/25/2024
FEMA Review	
FEMA Reviewer(s) and Title	Avery M. Frank, Community Planner Kiana Wong, Community Planner
Date Received in FEMA Region	12/11/2024
Plan Not Approved	
Plan Approvable Pending Adoption	1/16/2025
Plan Approved	

Glenn County Multi-Jurisdiction Hazard Mitigation Plan
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Multi-Jurisdictional Summary Sheet

In the boxes for each element, mark if the element is met (Y) or not met (N).

#	Jurisdiction Name	A. Planning Process	B. Risk Assessment	C. Mitigation Strategy	D. Plan Maintenance	E. Plan Update	F. Plan Adoption	G. HHPD Requirements	H. State Requirements
1	Glenn County	Y	Y	Y	Y	Y			
2	City of Orland	Y	Y	Y	Y	Y			
3	City of Willows	Y	Y	Y	Y	Y			
4									
5									
6									
7									
8									
9									
10									

Plan Review Checklist

The Plan Review Checklist is completed by FEMA. States and local governments are encouraged, but not required, to use the PRT as a checklist to ensure all requirements have been met prior to submitting the plan for review and approval. The purpose of the checklist is to identify the location of relevant or applicable content in the plan by element/sub-element and to determine if each requirement has been “met” or “not met.” FEMA completes the “required revisions” summary at the bottom of each element to clearly explain the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is “not met.” Sub-elements in each summary should be referenced using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each element and sub-element are described in detail in Section 4: Local Plan Requirements of this guide.

Plan updates must include information from the current planning process.

If some elements of the plan do not require an update, due to minimal or no changes between updates, the plan must document the reasons for that.

Multi-jurisdictional elements must cover information unique to all participating jurisdictions.

Element A: Planning Process

Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement 44 CFR § 201.6(c)(1))		
A1-a. Does the plan document how the plan was prepared, including the schedule or time frame and activities that made up the plan’s development, as well as who was involved?	Schedule: - Pg. 5 - Table 9 Activities: - Pg. 29 Table 9 Who: - Table 10	Met
A1-b. Does the plan list the jurisdiction(s) participating in the plan that seek approval, and describe how they participated in the planning process?	Participants: - Table 10 - Pg. 53 - Pg. 301 - Pg. 325 How: - Table 10	Met

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Element A Requirements	Location in Plan (section and/or page number)	Met / Not Met
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development as well as businesses, academia, and other private and non-profit interests to be involved in the planning process? (Requirement 44 CFR § 201.6(b)(2))		
A2-a. Does the plan identify all stakeholders involved or given an opportunity to be involved in the planning process, and how each stakeholder was presented with this opportunity?	Stakeholders: - Table 5 How: - Pg. 30	Met
A3. Does the plan document how the public was involved in the planning process during the drafting stage and prior to plan approval? (Requirement 44 CFR § 201.6(b)(1))		
A3-a. Does the plan document how the public was given the opportunity to be involved in the planning process and how their feedback was included in the plan?	Public participation: - Pg. 45-52 Vulnerable populations: - Pg. 48-52 Included how: - Pg. 52	Met
A4. Does the plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement 44 CFR § 201.6(b)(3))		
A4-a. Does the plan document what existing plans, studies, reports and technical information were reviewed for the development of the plan, as well as how they were incorporated into the document?	Existing information: - Pg. 54 NFIP Products: - Pg. 118 - Figure 48-50	Met
ELEMENT A REQUIRED REVISIONS		
Required Revision: Click or tap here to enter text.		

Element B: Risk Assessment

Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
B1. Does the plan include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction? Does the plan also include information on previous occurrences of hazard events and on the probability of future hazard events? (Requirement 44 CFR § 201.6(c)(2)(i))		
B1-a. Does the plan describe all natural hazards that can affect the jurisdiction(s) in the planning area, and does it provide the rationale if omitting any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area?	<p>Natural hazards:</p> <ul style="list-style-type: none"> - Section 3 Risk Assessment <p>Omission:</p> <ul style="list-style-type: none"> - Section 3 Risk Assessment 	Met
B1-b. Does the plan include information on the location of each identified hazard?	<p>Drought:</p> <ul style="list-style-type: none"> - Pg. 81 <p>Extreme Heat:</p> <ul style="list-style-type: none"> - Pg. 103 <p>Flood:</p> <ul style="list-style-type: none"> - Pg. 121 - Figure 48 <p>Geological Hazards:</p> <ul style="list-style-type: none"> - Pg. 148 - Figure 57 - Figure 58 - Figure 64 <p>Severe Weather:</p> <ul style="list-style-type: none"> - Pg. 190 <p>Wildfire:</p> <ul style="list-style-type: none"> - Pg. 203 - Figure 90 	Met
B1-c. Does the plan describe the extent for each identified hazard?	<p>Drought:</p> <ul style="list-style-type: none"> - Pg. 81-86 <p>Extreme Heat:</p> <ul style="list-style-type: none"> - Figure 34 - Figure 38 -39 - Pg. 103- <p>Flood:</p> <ul style="list-style-type: none"> - Pg. 121-124 - Pg. 127 	Met

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Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
	Geological Hazards: - Pg. 157-160 Severe Weather: - Pg. 190-191 Wildfire: - Pg. 204	
B1-d. Does the plan include the history of previous hazard events for each identified hazard?	Table 12-13 Drought: - Pg. 86 - Figure 28 Extreme Heat: - Pg. 105-106 Flood: - Pg. 129-130 Geological Hazards: - Pg. 160 Severe Weather: - Pg. 192-193 Wildfire: - Pg. 205-208	Met
B1-e. Does the plan include the probability of future events for each identified hazard? Does the plan describe the effects of future conditions, including climate change (e.g., long-term weather patterns, average temperature and sea levels), on the type, location and range of anticipated intensities of identified hazards?	Drought: - Table 18 - Pg. 91 Extreme Heat: - Table 18 - Pg. 106-109 Flood: - Table 18 - Pg. 130-131 Geological Hazards: - Table 18 - Pg. 161-162 Severe Weather: - Table 18 - Pg. 195 Wildfire: - Table 18 - Pg. 208-213	Met
B1-f. For participating jurisdictions in a multi-jurisdictional plan, does the plan describe any hazards that are unique to and/or vary from those affecting the overall planning area?	See annex review tool	Met
B2. Does the plan include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards? Does this summary also address NFIP-		

Glenn County Multi-Jurisdiction Hazard Mitigation Plan
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Element B Requirements	Location in Plan (section and/or page number)	Met / Not Met
insured structures that have been repetitively damaged by floods? (Requirement 44 CFR § 201.6(c)(2)(ii))		
<p>B2-a. Does the plan provide an overall summary of each jurisdiction's vulnerability to the identified hazards?</p> <ul style="list-style-type: none"> - People - Structures - Systems - Resources - Activities 	<p>Social vulnerability: - Pg. 24-28</p> <p>Drought: - Pg. 93-95</p> <p>Extreme Heat: - Pg. 112-113</p> <p>Flood: - Pg. 131-142</p> <p>Geological Hazards: - Figure 58 - Pg. 163-168</p> <p>Severe Weather: - Pg. 196</p> <p>Wildfire: - Figure 90 - Pg. 214-218</p>	Met
<p>B2-b. For each participating jurisdiction, does the plan describe the potential impacts of each of the identified hazards on each participating jurisdiction?</p> <ul style="list-style-type: none"> - Climate change - Changes in population patterns - Changes in land use and development 	<p>Climate change: - Pg. 18-19</p> <p>Population patterns: - Pg. 19</p> <p>Land use trends: - Pg. 21-24</p> <p>Drought: - Pg. 92-95</p> <p>Extreme Heat: - Pg. 112-113</p> <p>Flood: - Pg. 131-142</p> <p>Geological Hazards: - Pg. 162-168</p> <p>Severe Weather: - Pg. 196</p> <p>Wildfire: - Pg. 213-218</p>	Met
<p>B2-c. Does the plan address NFIP-insured structures within each jurisdiction that have been repetitively damaged by floods?</p>	<p>NFIP repetitively damaged: - Pg. 126</p>	Met
ELEMENT B REQUIRED REVISIONS		
<p>Required Revision:</p> <p>Click or tap here to enter text.</p>		

Element C: Mitigation Strategy

Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C1. Does the plan document each participant's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement 44 CFR § 201.6(c)(3))		
C1-a. Does the plan describe how the existing capabilities of each participant are available to support the mitigation strategy? Does this include a discussion of the existing building codes and land use and development ordinances or regulations?	Capabilities: - Section 4 Building codes: - Section 4	Met
C1-b. Does the plan describe each participant's ability to expand and improve the identified capabilities to achieve mitigation?	Expand/improve: - Table 92	Met
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C2-a. Does the plan contain a narrative description or a table/list of their participation activities? - Adoption of NFIP - Adoption of FIRM - Implementation and enforcement - Designee - Substantial improvement/damage	NFIP: - Pg. 118 - Table 89	Met
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement 44 CFR § 201.6(c)(3)(i))		
C3-a. Does the plan include goals to reduce the risk from the hazards identified in the plan?	Goals: - Pg. 253	Met

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Element C Requirements	Location in Plan (section and/or page number)	Met / Not Met
C4. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement 44 CFR § 201.6(c)(3)(ii))		
C4-a. Does the plan include an analysis of a comprehensive range of actions/projects that each jurisdiction considered to reduce the impacts of hazards identified in the risk assessment?	Comprehensive range of actions: - Table 93 - Table 98	Met
C4-b. Does the plan include one or more action(s) per jurisdiction for each of the hazards as identified within the plan's risk assessment?	See annex review tool	Met
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including a cost-benefit review), implemented, and administered by each jurisdiction? (Requirement 44 CFR § 201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))		
C5-a. Does the plan describe the criteria used for prioritizing actions?	Prioritization: - Pg. 261-262	Met
C5-b. Does the plan provide the position, office, department or agency responsible for implementing/administrating the identified mitigation actions, as well as potential funding sources and expected time frame?	Funding: - Table 98 Responsible party: - Table 98	Met
ELEMENT C REQUIRED REVISIONS		
Required Revision: Click or tap here to enter text.		

Element D: Plan Maintenance

Element D Requirements	Location in Plan (section and/or page number)	Met / Not Met
D1. Is there discussion of how each community will continue public participation in the plan maintenance process? (Requirement 44 CFR § 201.6(c)(4)(iii))		
D1-a. Does the plan describe how communities will continue to seek future public participation after the plan has been approved?	Continued public involvement: - Pg. 275	Met
D2. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a five-year cycle)? (Requirement 44 CFR § 201.6(c)(4)(i))		
D2-a. Does the plan describe the process that will be followed to track the progress/status of the mitigation actions identified within the Mitigation Strategy, along with when this process will occur and who will be responsible for the process?	Progress: - Section 6	Met
D2-b. Does the plan describe the process that will be followed to evaluate the plan for effectiveness? This process must identify the criteria that will be used to evaluate the information in the plan, along with when this process will occur and who will be responsible.	Effectiveness: - Section 6	Met
D2-c. Does the plan describe the process that will be followed to update the plan, along with when this process will occur and who will be responsible for the process?	Update: - Section 6	Met
D3. Does the plan describe a process by which each community will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement 44 CFR § 201.6(c)(4)(ii))		
D3-a. Does the plan describe the process the community will follow to integrate the ideas, information and strategy of the mitigation plan into other planning mechanisms?	Integration: - Table 102	Met
D3-b. Does the plan identify the planning mechanisms for each plan participant into which the ideas, information and strategy from the mitigation plan may be integrated?	Mechanisms: - Table 102	Met
D3-c. For multi-jurisdictional plans, does the plan describe each participant's individual process for integrating information from the mitigation strategy into their identified planning mechanisms?	See annex review tool	Met

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ELEMENT D REQUIRED REVISIONS

Required Revision:

Click or tap here to enter text.

Element E: Plan Update

Element E Requirements	Location in Plan (section and/or page number)	Met / Not Met
E1. Was the plan revised to reflect changes in development? (Requirement 44 CFR § 201.6(d)(3))		
E1-a. Does the plan describe the changes in development that have occurred in hazard-prone areas that have increased or decreased each community's vulnerability since the previous plan was approved?	Changes in development: - Pg. 92, 112, 131, 162, 196, and 213	Met
E2. Was the plan revised to reflect changes in priorities and progress in local mitigation efforts? (Requirement 44 CFR § 201.6(d)(3))		
E2-a. Does the plan describe how it was revised due to changes in community priorities?	Changes in priorities: - Pg. 30	Met
E2-b. Does the plan include a status update for all mitigation actions identified in the previous mitigation plan?	Status update: - Table 94	Met
E2-c. Does the plan describe how jurisdictions integrated the mitigation plan, when appropriate, into other planning mechanisms?	Previous integration: - Table 101	Met
ELEMENT E REQUIRED REVISIONS		
Required Revision:		
Click or tap here to enter text.		

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Element F: Plan Adoption

Element F Requirements	Location in Plan (section and/or page number)	Met / Not Met
F1. For single-jurisdictional plans, has the governing body of the jurisdiction formally adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F1-a. Does the participant include documentation of adoption?	Click or tap here to enter text.	Choose an item.
F2. For multi-jurisdictional plans, has the governing body of each jurisdiction officially adopted the plan to be eligible for certain FEMA assistance? (Requirement 44 CFR § 201.6(c)(5))		
F2-a. Did each participant adopt the plan and provide documentation of that adoption?	Click or tap here to enter text.	Not Met
ELEMENT F REQUIRED REVISIONS		
Required Revision: F2-a: After receiving official approvable pending adoption correspondence from the FEMA Region 9 Office please send a signed adoption resolution to FEMA-R9-MITIGATION-PLANNING fema-r9-mitigation-planning@fema.dhs.gov		

Element G: High Hazard Potential Dams (Optional)

HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD1. Did the plan describe the incorporation of existing plans, studies, reports and technical information for HHPDs?		
HHPD1-a. Does the plan describe how the local government worked with local dam owners and/or the state dam safety agency?	Click or tap here to enter text.	Choose an item.
HHPD1-b. Does the plan incorporate information shared by the state and/or local dam owners?	Click or tap here to enter text.	Choose an item.

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HHPD Requirements	Location in Plan (section and/or page number)	Met / Not Met
HHPD2. Did the plan address HHPDs in the risk assessment?		
HHPD2-a. Does the plan describe the risks and vulnerabilities to and from HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD2-b. Does the plan document the limitations and describe how to address deficiencies?	Click or tap here to enter text.	Choose an item.
HHPD3. Did the plan include mitigation goals to reduce long-term vulnerabilities from HHPDs?		
HHPD3-a. Does the plan address how to reduce vulnerabilities to and from HHPDs as part of its own goals or with other long-term strategies?	Click or tap here to enter text.	Choose an item.
HHPD3-b. Does the plan link proposed actions to reducing long-term vulnerabilities that are consistent with its goals?	Click or tap here to enter text.	Choose an item.
HHPD4-a. Did the plan include actions that address HHPDs and prioritize mitigation actions to reduce vulnerabilities from HHPDs?		
HHPD4-a. Does the plan describe specific actions to address HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD4-b. Does the plan describe the criteria used to prioritize actions related to HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD4-c. Does the plan identify the position, office, department or agency responsible for implementing and administering the action to mitigate hazards to or from HHPDs?	Click or tap here to enter text.	Choose an item.
HHPD Required Revisions		
Required Revision: Click or tap here to enter text.		

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Element H: Additional State Requirements (Optional)

Element H Requirements	Location in Plan (section and/or page number)	Met / Not Met
This space is for the State to include additional requirements.		
Click or tap here to enter text.	Click or tap here to enter text.	Choose an item.

Plan Assessment

These comments can be used to help guide your annual/regularly scheduled updates and the next plan update.

Element A. Planning Process

Strengths

- The plan team selected its stakeholder types based on the five stakeholder types found in the [FEMA Local Planning Policy Guide](#). Additionally, the plan used a table format with a column included for stakeholder type to clearly document these stakeholder groups. This helps to strengthen the plan by demonstrating not only alignment with 44 CFR 201.6(b)(2) but also ensures a holistic plan development process that elevates the voices of numerous stakeholders involved in hazard mitigation.
- The planning team used multiple methods of stakeholder engagement including meetings, a dedicated stakeholder digital survey, phone calls, and reviewing the draft plan. This ensures each stakeholder has the opportunity to participate in the plan's development in numerous ways.
- The planning team is commended for increasing public participation in the plan's development along with targeted outreach efforts to vulnerable populations. The plan documented that the 2018 update did not garner any public participation although efforts were made. The current plan update includes not only documentation that the public participated but also how this feedback was incorporated into the plan's development.
- The plan effectively builds upon FEMA Flood Insurance Rate Maps by including the flood zones and critical assets on the same map. This helps to strengthen the plan by not only showing potential hazard areas but the vulnerability of assets in and around those areas.

Opportunities for Improvement

- In future plan updates to build upon the successful practice of documenting jurisdictional participation in the planning process consider adding in either narrative format or table format the agency and title of the consultants that represented the participating jurisdictions throughout the planning process. Additionally consider adding more detail about how the consultants representing the jurisdictions relayed information to city officials. This will help to strengthen the plan by including more details as to how each participating jurisdiction was involved and made decisions in the planning process regardless of consultant representation.
- In future plan updates to build upon the successful practice of reviewing a variety of technical resources to inform the plans development consider including the NFIP regulatory flood mapping products that were used throughout the plan's development in the list of resources documented in the plan.

Element B. Risk Assessment

Strengths

- The plan documented several different types of scales that could be used to assess the anticipated range of intensities for a drought event. These scales include the Vegetation Drought Response Index, Surface Water Supply Index, Palmer Drought Severity Index, and U.S. Drought Monitor. This enhances the plan by examining potential intensities from various perspectives.
- The plan effectively used statewide climate change predictions to apply them on a county level. This demonstrates the planning team's ability to use the data that is accessible to the county to make meaningful predictions about future conditions and the probability of hazard events occurring.
- The planning team used both low and high emissions scenarios where appropriate to evaluate the correlation between climate change and the probability of a given hazard event. This is a helpful analysis method as it provides the jurisdiction with options and the ability to make mitigation actions based on the different scenarios.
- The plan includes impactful real-life photos from previous hazard events. These images help to demonstrate the threat that exists from these hazard events as well as serve as a reminder for why the hazard mitigation plan is so important.

Opportunities for Improvement

- In future plan updates consider using the [National Risk Index](#) to analyze and map a potential hazard. For example, the plan can be enhanced by including the National Risk Index map for drought which will complement the narrative section that states drought can affect the entire county. Additionally, the National Risk Index has valuable information that can add to the risk assessment for each hazard type.
- In future plan updates consider building upon the vulnerabilities assessment by including additional information to support and enhance the overall assessment. For example, the drought vulnerability analysis discusses farm workers but does not provide the total number of farm workers in the county. This information can be obtained through [Census Bureau Data](#) and would help to provide additional context to the analysis.
- In future plan updates consider building upon the impact analysis by including additional information on changes in population patterns and land use and development trends. The plan documents valuable information in the Community Profile section discussing a decline in the population for all participating jurisdictions but it does not connect this decline to the impact analysis. Additionally, the plan documents in the same section the land use and development trends for the County but it does not tie this information back to the impact analysis. The impact analysis for each hazard does touch on these topics but it will help to strengthen the plan if this information is incorporated directly into the impact analysis.

Element C. Mitigation Strategy

Strengths

- The State and Federal Funding Resource Table (table 85) is a valuable tool for documenting the available funding mechanisms outside of the jurisdictions budget. This tool should be used and maintained each plan update cycle and old funding mechanisms that are no longer relevant should be removed.
- The plan included in Table 89 a robust NFIP compliance/capabilities assessment. This table helps to strengthen the plan by not only documenting the county's compliance and current NFIP procedures but also helps to analyze the county's ability to leverage this capability or improve upon it if needed.
- The plan included in Table 93 additional mitigation actions that were considered but not selected for this plan update. This additional information is a useful practice as it provides context for the next plan update cycle and potential mitigation actions that might be more appropriate for the specific update. Additionally, the plan included a comprehensive range of actions including physical projects as well as studies and community outreach programs.
- The plan included a Mitigation Success Story section that highlights effective projects and success stories that have occurred since the last plan updated. This is a beneficial practice for not only documenting what works well but it provides additional context for creating mitigation actions in the future.

Opportunities for Improvement

- In future plan updates consider building upon the successful practice of selecting and prioritizing mitigation actions by reviewing the FEMA [Mitigation Ideas](#) Handbook. This resource has valuable information on mitigation strategies for various natural hazards. The handbook can be particularly helpful in creating potential mitigation activities for hazards that are challenging to plan for such as drought.

Element D. Plan Maintenance

Strengths

- The planning team is commended for creating a plan update schedule that starts 2 years prior to the plan's expiration date. This ensures the planning team has adequate time to collect the necessary information, engage with the public, conduct a risk assessment, and submit the plan for formal review.

Opportunities for Improvement

- [insert comments]

Element E. Plan Update

Strengths

- [insert comments]

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Opportunities for Improvement

- The planning team may consider in future plan updates expanding upon any changes in priorities or available resources/data that influenced the changes in the plan's contents. The plan effectively documents that it was a priority to update the plan in accordance with the most recent FEMA policy guidance, but this section can be enhanced by including additional information on any other changes that have occurred in priorities for the community.

Element G. HHPD Requirements (Optional)

Strengths

- [insert comments]

Opportunities for Improvement

- [insert comments]

Element H. Additional State Requirements (Optional)

Strengths

- [insert comments]

Opportunities for Improvement

- [insert comments]

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Participating Jurisdiction	A1.b. Describe jurisdictional participation in planning process		A2.a. Documentation of Local Stakeholder Groups		A3.a. Documentation of Public Engagement (including underserved and vulnerable populations)		B1.a. Identified Jurisdictional Hazards	
	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan
City of Orland	Y	Pg. 301	Y	Table 5 Table 104	Y	Pg. 45-52 and 304-305	Y	Table 106
City of Willows	Y	Pg. 325	Y	Table 5 Table 111 Table 112	Y	Pg. 45-52 and 329-330	Y	Table 114

Participating Jurisdiction	B1.f. Identified Jurisdictional Risk Differences			B2.a. Addressed Specific Vulnerabilities People Structures Systems Resources Activities		B2.b. Addressed Specific Impacts Climate change Changes in pop patterns Changes in land use	
	Met?	Location in Plan	Comments (required)	Met?	Location in Plan	Met?	Location in Plan
City of Orland	Y	Table 106 Figure 49	Strength: The table provided is a useful tool to analyze the unique jurisdictional risks for each hazard type.	Y	Drought: Pg 95, Figure 30, Table 106 Extreme Heat: Pg. 114, Table 106 Flood: Figure 49, Table 37, Table 39, Table 40, Pg 143, Table 106 Geological Hazards: Figure 49, Table 46, Pg. 168, Table 106 Severe Weather: Pg. 197, Table 106 Wildfire: Figure 94, Pg 218, Table 106	Y	Drought: Pg. 92, Table 106 Extreme Heat: Table 106, Pg. 114 Flood: Table 106, pg 131 Geological Hazards: Pg 162 Table 106 Severe Weather: Table 106, pg 196 Wildfire: Table 106, pg 213
City of Willows	Y	Table 114 Figure 50	Strength: The table provided is a useful tool to analyze the unique jurisdictional risks for each hazard type.	Y	Drought: Pg. 95, Table 114 Extreme Heat: Pg. 114, Table 114 Flood: Figure 50, Table 38, Table 39, Table 40, Pg. 143, Table 114 Geological Hazards: Figure 50, Table 46, Pg. 168, Table 114 Severe Weather: Pg. 197, Table 114 Wildfire: Figure 50, Pg. 218-219, Table 114	Y	Drought: Pg. 93, Table 114 Extreme Heat: Table 114, Pg 114 Flood: Table 114, Pg 131 Geological Hazards: Pg 162, Table 114 Severe Weather: Table 114, pg 196 Wildfire: Table 114, pg 213

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Participating Jurisdiction	B2.c. Repetitive Loss Information		C1.a. Mitigation Capabilities Identified		C1b. Expand and Improve Upon Mitigation Capabilities		C2.a. NFIP Program Information Adoption FIRM Implementation Designee Substantial improvement/damage	
	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan
City of Orland	Y	Table 106	Y	Section 4	Y	Table 92, Table 107, Pg.315-316	Y	Table 90
City of Willows	Y	Table 114	Y	Section 4	Y	Table 92, Table 115, Pg 340-341	Y	Table 91

Participating Jurisdiction	C4.b. Mitigation actions for each hazard		C5.b. Action Information (Agency, Funding, Timeframe)		D3.c. Process for Integrating with Jurisdictionally Identified Planning Mechanisms (check on jurisdiction's D3.a. & D3.b)		E1.a. Changes in Development	
	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan
City of Orland	Y	Table 110	Y	Table 110	Y	Pg. 322	Y	Drought: Pg. 92, Table 106 Extreme Heat: Table 106, Pg. 114 Flood: Table 106, pg 131 Geological Hazards: Pg 162 Table 106 Severe Weather: Table 106, pg 196 Wildfire: Table 106, pg 213
City of Willows	Y	Table 118	Y	Table 118	Y	Pg 347-348	Y	Drought: Pg. 93, Table 114 Extreme Heat: Table 114, Pg 114 Flood: Table 114, Pg 131 Geological Hazards: Pg 162, Table 114 Severe Weather: Table 114, pg 196 Wildfire: Table 114, pg 213

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Participating Jurisdiction	E2.a. Changes in Priorities		E2.b. Status of Previous Actions		E2.c. Past Integration Efforts	
	Met?	Location in Plan	Met?	Location in Plan	Met?	Location in Plan
City of Orland	Y	Pg 323-324	Y	Table 108	Y	Pg 322
City of Willows	Y	Pg 348	Y	Table 116	Y	Pg 347-348

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- City of Orland Annex and the **City of Willows Annex** provide jurisdiction-specific applications of the data in this countywide plan for the Cities of Orland and Willows, respectively, to meet mitigation grant eligibility requirements.

Plan Development

The plan development process occurred between November 2023 and March 2024. In the beginning, a broad range of stakeholders and plan participants from the three participating jurisdictions were identified. Three meetings were held to engage the representatives of the jurisdiction and identified stakeholders: a Kickoff meeting, a Risk Assessment/Capability Assessment meeting, and a Mitigation Strategy meeting. Stakeholders were also invited to participate through a digital survey specifically designed to identify how their organizations implemented and were willing to support mitigation actions across the planning area. Other stakeholders also participated in the three meetings, including active participation by representatives of tribes, special districts, agricultural concerns, the California Governor's Office of Emergency Services (Cal OES), the California Department of Forestry and Fire Protection (Cal FIRE), the Bureau of Reclamation, and the Glenn County Resource Conservation District (RCD).

The plan update included a major focus on public outreach and engagement. The participating jurisdictions widely publicized the opportunity to participate in the plan through digital surveys and in-person methods, including outreach to areas where vulnerable populations, such as the elderly, low-income, and Spanish-speaking populations, were likely to visit. Furthermore, the plan was discussed at multiple in-person public meetings and shared by newsletter and television. All information from stakeholders, the public, and plan participants was incorporated into a final draft plan, which was shared with Cal OES and FEMA for review.

Mitigation Goals

Mitigation goals are broad, policy-type statements which reflect the plan participants' vision for hazard mitigation. The participating jurisdictions and stakeholders evaluated the prior plan's mitigation goals at the Mitigation Strategy meeting and decided to make minor changes. These changes emphasized the importance of collaborating with tribal, state, and federal partners to implement mitigation actions and the need for additional data to support decision-making. The goals of this plan are as follows:

1. Reduce or eliminate hazard-related loss of life and injuries.
2. Reduce or eliminate hazard-related damage to critical/essential facilities and public services, infrastructure, and property.
3. Promote collaboration/coordination among jurisdictions, agencies, tribes, and state and federal partners in Glenn County to reduce or eliminate the impacts of natural hazards.
4. Improve and maintain Glenn County's and the cities' capabilities (planning/regulatory personnel capacity, funding accessibility, asset data, etc.) to implement mitigation activities.

Plan Adoption and Implementation

The plan has been reviewed by Cal OES and FEMA. The planning process will be complete when each jurisdiction adopts the final draft plan. Once FEMA determines that the plan has met Approvable-Pending-Adoption status, the participating jurisdictions will adopt the plan. Adoption resolution letters will be shared with Cal OES and FEMA. This will put the plan in good standing with FEMA and ensure that the participating jurisdictions are eligible to receive applicable hazard mitigation grants, including HMGP and Building Resilient Infrastructure and Communities (BRIC) and FMA grants.

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Section 1. Community Profile

This section provides an overview of the current conditions, including the history and existing environmental and socioeconomic factors, across Glenn County and in the cities of Orland and Willows. Environmental and socioeconomic considerations, such as geography, topography, climate, population, economy, housing, and land use and development trends, are all taken into account. Figure 1 is a profile map of Glenn County, and it illustrates its location in the State of California.

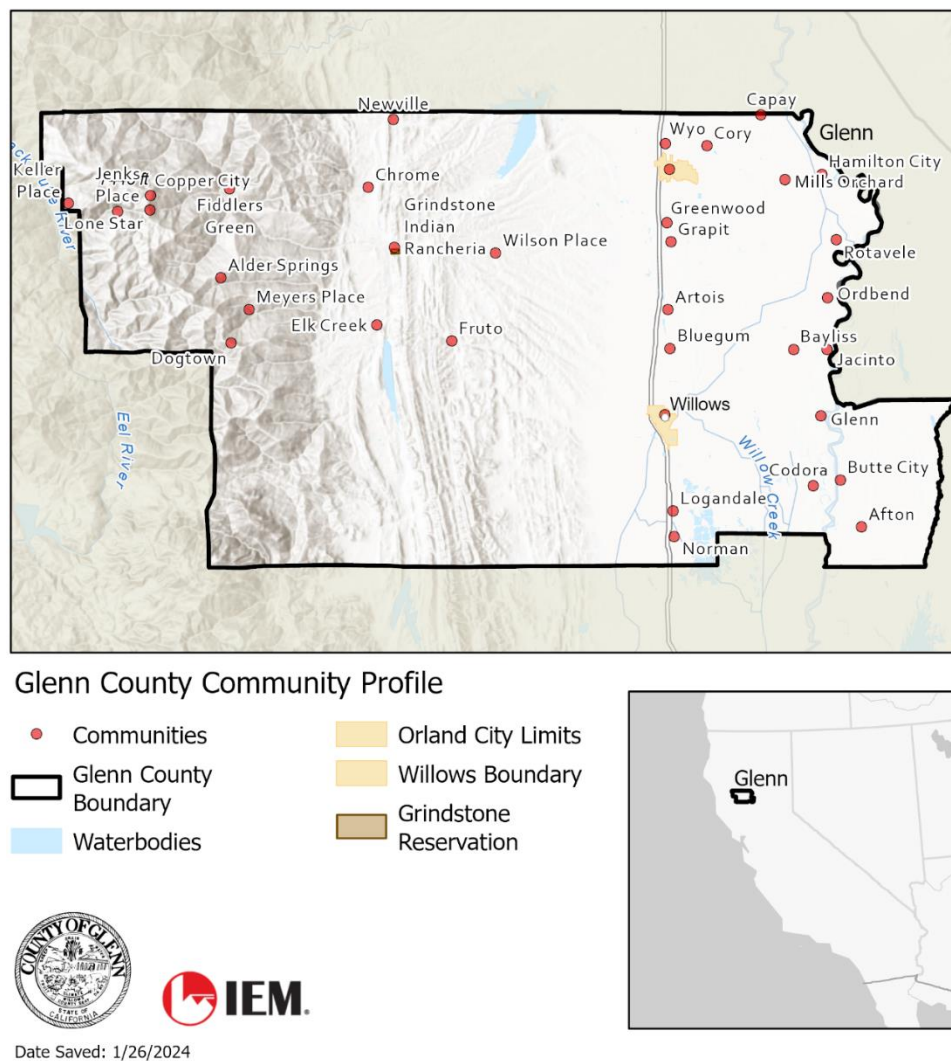


Figure 1: Glenn County Community Profile Map

History

Glenn County is situated in Northern California, halfway between Sacramento and Redding. It is primarily an agricultural community. The county's west is mountainous, while the Sacramento River bounds the east. The Interstate 5 corridor runs through the rich farmland of Glenn County.

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Glenn County's economy relies heavily on agriculture, with over 1,188 farms in the area. The county's major commodities include rice, almonds, milk products, prunes, and livestock. Glenn County, incorporated on March 5, 1891, was formed from the northern part of Colusa County, and named after Dr. Hugh J. Glenn, the largest wheat farmer in the state during his lifetime. He was a prominent figure in California's political and commercial life.²

Orland, situated in the northeast portion of Glenn County, began as a cattle ranch established in the late 1840s by Granville P. Swift. The area saw a shift from cattle ranching to grain production, and by the early 1870s, the Central Pacific Railroad had laid track from Colusa County to Red Bluff. In 1878, the Chamberlain brothers laid out the townsite of Orland, and two years later, the railroad took over its management. The new settlement saw the establishment of stores and warehouses for local ranchers, which attracted other residents. The census of 1880 showed that Orland had grown to 292.

In 1890, farmers in Orland began irrigating their land with water from Stony Creek. However, they soon discovered that the water supply was unreliable, and many farmers shifted to dairying and orchard crops instead. By the 1920s, Orland's population had grown to 1,600, and the town had become more settled, with large and small commercial establishments lining the streets of downtown Orland, which were beginning to be paved. The arrival of the Orland Project and the formation of the Orland Unit Water Users Association (OUWUA) led to the prosperity of many farmers. The OUWUA celebrated its 100th anniversary in 2007. While most of the open ditches used to deliver water have been covered, some outlying areas of the town still use project water for irrigation.³

Willows, which serves as the county seat of Glenn County, was settled in the 1840s and incorporated on January 16, 1886. The city received its name because of the numerous willow trees there. Willows was once a major shipping center for agricultural products and was connected to the state by the Southern Pacific Railway.⁴ The population began to decline in the mid-twentieth century and currently has a population of 6,116. Living in Willows offers residents a suburban feel with plenty of parks. Most residents of Willows own their homes, and the area is popular with families and young professionals.⁵ Willows is a peaceful and rural town with generally mild and pleasant summers, although they can be hot. Winters can be cold, but they bring beautiful snow scenes to enjoy outdoors.⁶

Geography, Topography, and Climate

This section provides succinct descriptions of the county's geography, topography, and climate as a basis for understanding the environmental conditions that could influence the impacts of natural hazards on the county.

Geography

Glenn County is situated in the Northern Sacramento Valley, between the Sacramento River and the eastern foothills and mountains of the Coast Range, approximately 80 miles north of Sacramento (see Figure 2).

² County of Glenn California, "County of Glenn Residents & Visitors." <https://www.countyofglenn.net/residents>

³ City of Orland, CA, "City of Orland History." <https://www.cityoforland.com/city-of-orland-history/>

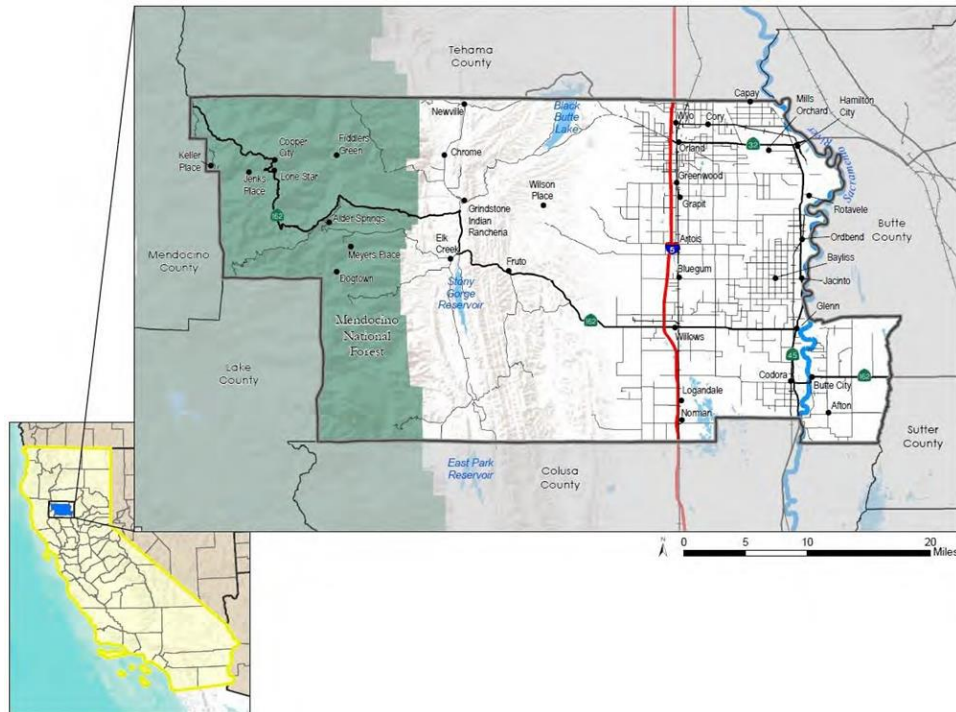
⁴ YouTube, "The History of Willows, (Glenn County) California !!!U.S."

https://www.google.com/search?q=development+of+Willows+california&rlz=1C1GCEU_enUS1080US1081&oq=development+of+Willows+california&gs_lcrp=EgZjaHJvbWUyYjBggAEEUYOTIHCAEQIRigAdIBCDcxNDFqMGo5qAIAAsAIA&sourceid=chrome&ie=UTF-8#fpstate=ive&ip=1&vld=cid:2e3b45c3,vid:KdyRqUWEQSQ,st:0

⁵ NICHE, "Willows." <https://www.niche.com/places-to-live/willows-glenn-ca/#:~:text=Willows%20is%20a%20town%20in,are%20a%20lot%20of%20parks>

⁶ Bestplaces, "Willows, CA." <https://www.bestplaces.net/city/california/willows>

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Source: County of Glenn, "Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan."

<https://www.countyofglenn.net/sites/default/files/Planning/Glenn%20County%20MJHMP%20100918.pdf>

Figure 2: Location of Glenn County, California

Glenn County covers around 1,317 square miles and is serviced by four main thoroughfares: one interstate highway and three state routes. Interstate 5, which runs north and south through the valley region of the county, passes through the cities of Orland and Willows. Along the Sacramento River, the California State Route 45 runs north to south along the eastern side of the county. California State Route 162 runs from east to west, crossing through Willows, and California State Route 32 runs from east to west, traversing Orland and the unincorporated community of Hamilton City.

Besides the incorporated cities of Willows and Orland, Glenn County has various unincorporated communities, such as Hamilton City, Ord Bend, Artois, Elk Creek, Butte City, and Glenn, and other smaller settlements. Tehama County demarcates it to the north, Butte County to the east, Colusa County to the south, and Lake and Mendocino Counties to the west.

Topography

Glenn County has a diverse terrain. The western portion of the county, covered by the Mendocino National Forest, is typified by steep terrain, while the eastern portion has relatively flat terrain. This variation in topography is attributed to the county's geological provinces: the Sacramento Valley and the Coast Range. The Sacramento Valley dominates the eastern third of the county, while the Coast Range dominates the western two-thirds, significantly shaping the county's topography. An understanding of the geological provinces is crucial for assessing the topographical features of Glenn County.

The Sacramento Valley comprises nearly level terraces, smooth alluvial fans, narrow flood plains, and water-filled basins. Its elevation varies from approximately 100 feet above mean sea level (MSL) at the Sacramento River to about 300 feet above MSL at the western edge of the valley, which is situated west of Interstate 5. Near Butte City, a small part of southeastern Glenn County is located east of the

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Sacramento River. This region is primarily an area of level floodplains and basins with little noticeable slope.

The Coast Range lies west of the Valley province and consists of two distinct regions: the rolling terrain of the Coast Range foothills and the mountainous Coast Range. The former gradually increases in elevation from the edge of the valley to approximately 2,000 feet. It encompasses smooth terrain, rolling to steep hills and narrow valleys with discernible areas of south-to-north drainage. Conversely, the latter rises to an elevation of almost 7,500 feet above MSL at Black Butte Mountain, with much of the region west of the foothills ranging above 6,000 feet and including part of the crest of the Coast Range. The Coast Range foothills and mountainous Coast Range represent a contrasting topography that offers a unique landscape for academic and business interests alike.

Climate

Climate influences the frequency and severity of natural hazards, resulting in extreme weather conditions, such as drought, flooding, landslides, severe weather, and wildfires. Glenn County experiences a Mediterranean climate, with hot and dry summers and moderate to cool and wet winters. On average, daily maximum temperatures range from the mid-fifties in January to the high nineties in July, while daily minimum temperatures range from the mid-thirties in January to the mid-sixties in July.

Nearly 90 percent of the county's annual rainfall occurs between November and April. It usually comes from frontal systems from the west. Snowfall in the valley is infrequent, and only trace amounts are possible. However, snowfall totals increase to the west, reaching four to eight inches on the lower slopes of the mountains. Normal annual precipitation across the county varies significantly, ranging from 15 inches in the southeast to as much as 50 or 60 inches at the highest elevations. On the valley floor, Willows receives about 17.7 inches of rainfall each year.⁷

The surrounding topography significantly influences the wind patterns in Glenn County. Ventilation is commonly inadequate because of calm winds and frequent temperature inversions. The combination of inversions, light winds, and constructive topography means that air is trapped horizontally and vertically during much of the year. Such occurrences can lead to poor air quality and may have implications for human health, particularly for those with respiratory ailments. Therefore, it is imperative that local authorities consider the implications of the prevailing wind patterns and topography when designing and implementing public health policies.

Climate Change

Glenn County is poised to face several pressing challenges in the years ahead because of climate change, including higher temperatures, droughts, wildfires, and extreme precipitation events. Average temperatures are projected to rise between 1°F and 2.3°F in California.⁸ Moreover, higher temperatures imply a shift in precipitation patterns, with more precipitation falling as rain rather than snow. This can lead to more frequent and extreme precipitation events, causing greater runoff and possible flooding. According to flood risk projections, 62 percent of all properties in Glenn County have a major risk of flooding over the next 30 years. This estimate is based on the level of risk that the properties confront, rather than the proportion of properties at risk.⁹

⁷ County of Glenn California, "Multi-Jurisdiction Hazard Mitigation Plan."

<https://www.countyofglenn.net/resources/plans/multi-jurisdiction-hazard-mitigation-plan>

⁸ Climate Change and Health Profile Report, Glenn County.

https://www.cdph.ca.gov/Programs/OHE/Glenn_County2-23-17.pdf

⁹ Risk Factor: https://riskfactor.com/county/glenn-county-ca/6021_fsid

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Housing stock may be threatened on both sides of the county by increased floods and wildfires, reducing the potential for growth. Glenn County's agricultural industry employs a significant number of farmworkers who are tasked with physically demanding activities, such as soil preparation, tree care, and planting. As temperatures continue to rise, these workers face an increased risk of heatstroke and other heat-related health concerns. These challenges could further increase water demand, especially from agriculture, exacerbating the sector's significant reliance on groundwater. This, in turn, could lead to a further decline in groundwater levels. Furthermore, rising temperatures also contribute to the proliferation of dry vegetation, which elevates the risk of wildfires that threaten the communities in and around Glenn County.¹⁰

Socioeconomic Factors

This section presents a comprehensive account of the population, economic, and housing factors in various areas of Glenn County. An in-depth understanding of these socioeconomic factors is crucial for evaluating the impacts that a natural disaster might have on the county's populace and economy. The population of the county, along with its economic and housing characteristics, plays a pivotal role in determining vulnerability to natural hazards. Therefore, describing these factors in detail is a necessary precondition for developing effective mitigation and preparedness strategies. Moreover, by analyzing the socioeconomic features of different areas of Glenn County, it is possible to identify disparities and vulnerabilities that might exacerbate the consequences of a natural disaster. This information can inform targeted measures that aim to reduce the risk of harm to the county's population, built environment, and economy in the event of a natural hazard occurrence.

Population

As per the 2022 U.S. Census data, Glenn County has 28,339 residents, a decline of 2.0% since 2020. Of this number, 8,217 individuals (or 30%) reside in Orland, which also has experienced a decline in population of 1.1% since 2020. Correspondingly, 6,116 people (22%) reside in Willows, a decline of 2.8% since 2020.¹¹ The data in Table 1 suggest that the population has reached its zenith and is in decline.

Table 1: Glenn County Population 2010–2022

Area	2010 Population	2020 Population	Percent Change (2010–2020)	Estimated Population 2022	Percent Change
Glenn County	28,122 (100%)	29,917 (100%)	6.4%	28,339	-2.0%
Unincorporated	14,609 (51.9%)	15,326 (51.2%)	4.9%	14,006	-8.6%
Orland	7,291 (25.9%)	8,298 (27.7%)	13.8%	8,217	-1.1%
Willows	6,166 (21.9%)	6,293 (21%)	2.06%	6,116	-2.8%

¹⁰ Union of Concerned Scientists, "Climate Change Impacts on California Central Valley: The Warning Shot the US is Ignoring." <https://blog.ucsusa.org/pablo-ortiz/climate-change-impacts-on-california-central-valley-the-warning-shot-the-us-is-ignoring/>

¹¹ United States Census, "Quick Facts Willows City, California; Orland City, California; Glenn County, California." <https://www.census.gov/quickfacts/fact/table/orlandcitycalifornia,glenncountycalifornia/BZA010221>

Housing

A household is defined as a person or a group that resides in a housing unit. As of July 2022, Glenn County had 10,966 households, with 60.9% being under the ownership of occupants in 2021. From 2017 through 2021, the average household size in the county was 2.91 individuals.¹² Among the residents of Glenn County, 71% dwell in single-unit homes, while 17% reside in multi-unit homes. The remaining 12% of the population live in mobile homes.¹³

Most residents of Glenn County live in single-family housing or mobile homes. Mobile homes are more widespread in unincorporated areas. Most single-family detached structures are in the two incorporated cities of Orland and Willows and in the unincorporated communities of Artois, Butte City, Elk Creek, Glenn, and Hamilton City. As one moves away from these community centers, housing becomes secondary to the primary land use of commercial agriculture. According to the California Department of Finance's housing estimates for cities and counties, Glenn County (unincorporated) and Willows experienced a decrease in overall housing units, while Orland experienced a small increase (1.57%)¹⁴. Table 2 shows the projected change in housing units between 2018 and 2023.

Table 2: Changes in Housing Units, 2018–2023

Jurisdiction	Number in 2018	Number in 2023	Percent Change
Glenn County (unincorporated)	5,774	5,542	-4.02%
Orland	2,937	2,983	1.57%
Willows	2,459	2,518	-2.34%

Table 3 shows the Department of Finance's estimates of changes in the types of housing units since the last plan update. Overall, the biggest change was in the number of single detached homes, which decreased from an estimated 7,956 to 7,820.

Table 3: Housing Units by Type in Glenn County, 2018 and 2023

Year	Single Detached	Single Attached	Two to Four Units	Five or More Units	Mobile Homes	Total
2018	7,956	213	822	767	1,412	11,170
2023	7,820	215	792	801	1,415	11,043

Economic Background and Trends

Glenn County's economy is predominantly fueled by the agricultural sector (including farmers, ranchers, and value-added agricultural producers), which boasts over 1,188 farms. Preserving the agricultural prosperity of the county while developing urban areas are important goals of the plan participants. The subsequent major contributors to the region's economy are state and local governments and healthcare.

¹² Ibid.

¹³ Census Reporter, "Glenn County, CA." <https://censusreporter.org/profiles/05000US06021-glenn-county-ca/>

¹⁴ State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2022 and 2023. Sacramento, California, May 2023. <https://dof.ca.gov/forecasting/demographics/estimates-e1/>

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The county's most significant manufacturers include Johns Manville, Sierra Nevada Cheese, and Omega Walnuts, employing over 200 workers each. Healthcare employment will expand to 900 jobs over the next five years, creating new employment opportunities. While transportation and warehousing demonstrated minimal growth from 2016 to 2021, the anticipated addition of an Amazon distribution center in 2022 was expected to create 400 new jobs. During the 2022–2027 forecast period, Glenn County's overall employment is predicted to rise by approximately 700–800 jobs.¹⁵

Economic development is a critical metric of the progress of businesses assisted, job creation, and capital investment annually. In recent years, the Cities and County Economic Development Committee has made significant strides toward improving economic development through collaborative efforts. Given limited resources—financial and staff—the main objective for the Glenn County region is to leverage existing resources, partners, programs, and expertise to focus on opportunities and address the needs and issues of the existing business sectors and emerging market opportunities.

Land Use and Development Trends

This section elucidates the current land use and development trends in Glenn County. This information will help guide and coordinate future mitigation activities and decisions related to local land use policy. It is noteworthy that Glenn County revised its General Plan (GP) in July 2023, which classifies land uses in the unincorporated areas of the county.

The General Agriculture designation identifies areas where upholding agriculture as the primary land use is deemed desirable. This designation intends to preserve lands intended for agricultural use, both currently and in the future, and to safeguard them from the pressures of development. The aim is to perpetuate the viability of such lands for agricultural purposes while ensuring that they are not lost to development.

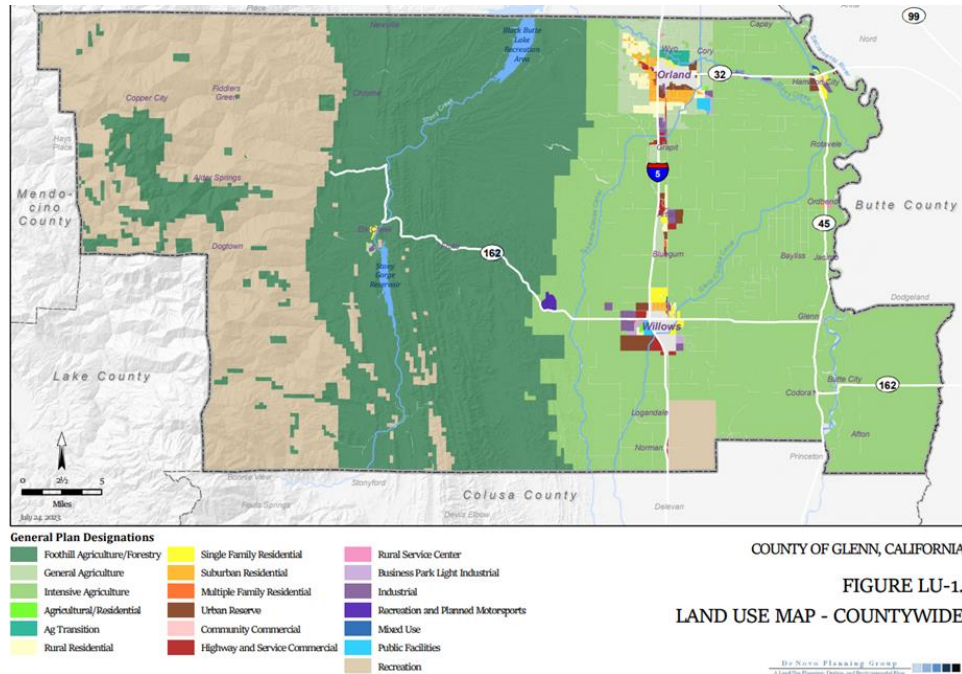
The Intensive Agriculture (IA) designation, which primarily serves the eastern part of Glenn County, identifies areas that are suitable for commercial agriculture and contribute significantly to the county's economic base. Its primary objective is to protect the agricultural community from the encroachment of unrelated agricultural uses that could harm the physical and economic well-being of the community. This designation also signifies lands that are under Williamson Act contracts, and the aim is to preserve both currently and potentially productive agricultural lands that contain state-designated important farmlands or locally significant farmlands.

The Foothill Agriculture/Forestry (FA) designation, most of the land in the western two-thirds of the county, aims to conserve the foothill areas of the county by enabling intensive and extensive agricultural uses, safeguarding grazing lands, preserving timber and forest lands that are economically suitable for logging, and promoting forest land use for multiple purposes, such as preserving wildlife, hunting, hiking, and other compatible activities. This designation is crucial to preserving the foothill regions and ensuring that they remain economically viable while being used for various purposes.

The regions surrounding Orland and Willows are more residential than the rest of Glenn County. These areas mainly feature rural, single-family, suburban residential, and public facilities. A few small sections of land are marked for industrial use near the cities. The City of Orland's General Plan 2008–2028 indicates that the Walker Street corridor (California State Route 32) and the region between Interstate 5 and the railroad tracks are primarily designated for commercial and high-density residential land uses. The eastern region along the Walker Street corridor accommodates mixed purposes. However, Orland predominantly consists of low-density residential uses. Figure 3 illustrates the land use designations and patterns in Glenn County.

¹⁵ Dot.ca, "Glenn County Economic Forecast." <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/data-analytics-services/transportation-economics/socioeconomic-forecasts/2022/glenn-2022-a11y.pdf>

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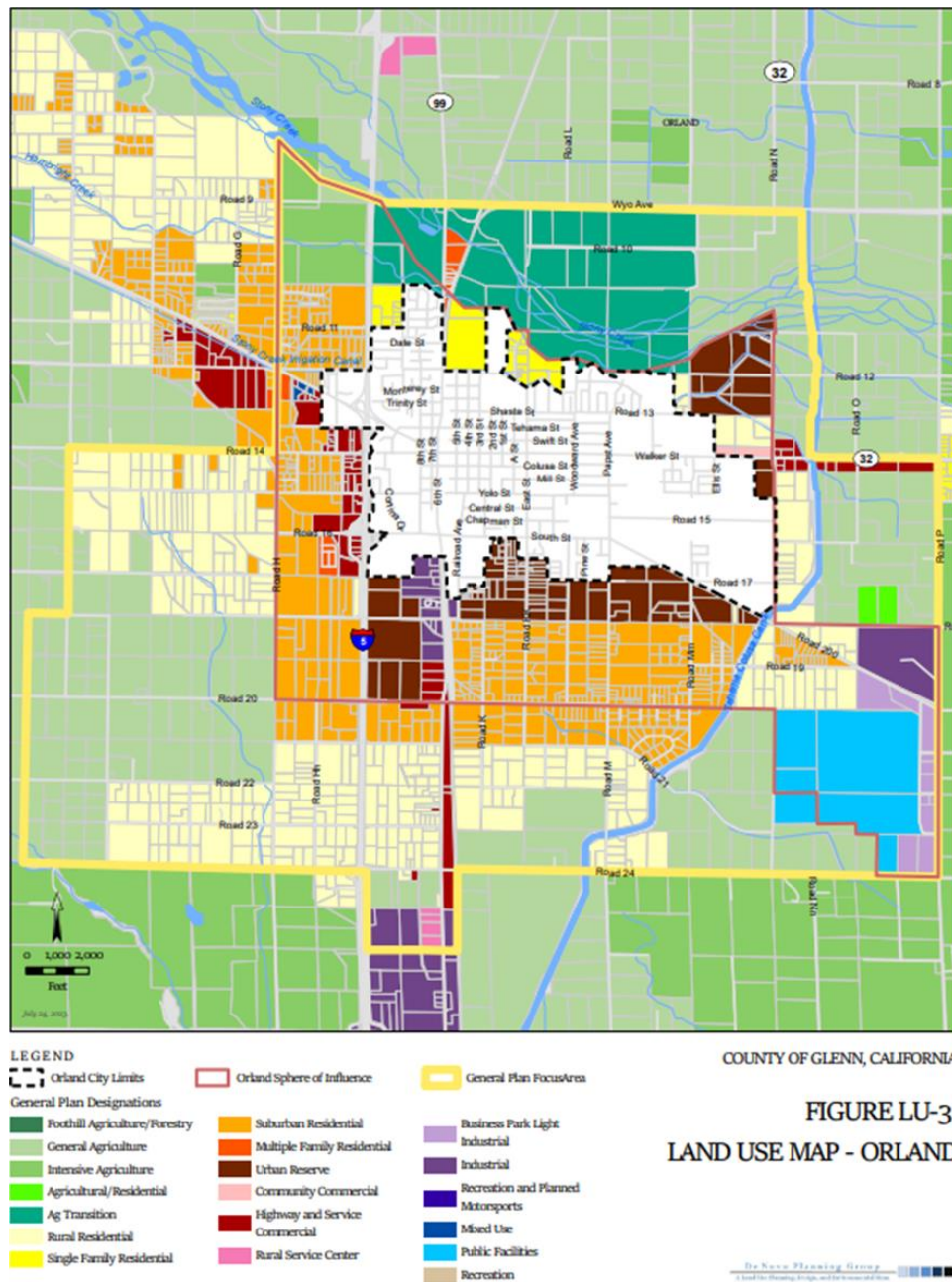
Source: Static 1, "Glenn County General Plan Update."

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Figure 3: Glenn County Land Use Map

In the City of Willows General Plan July 2023, commercial uses are mainly concentrated near Interstate 5 and Wood Street (California State Route 162). Most of the commercial uses in the city are situated along the Tehama Street corridor, while most public facilities and services are located along the Wood Street corridor. The City of Willows is primarily composed of low-density residential uses. Figure 4 shows the land use designations and patterns in Willows, and Figure 5 shows the land use designations and patterns in Orland.

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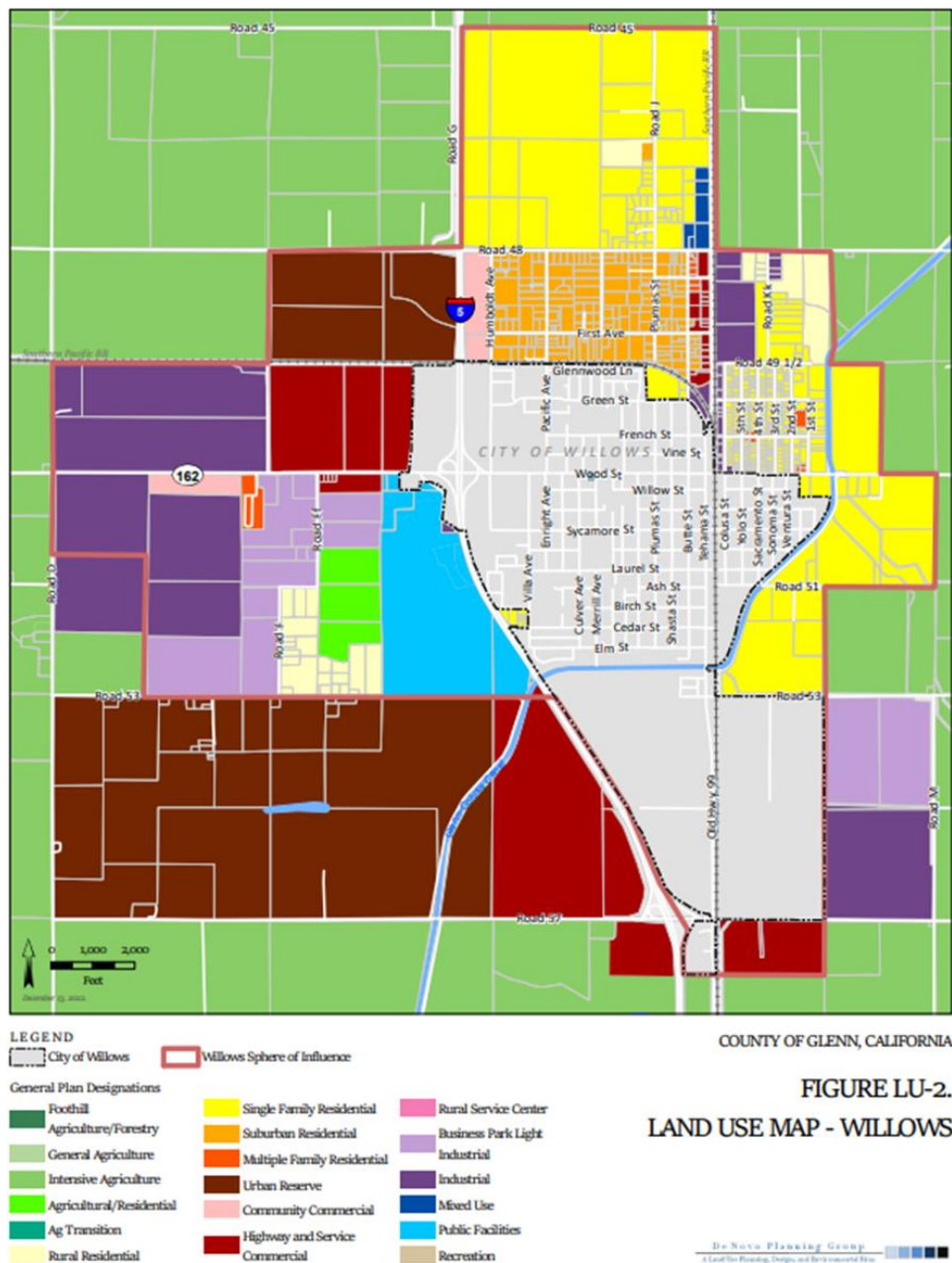


Source: Static 1, "Glenn County General Plan Update."

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Figure 4: Orland Land Use Map

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Source: Static 1, “Glenn County General Plan Update.”

https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/6501ddc090fa5b221162db04/1694621148151/GlennCounty_General+Plan+Adopted+7-18-23.pdf

Figure 5: Willows Land Use Map

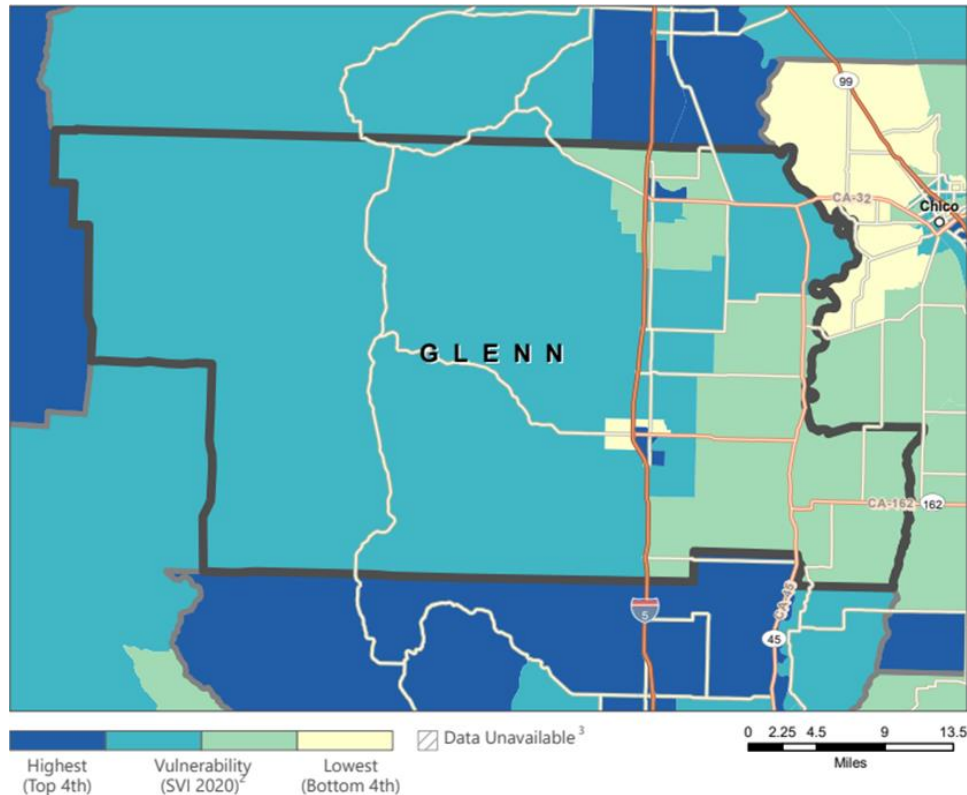
Social Vulnerability

Social vulnerability refers to the potential loss in an individual or social group that is influenced by the individual's or group's ability to prepare, respond, cope, or recover from an event. It is acknowledged that the most vulnerable people often experience the greatest losses to disasters. Vulnerability to certain disasters can be compounded by social vulnerability, such as historic infrastructure deficiencies and individual characteristics. In general, vulnerable populations include the elderly, youth, populations with disabilities, populations with limited English proficiency, people with low socioeconomic status, and

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individuals experiencing homelessness. Considering social vulnerability helps identify who is at risk of the hazards facing Glenn County and the cities of Willows and Orland. Three different measures for considering social vulnerability were evaluated as part of this plan update: the Social Vulnerability Index, the National Risk Index, and the Climate and Economic Justice Screening Tool.

The CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI 2020) 4 County Map illustrates the social vulnerability of communities at the census tract level. It groups 16 census-derived factors into four themes that summarize the extent to which the area is socially vulnerable to disaster. These factors include economic data, education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall, social vulnerability integrates all these variables to provide a comprehensive assessment. As shown in Figure 6, Glenn County's vulnerability to risk is medium to medium-low.



Source: SVI.CDC, "CDC/ATSDR Social Vulnerability Index 2020."
https://www.atsdr.cdc.gov/placeandhealth/svi/interactive_map.html

Figure 6: Glenn County Social Vulnerability Map

The Climate and Economic Justice Screening Tool¹⁶ (CEJST) helps identify overburdened and underserved census tracts that are considered disadvantaged. To be considered disadvantaged, the tract must meet one or more of the categories of burden and the associated threshold for socioeconomic burden. Tracts that meet the definition of disadvantaged are around Orland, Willows, and Hamilton City in unincorporated Glenn County. Their risks and related percentiles are shown in Table 4. Because of their identified vulnerability, these areas may be eligible for additional federal funding for mitigation.

¹⁶ Screeningtool. geoplatform, "Climate and Economic Justice Screening Tool."
<https://screeningtool.geoplatform.gov/en/#12.35/39.74795/-122.18531>

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Table 4: Results from the Client and Economic Justice Screening Tool

Category of Burden	Vulnerability Risk	Orland Percentile	Willows Percentile	Unincorporated Areas Percentile
Climate Change	Expected Agricultural Loss	99th	99th	99th
	Projected Flood Risk	97th	90th	93rd
	Projected Wildfire Risk	92nd		
Energy	PM2.5 in the air	93rd	92nd	95th
Housing	Lack of Green Space			96th
Water and Wastewater	Wastewater Discharge		98th	
Workforce Development	Linguistic Isolation			93rd
	Education Less Than High School	28%	21%	38%
Socioeconomic	Low Income	81st	84th	75th

The National Risk Index (NRI) is an online tool developed by FEMA which helps compare the United States communities most at risk for 18 natural hazards, including many that are profiled in this plan. The NRI calculates a risk index score using the following equation:

<p>Risk Index</p> <p>Expected Annual Loss × Social Vulnerability ÷ Community Resilience = Risk Index</p>

Overall, the Risk Index rating for Glenn County shown in Figure 7 is “Relatively Moderate,” with a higher risk than 95% of the country. The Expected Annual Loss is relatively high—higher than 94% of the country—while Social Vulnerability is “Very High”—higher than 89% of the county—and Community Resilience is “Relatively Low”—lower than 77% of the country.

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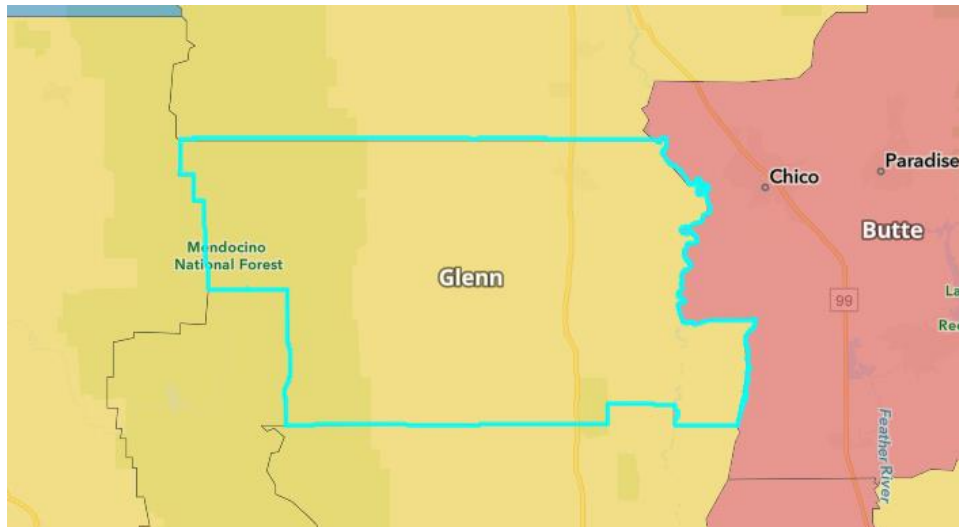


Figure 7: The Risk Index Rating for Glenn County

In addition to these national indices, the participating jurisdictions and stakeholders identified Hamilton City as a major area of concern. Besides the areas vulnerable to multiple hazards identified in this plan, it is home to a large Spanish-speaking population. Engaging the public is a known challenge in this area, and it was identified as a priority during the public outreach portion of this plan update.

Glenn County used Esri's Business Analyst tool to gain additional insight into the demographic profile of the county and the cities of Orland and Willows. This tool summarizes variables from the 2020 census and provides infographics that help with interpreting these characteristics. The At-Risk Population Report from this tool included details on vulnerable populations, such as households with a person with disabilities, households below the poverty level, households with individuals who do not speak English, people over 65, and households without a vehicle. A portion of the At-Risk Population Report is shown in Figure 8. These reports will provide additional insight into the potential impacts of hazards on vulnerable populations.

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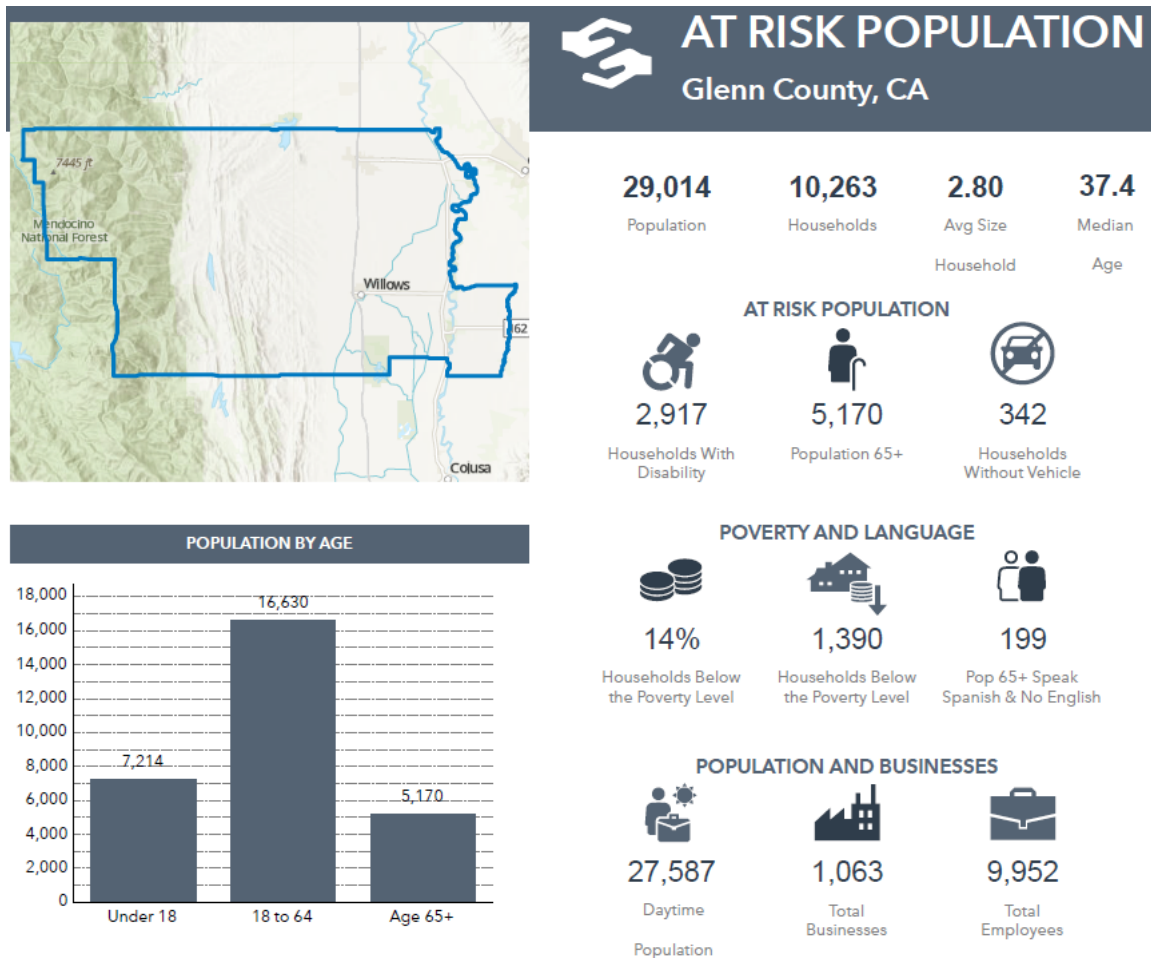


Figure 8: At-Risk Population of Glenn County

Section 2. The Planning Process

Hazard mitigation plans serve as the foundation for developing an effective mitigation program. A robust whole-community planning process is important for gathering vital stakeholder input and building partnerships to implement mitigation actions. An inclusive planning process ensures that local jurisdictions and county-wide participants are involved in the process and have the opportunity to provide meaningful input. By soliciting information from a broad range of stakeholders, the plan update meets the minimum requirements outlined by FEMA in the [Local Mitigation Planning Policy Guide](#) and reflects the unique risks, vulnerabilities, goals, and strategies of the plan participants.

This section describes each stage of the planning process used to develop the 2025 Glenn County MJHMP. This planning process provided a framework for document development. The planning process included organizing resources, assessing risk, developing the mitigation plan, drafting the plan, reviewing and revising the plan, and adopting and submitting the plan for approval.

Planning Process

Hazard mitigation planning in the United States is guided by the statutory regulations described in DMA 2000 and implemented through 44 Code of Federal Regulations (CFR) Part 201 and 206. FEMA's guidelines outline a four-step planning process for developing and approving hazard mitigation plans.

To develop the MJHMP, a planning process was created based on the various federal guidance documents and regulations, including FEMA's [Local Mitigation Planning Handbook](#). Figure 9 shows that the MJHMP planning process includes four core components: organizing resources, assessing risk, developing the mitigation action strategy, and adopting and implementing the plan.



Figure 9: Multi-Jurisdiction Hazard Mitigation Planning Process

Planning Team and Stakeholder Engagement

The 2025 Glenn County MJHMP update was developed with support from many agencies, organizations, and individuals. Cal FIRE's Wildfire Prevention Grants Program provided funding for this plan update.

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Glenn County hired Innovative Emergency Management, Inc. (IEM) to update the 2018 plan. IEM provided technical and outreach assistance throughout the planning process, including updating the base plan, facilitating meetings, and developing and incorporating forms to garner stakeholder input. Glenn County was joined by the Cities of Willows and Orland. Other tribal and special district stakeholders were offered the opportunity to participate, but they decided not to fully join the plan update at this time but to develop their own annexes and corresponding mitigation actions.

A crucial priority of this plan update was submitting the plan for FEMA approval as soon as possible, since the five-year approval period of the previous plan had expired prior to the start of this plan update. Another priority was updating the plan to meet the mitigation planning requirements outlined in FEMA's [Local Mitigation Planning Policy Guide](#), including an increased emphasis on stakeholder engagement, evaluating the impacts and potential mitigation measures for community lifelines, addressing climate change, and expanding mitigation actions to address all hazards profiled in the plan. In particular, the County wanted to further analyze the hazards of Drought and Wildfire given recent disaster events.

One of the first steps of the planning process was to identify and invite key agencies and stakeholders to participate in the plan update. Per the Local Mitigation Planning Policy Guide, stakeholders were categorized in the following ways:

1. Local and regional agencies involved in hazard mitigation activities.
Examples include public works, emergency management, local floodplain administration, and Geographic Information Systems (GIS) departments.
2. Agencies that have the authority to regulate development.
Examples include zoning, planning, community, and economic development departments, building officials, planning commissions, or other elected officials.
3. Neighboring communities.
Examples include adjacent local governments, including special districts, such as those affected by similar hazard events or may share a mitigation action or project that crosses boundaries. Neighboring communities may be partners in hazard mitigation and response activities or where critical assets, such as dams, are located.
4. Representatives of businesses, academia, and other private organizations.
Examples include private utilities or major employers that sustain community lifelines.
5. Representatives of nonprofit organizations, including community-based organizations, which work directly with and/or support underserved communities and socially vulnerable populations, among others.
Examples include housing, healthcare, and social service agencies.¹⁷

Another factor that was considered while developing the list of participants to engage in this plan update was community lifelines. Community lifelines are the most fundamental services in the community that, when stabilized, enable all other aspects of society to function¹⁸. A thorough understanding of lifelines allows decision-makers to identify key priorities, understand the root causes of the issues, and implement effective measures to reduce risk and respond to a catastrophic incident.

For this plan update, each jurisdiction was asked to identify internal and external stakeholders who could support the plan update. The IEM team also helped identify a list of stakeholders, including those representing underserved and vulnerable populations. These stakeholders were provided multiple opportunities to participate through meetings, a dedicated stakeholder digital survey, phone calls, and reviewing the draft plan. Finally, IEM conducted meetings directly with the participating jurisdictions to

¹⁷ FEMA, "Local Mitigation Planning Policy Guide." https://www.fema.gov/sites/default/files/documents/fema_local-mitigation-planning-policy-guide_042022.pdf

¹⁸ FEMA, Community Lifelines Implementation Toolkit Version 2.0, <https://www.fema.gov/sites/default/files/2020-05/CommunityLifelinesToolkit2.0v2.pdf>

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ensure that all information to include in the plan was identified. A list of stakeholders provided the opportunity to participate is included in Table 5. The stakeholder types have been adapted to preserve space and/or improve clarity.

Table 5: Stakeholders Given the Opportunity to Participate

Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
US Army Corps of Engineers (USACE) – Sacramento District	Local/regional agency	Multifaceted: Responsible for regulation, management, and engineering of projects of waterways/ lakes/streams/rivers
4-E Water District	Neighboring community	One of the many special water districts in Glenn County's water enterprise system
Action News Now	Business	A news brand shared by KHSL, KNVN, the CW, and Telemundo in Chico–Redding. Provides live, local news, weather coverage, and programming from major networks
Amateur Radio Emergency Service (ARES)	Community-based organization (CBO)	A community of amateur radio enthusiasts living in Glenn County, who volunteer their time and services for emergencies and disaster response
American Red Cross	Nonprofit organization	Coordinates with federal, state, and local agencies to provide disaster assistance services
Ampla Health Care	CBO	Offers a wide range of health care services to all people regardless of their ability to pay. Serves Butte, Colusa, Glenn, Sutter, Tehama, and Yuba Counties
Appeal Democrat	Business	News organization
Artois Fire District	Neighboring community	Provides fire protection and emergency response services
Bob's Plumbing	Business	Plumbing and construction company, Willows
Brickyard Gym	Business	Family-friendly, locally owned gym that provides a fun, safe, and welcoming atmosphere for people of all ages to work toward their health and fitness goals
Bureau of Land Management (BLM), Ukiah Field Office	Local/regional agency	Responsible for all BLM-managed public lands in Colusa, Glenn, Lake, Napa, Marin, Solano, Sonoma, and Yolo Counties and Mendocino (south of the City of Willits)
Butte City Community Services District	Neighboring community	Provides water services
Butte County	Neighboring community	Borders Glenn County to the East
Butte County Mosquito & Vector Abatement District (Hamilton City)	Neighboring community Special District	Main function is to control the threat of mosquito/vector-borne diseases in Butte County and Hamilton City

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
Butte County Public Health Department	Local/regional agency	Runs over 50 programs serving children, mothers, families, adults, small businesses, animals, and the environment and provides informational brochures for the clinics in 3 languages
Butte Creek Drainage District (District 100 of Butte County)	Neighboring community	Provides irrigation and stormwater drainage services to the fledgling rice industry
Butte–Glenn Community College District	Academic organization	Provides quality education, services, and workforce training
Cal Water-Willows	Local/regional agency	Provides water utility/customer care services
California Department of Conservation (DOC) Division of Land Protection	Local/regional agency	Administers and supports several programs to promote orderly growth in coordination with agricultural endeavors
DOC Division of Oil, Gas, and Geothermal Resources – now known as the Geologic Energy Management Division (CalGEM)	Local/regional agency	Oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal energy wells
California Department of Fish and Wildlife – North Central Region	Local/regional agency	Responsible for fish & wildlife management for Alpine, Amador, Butte, Calaveras, Colusa, El Dorado, Glenn, Lake, Nevada, Placer, Plumas, Sierra, Sutter, and Yuba counties; Sacramento and San Joaquin Counties (east of I-5); and Yolo County (north of I-80)
California Dept. of Forestry and Fire Protection (Cal FIRE – Tehama-Glenn Unit)	Local/regional agency	Focuses on integrating fire protection, natural resource management, and fire prevention under a single mission on behalf of the state and local communities Provides cost-effective planning, prevention, support, and emergency services
California Governor's Office of Emergency Services (Cal OES)	State agency	Responsible for mitigating the effects of disasters and for protecting Californians' lives and property
Cal OES Mitigation Planning	Local/regional agency	Responsible for maintaining, implementing, and updating California's State Hazard Mitigation Plan and supporting and reviewing Local Hazard Mitigation Plans
California Highway Patrol (CHP) – Willows	Local/regional agency	Offers several services to support educating and protecting the community
California Northern Railroad (CFNR)	Local/regional agency	Mainly responsible for transporting agricultural commodities
California State Parks	Neighboring community	Oversees state parks and provides equitable access to the outdoors

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
California Tribal Temporary Assistance for Needy Families (TANF)	Neighboring community	Focuses on assisting the Indian tribes of California by providing the funding, tools, and resources necessary for each tribe or consortium to administer its own tribal TANF program
CalRecycle	Local/regional agency	Responsible for the reduction, reuse, and recycling of California resources, environmental education, and disaster recovery
Caltrans	Local Regional Agency	Manages California's highway and freeway lanes and provides inter-city rail services
Capay Fire Protection District	Local/regional agency	Provides fire protection and Basic Life Support (BLS) pre-hospital emergency medical services (EMS) to a rural service area in Yolo County
Central Valley Flood Protection Board (regulatory agency)	Local/regional agency	Issues encroachment permits and works with other agencies to improve flood protection structures.
Central Valley Regional Water Quality Control Board	Local/regional agency	Responsible for preserving and restoring the quality of the Central Valley's water resources
Coffman's Landscaping	Business	Reliable landscape construction company in Chico, creating "Happy Places" for customers through koi ponds, waterfalls, custom landscapes, and outdoor living spaces
Colusa Basin Drainage District	Neighboring community	Special District to address flooding and winter drainage in the basin
Colusa County	Neighboring community	Borders Glenn County to the south
Colusa Indian Community Council Cachil Dehe Band of Wintun Indians	Neighboring community	A federally recognized sovereign nation
Department of Social Services	Local/regional agency	Provides information, resources, and emergency assistance to people of all ages including vulnerable populations.
Department of Housing and Urban Development (HUD) – San Francisco Regional Office	Federal agency	Provides community planning and development services
Division of Drinking Water	Local/regional agency	Regulates public drinking water systems
Dream Catcher Ranch	Business	Produce market and events center, Hamilton City
Elk Creek Fire Protection District	Neighboring community	Provides fire protection services
Enloe Medical Center (now Enloe Health)	CBO	Provides a wide range of specialized healthcare
Enloe Medical Center, EMS	CBO	Provides 24-hour ambulance & emergency services to Glenn and Colusa Counties

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
Far Northern Regional Center	CBO	Works with healthcare agencies, providers, and residential care facilities to provide various healthcare services
First Care Medical (Colusa Medical Center)	CBO	Offers a wide range of services, including adult medical and surgical care, emergency medicine, long-term skilled nursing care, laboratory services, imaging and radiographic services, physical rehabilitation, home health, and palliative care
Garden Gleanings	Business	Small nursery specializing in David Austin roses, cottage garden perennials, heirloom tomatoes, and ready-made container and fairy gardens
Glenn Amateur Radio Society (GARS)	Nonprofit organization	A society of amateur radio enthusiasts who help broadcast information during an emergency or disaster
Glenn County Business Association	Business organization	Focuses on helping create economic & business development and retention for Glenn County
Glenn County Community Action Administrative Services (under Glenn County Health & Human Services Agency (HHSA))	Local/regional agency	Manages various grant-funded programs, including emergency services, housing services, income, and employment. Also offers community services and development for low-income seniors, youth, and families. Lead Agency for the Colusa–Glenn–Trinity Community Action Partnership.
Glenn County District 3	Local/regional agency	One of 5 districts in Glenn County
Glenn County District Attorney's Office	Local/regional agency	Focuses on prosecuting criminal violations of law with integrity and support and protect the rights of victims of crime in Glenn County
Glenn County Farm Bureau	Nonprofit organization	Promotes and protects agricultural interests in California and finds solutions to problems the rural community faces
Glenn County Fire Chiefs Association	Nonprofit organization Local/regional agency	Supports local community efforts and provides educational scholarships to support careers in emergency services
Glenn County HHSA	Local/regional agency	Provides services in the four major divisions of healthcare: social, behavioral health, public health, and community action including to vulnerable populations.
Glenn County Levee District #1	Neighboring community	Responsible for land reclamation and levee maintenance
Glenn County Levee District #2	Neighboring community	Responsible for land reclamation and levee maintenance
Glenn County Mosquito and Vector Control District – Willows	Neighboring community	Main function is to control the threat of mosquito/vector-borne diseases in Glenn County

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
Glenn County Office of Education (GCOE)	Academic organization	Located in Willows, has various educational & community programs for all ages & levels, including those with exceptional needs Conducts adult education, senior nutrition, and substance abuse prevention programs
Glenn County Personnel Department	Local/regional agency	Glenn County Human Resources
Glenn County Resource Conservation District (RCD)	Local/regional agency	Coordinates with local, state, and federal agencies, focuses on soil health and conservation of resources, develops & implements educational programs in the community
Glenn County RCD – Tehama–Glenn Fire Safe Council	Local/regional agency	Helps the community manage natural resources and manages fire safety procedures
Glenn County Sheriff's Department	Local/regional agency	Responsible for law enforcement services and emergency response in the unincorporated areas of the county and in the City of Willows
Glenn Golf & Country Club	Business	Open to the public Tuesday through Sunday; offers a variety of services
Glenn Medical Center	CBO	Serves the Communities of Willows, Elk Creek, Maxwell, Orland, Princeton, and Stonyford with 24/7 emergency care and other medical services
Glenn–Colusa Fire Protection District	Local/regional agency	Provides fire protection and emergency response services
Glenn–Colusa Irrigation District	Neighboring community	Provides reliable, affordable water supplies to its landowners and water users Implementing a regional water management plan
Grindstone Indian Rancheria	Neighboring community	Reservation/tribal headquarters of the Wintun–Wailaki Indians of California
Hamilton City Community Services District	Neighboring community	Provides government services for Hamilton City
Hamilton City Fire Protection District	Neighboring community	Provides fire protection and emergency services to residents and businesses Funding sources may vary, and the size and scope of a fire district depend on the area it serves.
Hamilton Unified School District	Neighboring community	Provides educational services for diverse ages: pre-school, high school, adult ed, alternative ed
Helping Hands United 2020	Business	In Hamilton City, provides the community with products, resources, and materials to grow, build, and rebuild together
Home Health Care Management Inc.	Business	Specializes in comprehensive care & case management for older adults, children, and those living with disabilities in Northern California

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
Kanawha Fire Protection District	Neighboring community	Provides fire protection and emergency response services
Kanawha Water District	Neighboring community	Provides project water service from the Sacramento River Division
Lake County Sheriff OES	Local/regional agency	Lead agency for local emergency management for the County of Lake
Local Agency Formation Commission (LAFCO)	Local/regional agency	Independent regulatory body that oversees changes to the boundaries of cities and special districts.
Mechoopda Indian Tribe of Chico Rancheria	Neighboring community	A federally recognized sovereign nation
Mendocino County	Neighboring community	Borders Glenn County to the west
Mendocino National Forest	Local/regional agency	Provides fire management, emergency response, public information, and fire education
Mendocino National Forest/ Grindstone Ranger District U.S. Department of Agriculture (USDA) – Forest Service	Local/regional agency	Responsible for fire and resource management in this area
Natural Resources Conservation Service, (USDA)	Federal local/regional agency	Addresses natural resource conservation on private lands
NE Willows Community School District (CSD)	Local/regional agency	Oversees municipal services in the community
Northern Valley Indian Health	CBO	Provides healthcare services to Native Americans and all community members
Ord Fire Protection District	Local/regional agency	Provides fire protection services
Orland Area Chamber of Commerce	Business organization	Provides a platform to unite businesses and individuals to improve the economy and build a better community
Orland Fire Department	Local/regional agency	Volunteer department that works in partnership with the Orland Rural Fire Protection District to provide emergency fire services
Orland Free Library	Local/regional agency	Allows people to borrow books and other resources for free
Orland Grange	Nonprofit organization	In Orland; promotes and supports activities which benefit the local community
Orland Police Department	Local/regional agency	Provides policing and emergency services
Orland Rural Fire Protection District	Local/regional agency	Provides fire protection and emergency response services
Orland Unit Water Users' Association (OUWUA)	Neighboring community	Assumed responsibility for the care, operation, and maintenance of the Orland Project in 1954

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
Orland–Artois Water District	Neighboring community	Provides surface water deliveries to almost 29,000 acres in Glenn County
Pacific Gas and Electric (PG&E)	Business	Provides natural gas and electric service to residential and business
Para Transit	Nonprofit organization	Volunteer medical transport program designed to meet the needs of the elderly, those with permanent disability, or low-income residents in Glenn County who cannot provide for their transportation to and from medical appointments outside the fixed-route bus system and subsidized taxi service areas
Paskenta Band of Nomlaki Indians	Neighboring community	A federally recognized sovereign nation
Princeton–Codora–Glenn Irrigation District	Neighboring community	Oversees water supply & distribution for irrigation of agricultural land and wetlands
Provident Irrigation District	Neighboring community	Oversees water supply/diversion for some of the irrigable land in Glenn and Colusa Counties
Reclamation District #2047 Part of the Association of California Water Agencies (ACWA)	Neighboring community	To provide management of safe drinking water and other water resources under sustainable practices
Reclamation District #2106	Neighboring community	Currently working with neighboring districts in the Butte Sub Basin to create structures that comply with sustainable groundwater management
Reclamation District #2140	Neighboring community	Located in Hamilton City, owns and maintains levee construction projects
Roots Catering	Business	Catering company dedicated to providing the freshest food and finest service
Sacramento National Wildfire Refuge (NWR)	Local/regional agency	Offers recreation, hiking opportunities, and wildlife viewing
Salty Hereford	Business	Western home décor that uses leather and hides to create unique and beautiful pieces
Sierra–Sacramento Valley Emergency Medical Services (S-SV EMS)	CBO	The designated local EMS agency (LEMSA) for Butte, Colusa, Glenn, Nevada, Placer, Shasta, Siskiyou, Sutter, Tehama, & Yuba Counties Provides EMT education and training
S-SV EMS Region 3	CBO	EMS agency for Butte, Colusa, Glenn, Nevada, Placer, Shasta, Siskiyou, Sutter, Tehama, & Yuba Counties
St. Monica Parish	Nonprofit organization	Catholic Parish, Willows
Stony Creek Water District	Neighboring community	Water district serving the western portion of the county
Tehama County	Neighboring community	Borders Glenn County to the north

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Jurisdiction/Agency/ Organization	Type of Stakeholder	Description
Tehama–Colusa Canal Authority (TCCA)	Local/regional agency	A Joint Powers Authority comprising 17 Central Valley Project water contractors. The service area spans Tehama, Glenn, Colusa, and Yolo Counties along the west side of the Sacramento Valley
Thunder Hill Raceway Park	Business	Motorsports complex that hosts the longest car race in the US, the 25 Hours of Thunderhill
Tri Counties Community Action Partnership	CBO representative.	Partners with communities to promote wellness and prosperity through education and advocacy and provides support to underserved & socially vulnerable people
University of California Cooperative Extension – Glenn County	Academic organization	Provides education, outreach, and research activities to the county
US Bureau of Reclamation (California Great Basin)	Local/regional agency	Oversees the Central Valley Project (CVP), a complex, multi-purpose network of dams, reservoirs, canals, hydroelectric powerplants, and other facilities
USDA Natural Resources Conservation Services	Local/regional agency	In Willows, focuses on local/community resource protection and development, soil health and water efficiency
Valley Mirror	Business	Newspaper advertising department in Willows
Vintage Nest	Business	Antique store, Willows
West Haven Senior Living	CBO	Senior assisted-living facility.
Western Agricultural Processors Association (WAPA)	Local/regional agency	Provides representation and expertise in critical compliance areas, such as air pollution, food safety, and safety services
Western Canal Water District	Neighboring community	Oversees water supply & distribution of approximately 59,000 acres of irrigable land
Westside Ambulance	CBO	Community ambulance service for Stanislaus & Merced Counties and the community of Orland
Willows Care Center	Business	Rural nursing facility offering short-stay rehabilitation, long-term care, and subacute care
Willows Chamber of Commerce	Business organization	Serves the community to create a viable resource for businesses and citizens
Willows Ink Well	Business	Office supply store in Willows
Willows Library	Local/regional agency	Allows people to borrow books and other resources for free
Willows Post-Acute	Business	Licensed long-term care and skilled nursing facility providing rehabilitation services after a stay in an acute care hospital
Willows Rural Fire District	Local/regional agency	Provides a vast range of emergency services, strong public relations, and fire safety education

The stakeholders from Orland are listed in Table 6, and those from Willows are listed in Table 7.

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Table 6: City of Orland Stakeholders

Name	Type of Stakeholder	Description
Community Action Administrative Services under Glenn Co. Health & Human Services Agency (HHSA)	Local/regional agency	Manages a variety of grant-funded programs including emergency services, housing services, income, and employment Offers community services and development for low-income seniors, youth, and families. Lead Agency for the Colusa–Glenn–Trinity Community Action Partnership
Department of Social Services	Community Based Organization (CBO)	Oversees a wide range of social services and support for families and individuals in the community
First Care Medical (Colusa Medical Center)	CBO	Offers a wide range of services, including adult medical and surgical care, emergency medicine, long-term skilled nursing care, laboratory services, imaging and radiographic services, physical rehabilitation, home health, and palliative care
Glenn County Fire Chief Association	Local/regional agency	Advocates for unity and collaboration in Glenn County Fire Service
Glenn County HHSA	Local/regional agency	Provides services in the four major divisions of healthcare: social, behavioral health, public health, and community action
Grindstone Indian Rancheria	Neighboring community	Reservation/tribal headquarters of the Wintun–Wailaki Indians of California
Orland Area Chamber of Commerce	Business organization	Voluntary organization of the business community, uniting the efforts of business and professional individuals to improve the economy and build a better community. Serves as Orland’s business voice.
Orland Fire Department	Local/regional agency	Works in partnership with the Orland Rural Fire Protection District to provide emergency fire services
Orland Police Department	Local/regional agency	Enforces the law and provides emergency response
Orland Rural Fire Protection District	Local/regional agency	Provides fire protection and emergency response services
Orland Unit Water Users’ Association (OUWUA)	Local/regional agency	Assumed responsibility for the care, operation, and maintenance of the Orland Project in 1954
Orland–Artois Water District	Neighboring community	Part of the larger Glenn–Colusa Irrigation District Area
University of California Cooperative Extension – Glenn County	Academic organization	Provides education, outreach, and research activities to the county

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Table 7: City of Willows Stakeholders

Name	Type of Stakeholder	Description
Cal Water-Willows	Local/regional agency	Provides water utility/customer care services
California Highway Patrol – Willows	Local/regional agency	Provides safety and security services to a diverse population
Colusa Basin Drainage District	Neighboring community	Special District to address flooding and winter drainage in the basin
Glenn County Business Association	Local/regional agency	Focus on helping create economic & business development and retention for Glenn County
Glenn County District 3	Local/regional agency	One of 5 districts in Glenn County
Glenn County District Attorney's Office	Local/regional agency	Focus on prosecuting criminal violations of law with integrity and to support and protect the rights of victims of crime in Glenn County.
Glenn County HHSA	Local/regional agency	Provides services in the four major divisions of healthcare: social, behavioral health, public health, and community action
Glenn County Levee District #1	Local/regional agency	Land reclamation and levee maintenance
Glenn County Levee District #2	Local/regional agency	Land reclamation and levee maintenance
Glenn County Mosquito and Vector Control District – Willows	Local/regional agency	Main function is to control the threat of mosquito/vector-borne diseases in Glenn County
Glenn County Office of Education (GCOE)	Academic organization CBO	Located in Willows, GCOE has various educational & community programs at all ages & levels, including adult education, senior nutrition, and substance abuse prevention programs.
Glenn County Personnel Department	Local/regional agency	Glenn County Human Resources
Glenn County Resource Conservation District (RCD)	Local/regional agency	Various educational projects and programs engage farmers, ranchers, and the community in protecting resources. We continue to address natural resource concerns and pursue opportunities that benefit Glenn County
Glenn County RCD – Tehama–Glenn Fire Safe Council	Local/regional agency	Assists the community in managing natural resources and manages fire safety procedures
Glenn County Sheriff's Department	Local/regional agency	Responsible for law enforcement services and emergency response in the unincorporated areas of the county and in the City of Willows
Glenn Medical Center	CBO	Serves the Communities of Willows, Elk Creek, Maxwell, Orland, Princeton, and Stonyford with 24/7 emergency care and other medical services

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Name	Type of Stakeholder	Description
Glenn–Colusa Irrigation District	Local/regional agency	Committed to maintaining sustainable practices for managing water supply and preserving and protecting the environment
Kanawha Fire Protection District	Neighboring community	Provides fire protection services
Local Agency Formation Commission (LAFCO)	Agency with authority to regulate development	A state-mandated local agency that oversees boundary changes to cities and special districts, the formation of new agencies, including the incorporation of new cities, and the consolidation of existing agencies
Mendocino National Forest	Local/regional agency	Provides fire management, emergency response, public information, and fire education
Mendocino National Forest/ Grindstone Ranger District (USDA – Forest Service)	Local/regional agency	Responsible for fire and resource management in this area
NE Willows Community School District (CSD)	Local/regional agency	Oversees municipal services in the community
Northern Valley Indian Health	CBO	Provides healthcare services to Native Americans and all community members
Pacific Gas and Electric (PG&E)	Business	An investor-owned utility company that provides natural gas and electricity to 5.2 million households in the northern two-thirds of California
Provident Irrigation District	Neighboring community	Serves 120 landowners of predominantly rice-crop agriculture to oversee irrigation water supply
Sacramento National Wildfire Refuge (NWR)	Local/regional agency	Part of the Sacramento NWR Complex offering recreation, hiking opportunities, and wildlife viewing
Tehama–Colusa Canal Authority	Agency with authority to regulate development	A Joint Powers Authority comprising 17 Central Valley Project water contractors. The service area spans Tehama, Glenn, Colusa, and Yolo Counties along the west side of the Sacramento Valley
US Bureau of Reclamation (California Great Basin)	Agency with authority to regulate development	Its mission is to manage, develop, and protect water and related resources in an environmentally and economically sound manner in the interest of the American public.
USDA Natural Resources Conservation Services – Willows	Local/regional agency	Services to help conserve natural resources to maintain healthy ecosystems, some of which include air, soil, water, plants, land, wildlife habitat
Willows Care Center	Business	A rural nursing facility offering short-stay rehabilitation, long-term care, and subacute care
Willows Chamber of Commerce	Business organization	Serves the community to create a viable resource for businesses and citizens

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Name	Type of Stakeholder	Description
Willows Post-Acute	Business	A licensed long-term care and skilled nursing facility providing rehabilitation services after a stay in an acute care hospital
Willows Rural Fire District	Local/regional agency	Provides a vast range of emergency services, strong public relations, and fire safety education

While a multitude of stakeholders were given the opportunity to participate, not all were able to. The stakeholders listed in Table 8 participated directly in the plan by attending meetings, completing the digital stakeholder survey, and/or reviewing the draft plan. This stakeholder outreach was considered a success because of the broad range of stakeholders that participated and their active engagement and participation in the planning process.

Table 8: Stakeholders That Participated in the Plan Update

Name	Title	Agency/Jurisdiction	Type of Stakeholder
Reuben Armenta	Emergency Services Coordinator (ESC)	Cal Office of Emergency Services (OES), Inland Region	Local/regional agency
Andrew Bambauer	Senior Engineer	Cal Dept. of Water Resources (DWR) – Oroville Field Division	Local/regional agency
Brad Bartholomew	Program Manager	IEM	Contractor
Belita Bass	Disaster Recovery Specialist	IEM	Contractor
Hannah Bergen-Ziyadinova	Emergency Preparedness Analyst	Glenn County Health & Human Services Agency (HHSA) – Public Health	Community-Based Organization (CBO) Representative
Joe Bettencourt	Community Development & Services Director	City of Willows	Local/regional agency
Travis Beynon	District Manager, Willows	California Water Service (Cal Water)	Local/regional agency
Laverne Bill	Tribal Historic Preservation Officer (THPO)	Paskenta Band of Nomlaki Indians	Neighboring community
Carson Blodow	Environmental Scientist	Central Valley Regional Water Quality Control Board, Storm Water Program	Neighboring community
Greg Conant	Forest Health	Glenn County Resource Conservation District (RCD)	Local/regional agency
Alyssa Cordova	Environmental Program Manager	Glenn County Agriculture Department	Local/regional agency

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Name	Title	Agency/Jurisdiction	Type of Stakeholder
Hilary Crosby	Nonprofit Administrator	Butte Glenn VOAD (Volunteer Orgs Active in Disasters)	Nonprofit organization Representative
Paula Daneluk	Director	Butte County Development Services	Neighboring community
David Dolezal	Firefighter	BLM Ukiah Field Office	Local/regional agency
Scott Friend	City Planner	City of Orland	Local/regional agency
Casey Garnett	Lead Hazard Mitigation Planner	IEM	Contractor
Katie Gilman	Water Quality Certifications Engineering Geologist	Central Valley Water Board	Agency with the authority to regulate development
Sateur Ham	Planning and Environmental Specialist	Bureau of Land Management	Local/regional agency
Jillian Hughes	Staff Services	Glenn County Sheriff's Office	Local/regional agency
Lisa Hunter	Water Resource Coordinator	Glenn County	Local/regional agency
John Hutchings	Fire Coordinator	Bureau of Reclamation	Agency with authority to regulate development
Dan James	Volunteer Firefighter	Ord Bend Volunteer Fire Department	Local/regional agency
Tod Kimmelshue	Supervisor	Butte County	Neighboring community
Victoria LaMar-Haas	Program Manager	Cal OES Local Mitigation Planning	Local/regional agency
Beth Lefebvre	Contact Representative	Bureau of Land Management	Local/regional agency
Gabriel Leggieri		USACE Regulatory Division	Local/regional agency
Wendy Longwell	Programs Manager	Disability Action Center	CBO Representative
Sabrina Lunsford	Hazard Mitigation Planner	IEM	Contractor
Kandi Manhart-Belding	Executive Officer	Glenn County RCD	Local/regional agency
Angie Mannel	Admin Analyst II	Butte County OEM	Neighboring community
Evan Markey	District Manager	California Water Service	Agency with the authority to regulate development
Shannon McGovern	Administrative Executive	Community & Government Affairs – Cal Water	Local/regional agency
Travis Mclver	Emergency Coordinator	Northern Regional Center	CBO Representative
Jason Morris	Division Chief	Cal FIRE	Local/regional agency

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Name	Title	Agency/Jurisdiction	Type of Stakeholder
Jody Newton	Local Mitigation Planning	Cal OES	Local/regional agency
Kyle Noderer	Emergency Services Coordinator (ESC)	Cal OES, Inland Region	Local/regional agency
Robyn Nygard	Program and Administrative Coordinator	Glenn County Community Action	CBO Representative
Nannette Pfister	Staff Services Manager	Glenn County Public Works	Local/regional agency
Curt Pierce	Area Irrigation & Water Resources Advisor	UC Davis Cooperative Extension – Irrigation & Water Resources	Local/regional agency
Matt Plotkin	Sr. Program Manager	United Way of Northern California	Nonprofit organization Representative
John Poland	Executive Director	S-SV EMS Agency	CBO Representative
Julie Polley	Administrative Assistant	Elk Creek Community Services District	CBO Representative
Andy Popper	Principal Planner	Glenn County Planning and Community Development Services Agency (PCDSA)	Local/regional agency
Lorri Pride	Glenn County Fire Coordinator/Glenn County Resource Conservation District (RCD)	Glenn County Farm Credit Administration/ Glenn County RCD	Local/regional agency
Constantin Raether	Associate Environmental Planner	Cal OES	Local/regional agency
Rosalía Rentería	District Assistant	3CORE Business & Economic Development	Nonprofit organization Representative
Talia Richardson	Deputy Director	Glenn County Public Works Agency (PWA)	Local/regional agency
Don Rust	Director	Glenn County PWA	Local/regional agency
Ian Sanders	Engineer Assistant	Oroville Field Division, DWR	Neighboring community
Marcie Skelton	Air Pollution Control Officer/Certified Unified Program Agency (CUPA) Director	Glenn County	Local/regional agency
Kate Smith	Hazard Mitigation Planner/GIS	IEM	Contractor
Cindy Snelgrove	Chief Clinical Services Officer	Ampla Healthcare	CBO Representative.
Miranda Steffler	LHMP Reviewer	Cal OES	Local/regional agency
Sharla Stockton	GIS	Glenn County	Local/regional agency

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Name	Title	Agency/Jurisdiction	Type of Stakeholder
Stroud Dawson	Regional Planner Liaison	Caltrans District 3	Agency with authority to regulate development
Amy Stultz	Site Manager	Northern Valley Indian Health	CBO Representative
Patricia Tam	Emergency Services Coordinator	Cal OES Local Mitigation Planning Unit	Local/regional agency
Mary Thomas	Emergency Preparedness Coordinator	Glenn County HHSA – Public Health	CBO Representative
Mardy Thomas	Director	Glenn County PCDSA	Local/regional agency
Amy Travis	Deputy Director of Emergency Services	OEM	Local/regional agency
Joe Vlach	Chief of Police	Orland Police Department	Local/regional agency
Terrance Washington	Senior Emergency Services Coordinator	Cal OES Mitigation Planning	Local/regional agency
Aaron Wright	Superintendent	CA State Parks	Local/regional agency

The stakeholder survey differed from the public survey in that it specifically requested information on the types of mitigation the stakeholder's agency was involved in and willing to support. All the stakeholders listed in Table 5 were invited to participate in the survey. Moreover, the Glenn County Office of Emergency Services (OES) shared the stakeholder survey with all 721 individuals on the county's contact list. As a result, the survey was delivered to 99% of those recipients with a 20% open rate. This digital approach to engaging stakeholders received 16 responses, including from 5 who work in Glenn County (unincorporated), 6 in the City of Willows, 2 in the City of Orland, and 3 in other. Most of the stakeholders that completed the draft survey elected to remain anonymous but some participants included the Glenn County Business Association, BLM, First Care Medical Associates, Orland City Council, Orland Volunteer Fire Department, Ampla Health, and Hamilton City Medical. The survey results were discussed at the Risk Assessment/Capabilities Assessment and Mitigation Strategy Meetings, and the participating jurisdictions were provided with a copy of the results.

Key takeaways from the stakeholder survey included similar concerns and support for mitigation projects as those discussed by the public, while the vulnerable populations that were considered most at risk in the planning area were the elderly (aged 65 or older) followed by people living with a disability and low-income populations. Multiple plans to integrate into this plan and suggestions for engaging the public were captured. Further, participants considered the actions their own agency had taken to reduce their own risk and suggested mitigation action ideas for the plan participants. The areas of mitigation interest included Stony Creek, particularly the homes in the Wildland Urban Interface between Stony Creek and the City of Orland; levees in the Hamilton City area; levees that have been decertified/Sacramento River Levees; areas in the southeast county where there is chronic flooding of roads; the North East Willows Area and Hambright Creek east of the City of Orland for flooding; railroad flooding; and domestic wells.

Public Outreach

Public outreach is a major and required component of the MJHMP planning process. From the very beginning, public outreach was a high priority and discussed at each meeting. At the Kickoff Meeting, the plan participants brainstormed ways to maximize public involvement in the MJHMP planning process. It was noted that no one attended the public workshops for the last plan update. The participating jurisdictions observed that getting public participation, in general, was challenging, and they anticipated similar results with the public workshops for this plan update. Instead, participants suggested using social media (particularly Facebook) and local gathering places where people would likely be, such as local

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businesses. Further, it was suggested that any digital survey should be short, reducing the time needed to participate in the plan update. The participating jurisdictions also requested Spanish translations of the outreach materials to reach vulnerable populations in the community. In the following Risk Assessment/Capabilities Assessment Meeting, plan participants discussed suggestions for newsletter outreach and in-person information soliciting. There was additional discussion from a resident of Hamilton City about the difficulties in getting participation from this part of the community. All this stakeholder input helped inform and direct the approach used for public outreach.

Digital Surveys

The planning team drafted and shared two public surveys in English and Spanish. Each participating jurisdiction reviewed and shared these surveys on multiple occasions and in different formats. The first survey on the Risk Assessment asked the public about their hazards of concern, assessed their understanding of the assets at risk, and solicited information on what areas or community assets are more vulnerable. The Mitigation Strategy survey engaged the public on what they are doing in terms of mitigation, what mitigation actions they would support the community undertaking, and any specific suggestions for mitigation actions.

Glenn County shared the digital surveys on the Glenn County homepage and Planning Division website, the county OES webpage, the Sheriff's Office Facebook page (which has over 10,000 followers; see Figure 10), and the Health & Human Services Agency (HHSA) Facebook page (3000 followers). The survey was also posted on the Glenn County OES Twitter account. Orland shared the survey on the City of Orland Facebook page (with 4,600 followers; see Figure 11) and at the Orland Volunteer Fire Department 69th Annual Spaghetti Feed. Willows shared the survey on its website and on its Facebook page (with 1,800 followers; see Figure 12) and on the What's Going on in Willows Facebook group, which has over 8,300 members and reaches across Glenn County.

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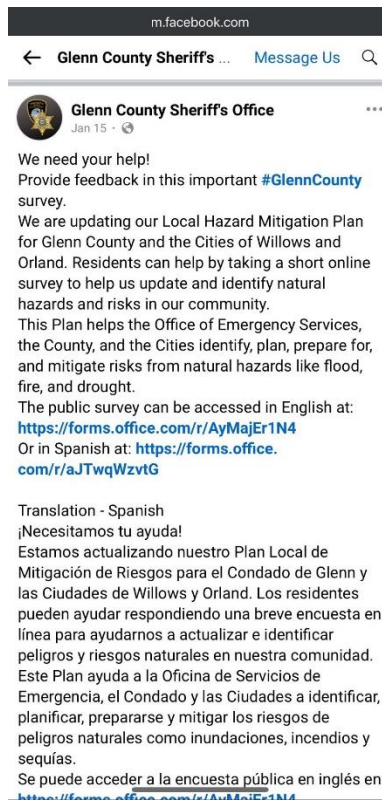


Figure 10: Screenshot of Glenn County Sheriff's Office Facebook Post



Figure 11: Screenshot of City of Orland Social Media Post

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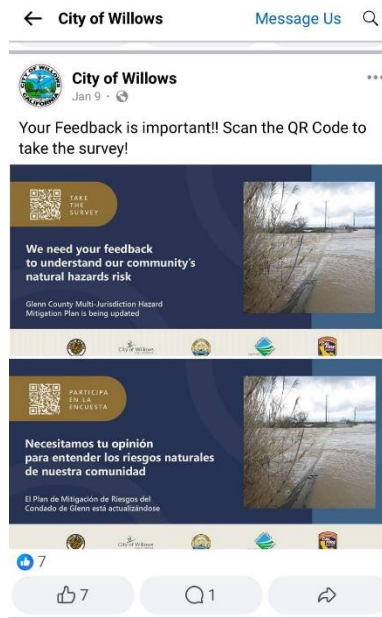


Figure 12: Screenshot of City of Willows Facebook Post

In addition to online outreach, the plan participants solicited feedback by sharing the surveys at in-person locations. These locations were selected because of the ongoing local traffic there and to engage more vulnerable populations. Glenn County collaborated with the Glenn County HHSA to identify additional survey locations, email listservs, and case workers who could provide information on the needs of vulnerable populations in the planning area. Additional outreach was completed by sharing the survey with the Butte–Glenn Healthcare Coalition and Butte–Glenn Voluntary Agencies Active in Disasters (VOAD). Stakeholders were also encouraged to share the digital surveys.

Vulnerable populations of particular concern in the planning area including the elderly and Spanish-speaking populations. The Hamilton City Community Service District often shares information in Hamilton City, where a high percentage of Spanish-speaking population lives. It was invited to participate in the planning process but did not reply. Reaching the Spanish-speaking population is an ongoing challenge for local governments. It was acknowledged that there have been challenges connecting to the Spanish-speaking public, especially in the Hamilton City area, but it was hoped that by providing them access to translated surveys—which took minimal time to complete at accessible locations—this engagement may be achieved.

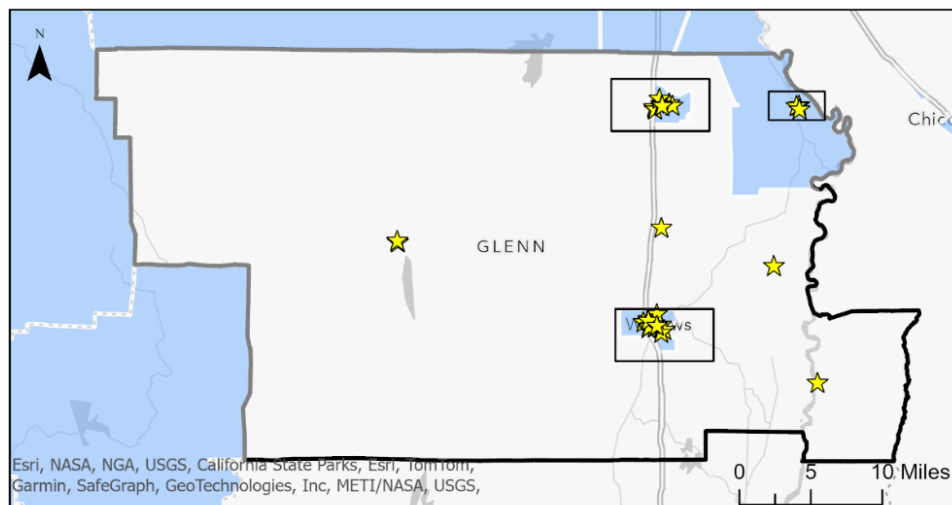
Multiple methods to reach the elderly including sharing the survey at senior housing apartment complexes and distributing them at Glenn County Senior Nutrition congregate sites in both Orland and Willows, which offer seniors nutritious meals. The survey was shared at the locations identified on Figure 13. Vulnerable areas on this map correspond to the disadvantaged communities identified by the Climate and Economic Justice Screening Tool (CEJST). The locations included:

1. PSCDA Building – Location of the Glenn County Planning & Community Development Services Agency, including where the public applies for permits.
2. GC Records Office – Glenn County location where the public comes for real estate transactions and vital records.
3. GC Board of Supervisors Display Case – Location where the Glenn County Board of Supervisors, the policy making body of the County of Glenn, makes decisions.
4. GC Finance Hall Display Case - Location where Finance Department of Glenn County operates.

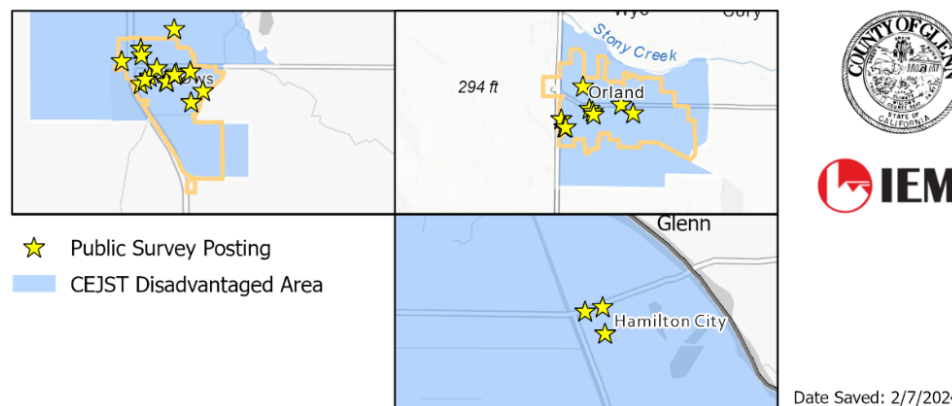
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5. Glenn County Health and Human Services Agency – Location of HHSA which offers services to employers, business owners, and community members including children, elders, and those who are disabled.
6. GC Glenn Grows/Success Square – Centrally located conference center made available to the community.
7. Butte City Post Office – USPS location open in Butte City.
8. Artois Market – Local grocery store in Artois.
9. Glenn Ride Bus Stop – Public transit location.
10. Elk Creek Community Library – Local public library located in Elk Creek.
11. Hamilton City Chester Walker Memorial Library – Local public library located in Hamilton City.
12. Bayliss Public Library – Local public library located in Bayliss.
13. Cedar Hills Manor – a low-income apartment complex and the largest residential apartment complex in Willows.
14. Glenn Medical Center – a “Critical Access Hospital” (a hospital more than 35 miles from any other hospital) in Willows, which offers inpatient, outpatient, and rural health clinic services to residents of Glenn County and surrounding areas.
15. Eskaton Manor – a low-rent apartment which offers support for older adults and people with disabilities.
16. Mar-Val Food Stores – the largest local grocery store.
17. Sycamore Ridge – an affordable housing apartment complex located near bus stops, schools, Walmart, and the Glenn Medical Center.
18. Walmart Pharmacy – one of two local pharmacies in Willows.
19. Willows Acute Care – a nursing home in Willows.
20. Willows Food Bank – a food bank providing food to low-income Glenn County residents.
21. Willows Pharmacy – one of two local pharmacies in Willows.
22. Willows Public Library – a public library with free public computers and Wi-Fi which serves the communities of Willows and the surrounding Glenn County area.
23. Willow Springs Senior Apartments – a senior apartment complex offering housing support to senior English- and Spanish-speaking residents.
24. Orland Free Library – A free public library in the heart of Orland offering access to Wi-Fi and other resources.
25. Orland Arbor Apartments – Local apartment complex offering USDA RD Affordable Housing.
26. Grocery Outlet – Local discount grocery store near I-5.
27. Blue and White Laundromat – Laundromat in Orland near I-5.
28. Mill Street Apartments – Apartment complex in Orland.
29. La Perla de Occidente Market – Local Mexican owned grocery store serving Mexican food.
30. Los Tres Potrillos – Local family-owned Mexican restaurant.
31. Mariscos La Perla del Pacifico – Local seafood restaurant.
32. El Toro Loco – Local grocery store.

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Glenn County Public Outreach in Disadvantaged Communities



CEJST = The Climate and Economic Justice Screening

Figure 13: Public Outreach Survey Locations

At the final stakeholder meeting, it was noted that additional participation by those with access and functional needs (AFN) could be solicited next time. However, the individual who brought this up did not have time to participate. The county identified that a new Butte–Glenn AFN Committee could help facilitate this next update.

News Report

Action 12 News promoted the opportunity to participate in the MJHMP update on their website and in a news report (see Figure 14). Action 12 News is viewed by nearly 175,000 Northern California households and has over 2 million monthly mobile and online page views. It also includes the region's only local Spanish newscast on Telemundo. In their report, they asked the public for their opinions of the hazard mitigation plan. One resident shared that it was comforting to know work is being done, particularly to address floods and fire. The report also demonstrated how to find and complete the digital survey.

Glenn County seeks public input on Hazard Mitigation Plan Update

By: Janelli Pedroza Jan 16, 2024 Updated 14 hrs ago

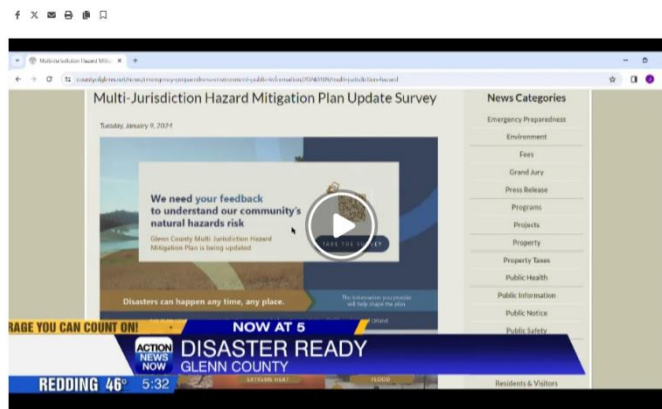


Figure 14: Screenshot on the MJHMP from Action 12 News

Newspaper

Information on the MJHMP update for Glenn County, Willows, and Orland was shared through *The Sacramento Valley Mirror*, an independent newspaper company serving all of Glenn County. This newspaper is sold locally across the participating jurisdictions, giving individuals in the planning area information on how to participate in the plan update.

Public Presentations

The public was given the opportunity to participate in public presentations on the draft plan update. The MJHMP update process was presented at the Glenn County Emergency Medical Care Council Meeting in Orland on December 13, 2023, and hosted by Amy Travis, Deputy Director of the OES (see Figure 15). The plan update process was shared in Orland at the Planning Commission meeting on January 18th, 2024. In Willows, the process was shared at the Glenn County Planning Commission meeting on February 21st, 2024. While these meetings were advertised online, no members of the public attended specifically regarding the plan.

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Glenn County Emergency Medical Care Council	
MINUTES	December 13 th , 2023 1000-1130 hours Nova Conference Room
MEETING CALLED BY	Amy Travis (GCSO-OES)
NOTE TAKER	Mary Thomas (GCPH-EP)
ATTENDEES	Amy Travis (GCSO-OES), Mary Thomas (GCPH-EP), Kristina Button (WestHaven), Dulce Perez-Palomares (DA Victim Witness), Reuben Armenta (CalOES), Angie Mannel (Butte County OEM), Mara Rouse (ARC), Scott Studybaker (Westside Ambulance), Laura Medina (GCHSA-PH), Lauren Still (Glenn Medical Center), Tom Arnold (GCBOS), Philip Zabell (ARES), Nate Monck (WFD), Aaron Wright (CA State Parks), Patti Carter (Region III RDMHS, SSV-EMS)
DISCUSSION	<ul style="list-style-type: none"> - Amy Travis discussed the Local Hazard Mitigation Plan process and extended invitations to anyone wishing to participate in the process. Next meeting is January 18. This plan is housed with Planning Department and focuses on natural hazards. IEM (consultant group) has been hired to write the plan. Mitigation projects need to be identified and prioritized. - Mary Thomas discussed the Butte-Glenn Emergency Preparedness Healthcare Coalition AFN Sub-Committee and extended an invitation to anyone wishing to participate. Next meeting is December 18 at 2 pm via Teams.

Figure 15: Notes from the Glenn County Emergency Medical Care Council Meeting

Feedback Received

Public feedback was received from both the Risk Assessment and Mitigation Strategy surveys. The jurisdictions had the opportunity to review and discuss the survey results at each subsequent meeting and online between meetings through forms shared by the consulting team. This feedback prompted important discussions at the meetings, particularly on the locations at risk of flooding. Appendix B summarizes the comments received and how this feedback was incorporated into the plan.

Planning Process Methodology

Updating an MJHMP requires coordination among agencies, other stakeholders, and the general public. A practical and ongoing hazard mitigation planning process is crucial to ensuring that all stakeholders can meaningfully participate, and that the mitigation program meets the needs of the whole community—including socially vulnerable and underserved populations. It was also important to make sure the plan would be updated in a timely manner.

IEM, in consultant with the participating jurisdictions, developed a planning schedule with specific milestones and activities (see Table 9). This schedule was followed closely throughout the planning process and ensured that information was provided and incorporated into the draft plan on time.

Table 9: Plan Development Chronology and Milestones

Date	Event	Description
November 1, 2023	Introductory Meeting	Meeting of Glenn County and IEM to discuss plan update approach.
November 30, 2023	Kickoff Meeting	Meeting of participating jurisdictions and stakeholders to discuss MJHMP updates, hazard identification, and priorities.

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Date	Event	Description
January 18, 2024	Risk Assessment/Capabilities Assessment Meeting	Meeting of participating jurisdictions and stakeholders to discuss the status of the plan update, public outreach results, hazard profiles, and risk and capability assessment forms.
February 1, 2024	Mitigation Strategy Meeting	Meeting of participating jurisdictions and stakeholders to discuss the goals, objectives, and actions of the plan, as well as plan maintenance and plan review

Each jurisdiction actively participated in the plan update. Both Orland and Willows are smaller cities with limited staffing. Some departmental positions are staffed by consultants working as on-site contract employees. Moreover, one staff person may perform multiple functions in the government. Unlike larger cities, Orland and Willows do not have numerous government departments available to be involved in the local planning process. Because of the limited staffing capacity, Orland was primarily represented on the MJHMP Steering Committee by its contract planning consultants, who report to the City Manager. The City Managers were also kept informed of progress and provided opportunity to participate.

The IEM team worked with each participating jurisdiction throughout the planning process to identify hazards of concerns and mitigation actions specific to each jurisdiction. The city representatives worked with available city staff, as appropriate, outside of meetings to obtain feedback and provide input about specific concerns, capabilities, and actions for each of these jurisdictions. Table 10 shows the levels of involvement by the participating jurisdictions.

Table 10: Summary of Participation

Community	Meetings Attended	Forms Completed
Glenn County	Meeting with Consultant 11/1/2023 GIS Meeting with Consultant 11/14 Kickoff Meeting 11/30/2023 Risk Assessment/Capabilities Assessment Meeting 1/18/2024 Meeting with Consultant 1/25/2024 Mitigation Strategy Meeting 2/1/2024 Meeting with Consultant 2/8/2024	Existing Contact Information; Risk Assessment; Capabilities Assessment; Mitigation Strategy
City of Orland	Meeting with Consultant 12/13/2023 GIS meeting with consultant 11/16/2023 Kickoff Meeting 11/30/2023 Risk Assessment/Capabilities Assessment Meeting 1/18/2024 Meeting with Consultant 2/1/2024 Mitigation Strategy Meeting 2/1/2024 Meeting with Consultant 2/8/2024	Capability Assessment; Mitigation Strategy
City of Willows	Kickoff Meeting 11/30/2023 Risk Assessment/Capabilities Assessment Meeting 1/18/2024 Meeting with Consultant 1/31/2024 Mitigation Strategy Meeting 2/1/2024 Meeting with Consultant 2/8/2024	Contact Information; Risk Assessment; Capability Assessment; Mitigation Strategy

Organizing Resources

The first step of the Glenn County MJHMP planning process was Organizing Resources. It outlines the MJHMP Project Team and includes information on the development of the MJHMP Steering Committee. As part of this step, the IEM team reviewed and incorporated, as appropriate, various existing plans, studies, reports, and other technical data/information into the MJHMP document. Suggestions for important data to include were collected from the participating jurisdictions and stakeholders. Relevant information from the following documents and other sources has been incorporated in the MJHMP, especially in the hazard profiles.

- 2018 Glenn County Multi-Jurisdiction Hazard Mitigation Plan
- 2023 California State Hazard Mitigation Plan
- California's Fourth Climate Change Assessment
- City of Orland General Plan
- City of Willows General Plan
- Glenn County and City of Orland Local GIS Data
- Glenn County Community Wildfire Protection Plan (CWPP)
- Glenn County General Plan Safety Element
- Glenn County General Plan Update Existing Conditions Report
- Sacramento Valley Regional Water Management Plan
- California's Fourth Climate Change Assessment Sacramento Valley Region Report
- California Water Service 2020 Urban Water Management Plan. Willows District
- Sacramento River Watershed Program, Stony Creek Watershed, Lower Stony Creek
- Inspection and Local Maintaining Agency Report of the Central Valley State-Federal Flood Protection System
- Bute City Small Communities Flood Risk Reduction Feasibility Study – Levee Districts 1, 2, 3
- RD 2140 Reclamation District in Hamilton City – Levee project studies

Assessing Risk

Per FEMA requirements, this step of the MJHMP planning process identified and prioritized the natural hazards affecting Glenn County and assessed the vulnerability to those hazards. Results from this step in the planning process formed the foundation for the subsequent identification of appropriate actions for reducing risk and losses in Glenn County. Besides the hazards profiled in earlier plans, the participating jurisdictions identified one new hazard: Extreme Heat. The IEM team supported the development of hazard profiles, which helped determine which areas in Glenn County are vulnerable to specific hazard events. The vulnerability assessment included overlaying geographical information system (GIS) data for all geographically defined hazards. Using these methodologies, community lifelines impacted by natural hazards were determined. Detailed information on each hazard vulnerability assessment is provided in Section 3. Risk Assessment.

Developing a Mitigation Strategy

The MJHMP is the explicit strategy that provides the blueprint for reducing the potential losses identified in the risk assessment, which is based on existing authorities, policies, programs, and resources and the ability of Glenn County, Orland, and Willows to expand on and improve their existing tools. The mitigation plan involved developing a capabilities assessment, identifying goals, and identifying and prioritizing mitigation actions. The participating jurisdictions completed a Capabilities Assessment or comprehensive review of the various mitigation capabilities currently available to implement the mitigation actions, as described in Section 4. Capabilities Assessment. Next, the participating jurisdictions and stakeholders evaluated their prior mitigation goals. They decided to update the language of a few actions to better reflect the wide variety of stakeholders with whom the participating jurisdictions want to collaborate and the need for better input to inform data-driven decision-making. No additional goals were selected at this time, but one objective was added to identify the information that would be important to gather. Finally, the participating jurisdictions and stakeholders worked together to identify and develop mitigation actions that would reduce the vulnerability of the planning area. These mitigation actions were then compiled into a Mitigation Action Plan and prioritized. This step of the MJHMP planning process is detailed in Section 5. Mitigation Strategy.

Adopting and Implementing the Plan

Finally, the participating jurisdictions reviewed the draft plan and identified how to keep it current. The plan went through multiple rounds of review, including stakeholder and public reviews. Once the draft passed stakeholder and public review, it was sent to Cal OES for review. Once Cal OES approval is achieved, the plan will be sent to FEMA for review.

After the plan receives Approvable-Pending-Adoption (APA) status, it will be adopted by Glenn County and the Cities of Orland and Willows within one year of FEMA conditional approval. The plan is not complete until it is adopted. The final plan adoption resolutions will be submitted to FEMA for final approval. Once the plan is adopted, it will be in good standing with Cal OES and FEMA again.

Section 3. Risk Assessment

Assessing the risks from natural hazards measures their potential impacts on life, property, and the economy. The intent of risk assessment is to identify, as much as practicable, given the data available, the qualitative and quantitative vulnerabilities of a community. A risk assessment provides a better understanding of the impacts of natural hazards on the community. It provides a foundation on which to develop and prioritize mitigation actions (see Section 5. Mitigation Strategy). The aim is to reduce damage from natural disasters through increased preparedness and response times and to allocate resources to areas of greatest vulnerability.

This risk assessment followed the methodology described in the FEMA Local Mitigation Planning Handbook 2023, which outlines a five-step process:

1. *Identify hazards:* This step helps clarify what hazards may occur in the planning area.
2. *Describe hazards:* This step includes gathering more information about the hazards. It looks at where they can happen, how impactful they have been in the past, and how often and with what intensity they might occur in the future.
3. *Identify community assets:* This step examines which assets are most vulnerable to loss during a disaster. It must include changes in development that have taken place since the previous plan was created.
4. *Analyze impacts:* This step describes how each hazard could affect the assets of each community.
5. *Summarize vulnerability:* This step brings all the analysis together. It uses the risk assessment to draw conclusions. From these conclusions, the planning team can develop a strategy to increase the resilience of residents, businesses, the economy, and other vital assets.

Hazard Identification

According to FEMA guidance, identifying hazards is the first step in developing a risk assessment. The Glenn County MJHMP Planning Team reviewed previous hazard mitigation plans and relevant documents to determine the natural hazards that could affect the county. Table 11 is a crosswalk of hazards identified in the California State Hazard Mitigation Plan (HMP), the County's General Plan and Emergency Operations Plan (EOP), the General Plans of Orland and Willows, and the HMPs of neighboring counties.

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Table 11: Updated Crosswalk Review

Hazard	CA State HMP 2023	Glenn County General Plan	Glenn County EOP	Orland General Plan	Willows General Plan 2022	Butte County 2019 HMP	Lake County 2023 HMP	Mendocino County 2021 HMP	Tehama County 2018 HMP	Plumas County 2020 HMP	Colusa County 2018 HMP
Climate Change						•	•			•	
Dam Failure	•		•		•	•	•	•	•	•	
Disease Outbreak/ Pandemic/Epidemic			•				•	•		•	
Drought	•	•	•	•		•	•	•	•	•	•
Earthquake	•	•	•	•	•	•	•	•	•	•	•
Extreme Cold or Freeze	•		•		•	•				•	
Extreme Heat	•		•		•	•	•			•	
Hazardous Materials Incidents			•		•	•	•	•			
Insect Pests/ Invasive Species						•	•	•			
Landslide, Debris Flow, and Other Mass Movements	•	•	•			•	•	•	•	•	•
Levee Failure	•		•		•	•	•			•	
Riverine, Stream, and Alluvial Flood	•	•	•	•	•	•	•	•	•	•	•
Flooding	•	•	•	•	•	•	•	•	•	•	•
Severe Wind, Weather, and Storms	•		•		•	•	•	•	•	•	
Snow Avalanche	•								•	•	
Subsidence	•	•		•			•				

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Hazard	CA State HMP 2023	Glenn County General Plan	Glenn County EOP	Orland General Plan	Willows General Plan 2022	Butte County 2019 HMP	Lake County 2023 HMP	Mendocino County 2021 HMP	Tehama County 2018 HMP	Plumas County 2020 HMP	Colusa County 2018 HMP
Tornado			•		•	•					
Tree Mortality							•			•	
Tsunami	•							•			
Volcano	•		•		•	•	•			•	
Wildfire	•	•	•		•	•	•	•	•	•	•

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Twenty-one hazards were identified based on a thorough document review. The crosswalk was used to develop a preliminary list of hazards to provide a framework for the MJHMP Steering Committee and stakeholders to begin thinking about which hazards were truly relevant to Glenn County. For example, rising sea levels and tsunamis were of little relevance to Glenn County, while flood, severe weather, and wildfires were indicated in almost all hazard documentation.

The analysis included a review of past hazard events. This involved examining historical records of hazards that previously affected the county and/or the cities. Information about federal and state disaster declarations in Glenn County and declarations from other sources was compiled into Table 12 through Table 16. These tables do not provide all the instances of hazards in Glenn County, but they offer a solidified account of the types and extent of disasters that have affected the county since 1955. Large regional incidents have affected Glenn County, including floods that covered entire regions of the county. Most recently, severe winter storms in Glenn County during the 2023 winter season caused extensive damage. The disaster declarations in these tables provide a baseline for consideration in the hazard prioritization process.

Table 12: Federal Disaster and Emergency Declarations, 1955–2023

Disaster Number	Declaration Date	Incident Subcategory	Description
Federal Declarations			
4699	04/03/2023	Severe Storm	Winter storms, straight-line winds, flooding, landslides, and mudslides
4683	01/14/2023	Winter Storms	Flooding, landslides, and mudslides.
4434	05/17/2019	Severe Storm	Winter storms, flooding, landslides, and mudslides
4308	05/17/2019	Severe Storm	Severe winter storms, flooding, mudslides
1203	02/09/1998	Severe Storm	Winter storms and flooding
1155	01/04/1997	Severe Storm	Flooding
1046	03/12/1995	Severe Storm	Winter storms, flooding, landslides, mud flows
1044	01/10/1995	Severe Storm	Winter storms, flooding, landslides, mud flows
894	02/11/1991	Freezing Temperature	Severe Freeze
758	02/21/1986	Flood	Severe storms and flooding
677	02/09/1983	Coastal Storm	Coastal storms, floods, slides, & tornadoes
412	01/25/1974	Flood	Severe storms, flooding
283	01/27/1970	Flood	Heavy winds, storms, and flooding
183	12/24/1964	Flood	Heavy rains & Flooding
145	02/26/1963	Flood	Flooding & Rainstorms
82	04/04/1958	Flood	Heavy rains & Flooding
47	12/23/1955	Flood	Flooding
Emergency Declarations			
3592	03/10/2023	Flood	Winter Storms, Flooding, Landslides, and Mudslides
3591	01/09/2023	Flood	Winter Storms, Flooding, and Mudslides
3428	03/13/2020	Biological	COVID-19

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Disaster Number	Declaration Date	Incident Subcategory	Description
3248	09/13/2005	Hurricane	Hurricane Katrina Evacuation
3023	01/20/1977	Drought	Drought

Source: FEMA, "Disaster Declarations for States and Counties." <https://www.fema.gov/data-visualization/disaster-declarations-states-and-counties>

Table 13: Cal OES Disaster Proclamations and Executive Orders, 2015–2023

Cal OES Disaster Proclamation/ Executive Order Number	Date	Incident Subcategory	Information
N-6-23, N-7-23, N-9-23, N-10-23	February–March 2023	Winter storms	Flooding, power outages, downed trees, hazardous debris flows, mudslides, landslides, waterway swelling, dam overflows, and levee failures.
N-1-23, N-2-23, N-10-23 (statewide)	December 2022–January 2023	Winter storms	Flooding, power outages, downed trees, hazardous debris flows, mudslides, landslides, waterway swelling, dam overflows, and levee failures.
N-15-22, N-14-22(Statewide)	08/31/2022	Extreme Heat	Dangerous, record-setting heat, significant demand, "warm shutdowns," and strain on the energy grid
Executive Order	03/23/22 (October 2021 storms)	Storms	Flooding, erosion, debris flows, roads, and infrastructure damage.
N-22-21	08/18/2020	Extreme Heat/ Lightning/Fires	Fires, damage to homes and infrastructure, evacuations, record-breaking temperatures, red-flag warnings, and lightning strikes.
Executive Order (statewide)	03/17/2017	Atmospheric River Storm	High winds, flooding, erosion, mud and debris flow, and damage to roads and highways.
Executive Order (statewide)	10/30/2015	Drought	Tree mortality, invasive pest infestations.

Source: Cal OES Governor's Office of Emergency Services, "Open State of Emergency Proclamations." <https://www.caloes.ca.gov/office-of-the-director/policy-administration/legal-affairs/emergency-proclamations/>

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Table 14: Disasters Declared by the U.S. Department of Agriculture, 2012–2022

Agency	Date	Event
USDA	07/26/2022 (February–April 2022)*	Freeze
USDA	05/03/2012 (January 16–17, 2012)**	Freeze
USDA	05/03/2012 (January 16–17, 2012)**	Freeze

Sources:

* County of Glenn, “Due to Freeze: USDA Designates Glenn County as Disaster Area.”

<https://www.countyofglenn.net/news/public-information/20220726/due-freeze-usda-designates-glenn-county-disaster-area>

** FarmProgress, “Glenn County designated natural disaster area.”

https://www.farmprogress.com/management/glenn-county-designated-natural-disaster-area?ag_brand=westernfarmpress.com

Table 15: Governor-Proclaimed Disasters for Glenn County or Statewide, October 20, 1991–2023

Date	Event
February–March 2023	Severe winter storms
December 27, 2022–January 2023 (statewide)	Severe winter storms
October 2021	Storms
October 2021	Drought
May 10, 2021	Drought
August 2020 (statewide)	Fires
October 27, 2019 (statewide)	High winds and fires
January–February 2019	Winter storms
January 2014 (statewide)	Drought
January 2008	Extreme winds, heavy rains
January 2007 (statewide)	Freeze
February 02, 1998	El Niño
December 1996–January 1997	Floods
February 1995 (57 of 58 counties)	Late winter storms
January 1995	Severe winter storms

Source: California State Board of Equalization, “Chronological List of Governor-Proclaimed Disasters for Property Tax Purposes.” <https://www.boe.ca.gov/proptaxes/disaster-list.htm>

Table 16: “Other Disasters” Identified in the 2018 MJHMP

Date	Event	Description
10/26/1982	Severe Storms	Rains causing agricultural losses
03/05/1980	Severe Storms	Rain, Winds, Mudslides, & Flooding

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Date	Event	Description
02/1973	Storms/flooding	N/A
02/26/1958	Flood	Heavy rains and flooding
05/20/1957	Heavy rains	State of Emergency for producing areas of Northern California
11/21/1950	Flood	Statewide flooding

The Planning Team identified seven hazards with a high potential of occurring in the county based on a review of similar documents, previous incidents, historical knowledge, recent events across the state, and developing trends. These were: drought, extreme heat, flood, geologic hazards (earthquake, expansive soils, and subsidence), levee failure, severe weather, and wildfires.

Initial Prioritization of Hazards

After the risk assessment meeting, each participating jurisdiction was responsible for prioritizing the identified hazards. Considerations included examining the probability of future occurrences and the spatial extents of each hazard, if measurable. The jurisdictions added “Response Capacity” as a factor to consider when prioritizing hazards. Response capacity is particularly important for smaller rural communities, which may not have the same resources to respond to hazards as larger jurisdictions. This prioritization reflects the fact that vulnerability can differ across jurisdictions. Table 17 through 20 present the results of the hazard prioritization process, also known as the Calculated Risk Priority Index (CPRI). Each jurisdiction ranked the hazards on a worksheet based on perceived notions of the probability of future occurrences, spatial extent of the hazard, and historical events.

Table 17: Guidelines for Prioritization

Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
Probability of Future Events	1	Unlikely	Less than 1% probability of occurrence in the next year or a recurrence interval of greater than every 100 years.	30%
	2	Occasional	1%–10% probability of occurrence in the next year or a recurrence interval of 11–100 years.	
	3	Likely	11%–90% probability of occurrence in the next year or a recurrence interval of 1–10 years.	
	4	Highly Likely	91%–100% probability of occurrence in the next year or a recurrence interval of less than 1 year.	
Spatial Extent (Geographic Coverage): <i>How large of an area could be affected by the specific hazard?</i>	1	Limited	Less than 10% of the planning area could be impacted.	10%
	2	Small	10%–25% of the planning area could be impacted	
	3	Significant	25%–50% of the planning area could be impacted.	

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Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
	4	Extensive	50%–100% of the planning area could be impacted.	
Severity of Life/Property Impact	1	Negligible	Less than 5% of the affected area's critical and non-critical facilities and structures are damaged/destroyed. Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities.	30%
	2	Limited	5%–25% of property in the affected area is damaged/destroyed. Complete shutdown of critical facilities for more than one day but less than one week.	
	3	Critical	25%–50% of property in the affected area is damaged/destroyed. Complete shutdown of critical facilities for more than one week but less than one month.	
	4	Catastrophic	Over 50% of critical and non-critical facilities and infrastructure in the affected area are damaged/ destroyed. Complete shutdown of critical facilities for more than one month.	
Warning Time: <i>The time between the moment a warning is issued for an impending threat or disaster and when the threat or disaster occurs. More warning time allows for better emergency preparations and dissemination of public information.</i>	1	Self-defined	More than 24 hours	10%
	2	Self-defined	12–24 hours.	
	3	Self-defined	6–12 hours.	
	4	Self-defined	Less than 6 hours.	
Duration: <i>The time local, state, and/or federal assistance will be needed to prepare for, respond to, and recover from a potential disaster event.</i>	1	Brief	Up to 6 hours.	10%
	2	Intermediate	Up to one day.	
	3	Extended	Up to one week.	
	4	Prolonged	More than one week.	
Response Capacity: <i>The local resources and capability to respond to this kind of event.</i>	1	High	Significant resources and capability to respond to this kind of event; staff are trained, experience, and ready.	10%
	2	Medium	Some resources and capability to respond to this kind of event; some staff may be trained, experienced, and ready while others may need additional support.	

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Risk Index Factor	Degree of Risk Level		Criteria	Factor Weight for Degree of Risk Level
	3	Low	Limited resources and capability to respond to this kind of event; additional staff or staff training needed.	
	4	None	No resources and capability to respond this kind of event; additional outside support required.	

The following equation was used to calculate the total Risk Factor (RF) Value for each jurisdiction:

Risk Factor Equation $\text{RF Value} = [(\text{Probability} \times .30) + (\text{Spatial Extent} \times .10) + (\text{Severity of Life/Property Impact} \times .30) + (\text{Warning Time} \times .10) + (\text{Duration} \times .10) + (\text{Response Capacity} \times .10)]$
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Hazards with a risk factor value of 2.5–4.0 are considered high risk. Those with values of 2.0–2.4 are considered moderate, and those with values less than 2.0 are considered low risk.

Table 18: Calculated Priority Risk Index for Glenn County

Type of Hazard Event	Probability of Future Events	Spatial Event	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Drought	Likely (3)	Significant (3)	Negligible (1)	>24 hours (1)	Prolonged (4)	Medium (2)	Moderate (2.2)
Extreme Heat	Highly Likely (4)	Extensive (4)	Negligible (1)	>24 hours (1)	Extended (3)	Medium (2)	High (2.5)
Flood	Occasional (2)	Extensive (4)	Critical (3)	>24 hours (1)	Prolonged (4)	Medium (2)	High (2.6)
Geographic Hazards (Earthquake/ Expansive Soils/Land Subsidence)	Unlikely (1)	Small (2)	Limited (2)	<6 hours (4)	Brief (1)	Medium (2)	Low (1.8)
Levee Failure	Occasional (2)	Small (2)	Critical (3)	>24 hours (1)	Prolonged (4)	Medium (2)	Moderate (2.4)
Severe Weather - Heavy Rain	Likely (3)	Significant (3)	Negligible (1)	>24 hours (1)	Prolonged (4)	Medium (2)	Moderate (2.2)

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Type of Hazard Event	Probability of Future Events	Spatial Event	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Wildfire	Likely (3)	Small (2)	Limited (2)	<6 hours (4)	Prolonged (4)	Low (3)	High (2.8)

Table 19: Calculated Priority Risk Index for Orland

Hazard Type	Probability of Future Occurrence	Spatial Extent	Magnitude/severity of Life/Property Impact	Warning time	Duration	Total
Drought	Likely (3)	Significant (3)	Negligible (1)	>24 hours (1)	Prolonged (4)	11
Extreme Heat	Highly Likely (4)	Extensive (4)	Negligible (1)	>24 hours (1)	Extended (3)	12
Flood	Occasional (2)	Extensive (4)	Critical (3)	>24 hours (1)	Prolonged (4)	14
Geologic Hazards	Unlikely (1)	Small (2)	Limited (2)	<6 hours (4)	Brief (1)	10
Levee Failure	Occasional (2)	Small (2)	Critical (3)	>24 hours (1)	Prolonged (4)	12
Severe Weather – Heavy Rain	Likely (3)	Significant (3)	Negligible (1)	>24 hours (1)	Prolonged (4)	12
Wildfire	Occasional (2) (Small (2)	Limited (2)	<6 hours (4)	Extended (3) (13

Table 20: Calculated Priority Risk Index for Willows

Type of Hazard Event	Probability of Future Events	Spatial Event	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Drought	Likely (3)	Limited (1)	Negligible (1)	>24 hours (1)	Prolonged (4)	Medium – very depended on Glenn County OES (2)	Moderate (2)
Extreme Heat	Highly Likely (4)	Extensive (4)	Negligible (1)	>24 hours (1)	Prolonged (4)	Medium (2)	High (2.6)
Flood	Likely (3)	Extensive (4)	Catastrophic (4)	6 to 12 hours (3)	Extended (3)	Low – very depended on Glenn County OES (3)	High (3.4)

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Type of Hazard Event	Probability of Future Events	Spatial Event	Severity of Life/Property Impact	Warning Time	Duration	Response Capacity	Risk Factor Value
Geologic Hazards (Earthquake/ Expansive Soils/Land Subsidence)	Likely (3)	Significant (3)	Critical (3)	<6 hours (4)	Prolonged (4)	Low – very depended on Glenn County OES (3)	High (3.2)
Levee Failure	Unlikely (1)	Extensive (4)	Catastrophic (4)	<6 hours (4)	Prolonged (4)	Low (3)	High (3)
Severe Weather - Heavy Rain	Likely (3)	Extensive (4)	Limited (2)	>24 hours (1)	Prolonged (4)	Low – very depended on Glenn County OES (3)	High (2.7)
Wildfire	Likely (3)	Small (2)	Limited (2)	<6 hours (4)	Extended (3)	Low – very dependent on other organizations (3)	High (2.7)

Vulnerability Assessment

A vulnerability assessment offers a detailed representation of the losses that a community may incur in the event of a disaster. This is particularly valuable for county and city personnel and other decision-makers who must balance the costs of mitigation with the potential harm to residents and property. The assessment provides a standardized method to measure a community's exposure to natural hazards and helps identify which hazards and regions should be prioritized for disaster resilience efforts. Based on evaluating the assets at risk, hazard mitigation resources can be allocated where they are most needed, using the information provided in the hazard profiles.

For an effective vulnerability assessment, hazard mitigation analysts must be given both quantitative and qualitative information for each hazard. Quantitative data are obtained through an exposure analysis that provides the number of assets at risk of a particular hazard. For hazards that lack measurable data, qualitative data help describe how a hazard could impact the region, offering insights beyond the numbers of assets at risk. By combining these types of data, analysts can gain a comprehensive understanding of the risks associated with each hazard and develop appropriate mitigation strategies.

The hazard exposure analysis was developed using the most reliable and up-to-date data available and adheres to the methodology outlined in FEMA Local Mitigation Planning Handbook, May 2023.¹⁹ This guidebook provides a comprehensive framework for identifying and evaluating hazards, estimating potential losses, and developing strategies for mitigating risks. The analysis was conducted with utmost precision and rigor to ensure its validity and accuracy.

A comprehensive vulnerability assessment was conducted for each of the hazards delineated in Section 3.1 through Section 3.7. Geospatial data were indispensable in determining the assets exposed to specific hazards. In this regard, geospatial analysis can be conducted by overlaying the natural hazard's

¹⁹ FEMA, "Local Mitigation Planning Handbook." https://www.fema.gov/sites/default/files/documents/fema_local-mitigation-planning-handbook_052023.pdf