



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

# Willows City Council Regular Meeting

January 10, 2023  
Willows City Hall  
6:00 PM – Regular Session

City Council  
Rick Thomas, Mayor  
David Vodden, Vice Mayor  
Gary Hansen, Councilmember  
Jeff Williams, Councilmember  
Casey Hofhenke, Councilmember

City Manager  
Marti Brown

City Clerk  
Louis Ósémwegie

## Agenda

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 Councilmembers or the City Manager first requests that a matter be removed for separate discussion and action. Individuals wishing to address the City Council 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 Mayor and Councilmembers, and not to staff and/or the audience. By State law, the Council 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 City Council, please mail it to the City Clerk at 201 North Lassen Street, Willows, CA 95988 or email it to: [losemwegie@cityofwillows.org](mailto:losemwegie@cityofwillows.org).

a. **Register Approval**

Recommended Action: Approve general checking, payroll, and direct deposit check registers.  
Contact: Marti Brown, City Manager, [mbrown@cityofwillows.org](mailto:mbrown@cityofwillows.org)

b. **Minutes Approval**

Recommended Action: Approve minutes of the December 13, 2022, City Council meeting.  
Contact: Louis Ósémwegie, City Clerk, [losemwegie@cityofwillows.org](mailto:losemwegie@cityofwillows.org)

c. **Engineering and Traffic Survey of Radar Speeds**

Recommended Action: Adopt the attached resolution authorizing the City Manager, or her designee, to execute a contract with Kittelson & Associates to complete an engineering and traffic survey of radar speeds on selective streets within the City of Willows to allow for defensible radar enforcement.

Contact: Patrick Piatt, Community Development & Services Director, [ppiatt@cityofwillows.org](mailto:ppiatt@cityofwillows.org)

## 6. PUBLIC HEARING

### a. **General Plan Update & Environmental Impact Report**

Recommended Action: Adopt the General Plan Update to replace the existing General Plan and adopt the attached resolution certifying the General Plan Update Environmental Impact Report (No. GPA-22-01).

Contact: Karen Mantele, Principal Planner, [kmantele@cityofwillows.org](mailto:kmantele@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 City Council 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 Mayor and Councilmembers, and not to staff and/or the audience. When the Mayor 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 Council 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 City Council, please mail it to the City Clerk at 201 North Lassen Street, Willows, CA 95988 or email it to: [losemwegie@cityofwillows.org](mailto:losemwegie@cityofwillows.org).

### a. **Green Street Urgent Repair Project**

Recommended Action: Adopt a resolution authorizing the City Manager, or her designee, to execute a contract with All-American Construction, Inc. for the Green Street Urgent Repair Project for a not to exceed amount of \$57,000.

Contact: Patrick Piatt, Community Development & Services Director, [ppiatt@cityofwillows.org](mailto:ppiatt@cityofwillows.org)

### b. **Annual Development Impact Fee Report – FY 2021-22**

Recommended Action: Adopt a resolution accepting the attached Mitigation Fee Act Report (AB 1600) on Development Impact Fees for Fiscal Year ending June 30, 2022.

Contact: Patrick Piatt, Community Development & Services Director, [ppiatt@cityofwillows.org](mailto:ppiatt@cityofwillows.org)

### c. **2023 Council Meeting Calendar and Schedule**

Recommended Action: Approve the 2023 Council Meeting Calendar and Schedule and Adopt a Resolution Establishing The 2023 City Council Meeting Calendar and Schedule.

Contact: Marti Brown, City Manager, [mbrown@cityofwillows.org](mailto:mbrown@cityofwillows.org)

### d. **Planning Commission Appointment Council Ad Hoc Committee**

Recommended Action: Appoint two Council Members to serve on the Planning Commission Appointment Selection Subcommittee to propose a schedule, process and recommend Planning Commissioner appointments to the full Council.

Contact: Louis Ósémwegie, City Clerk, [losemwegie@cityofwillows.org](mailto:losemwegie@cityofwillows.org)

### e. **Council Ad Hoc Committee to Address the City's Swimming Pool**

Recommended Action: Establish a two-person City Council Ad Hoc Committee to engage the public to research renovation and/or replacement options of the City's swimming pool (Requested by Mayor Thomas).

## 8. COMMENTS & REPORTS

- a. City Council Comments and Reports
- b. Council Correspondence

## 9. CLOSED SESSION

Pursuant to Government Code Sections §54954.3, the public will have an opportunity to directly address the legislative body on the item below prior to the Council convening into closed session. Public Comments are generally restricted to three minutes.

### a. Conference with Legal Counsel – Existing Litigation (§ 54956.9) (4 Cases)

- Name of Case: City of Willows v. Lucky B. Wyatt, Superior Court of California, County of Glenn Case No. 21CV02682
- Name of Case: John O’Connell v. City of Willows et. al., Superior Court of California, County of Glenn Case No. 20CV02511
- Name of Case: Dawn Guzman v. City of Willows et. al., Superior Court of California, County of Glenn Case No. 22CV02902
- Name of Case: In Re: Application for Nuisance Abatement Warrant 143 N. Yolo, Superior Court of California, County of Glenn Case No. 22CV02852  
Contact: Dave Ritchie, City Attorney, daveritchie@colehuber.com

## 10. ADJOURNMENT

**This agenda was amended on January 9, 2023.**

*Louis Ósémwegie*

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Louis Ósémwegie, 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](http://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.*

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# PUBLIC COMMENT & CONSENT CALENDAR FORUM



**PERIOD**

**10/31/2022      TO      12/23/2022**

**Payroll Direct Deposit      Z46169      TO      Z46226**

**General Checking      40494      TO      40516**

<b>Check Register</b>	<b>052635</b>	<b>TO</b>	<b>052661 (Batch #14)</b>
<b>Check Register</b>	<b>052662</b>	<b>TO</b>	<b>052689 (Batch #15)</b>
<b>Check Register</b>	<b>052690</b>	<b>TO</b>	<b>052717 (Batch #16)</b>
<b>Check Register</b>	<b>052718</b>	<b>TO</b>	<b>052735 (Batch #17)</b>

**APPROVAL DATE      01/10/2023**

**APPROVED \_\_\_\_\_**

REPORT.: 12/07/22  
RUN...: 12/07/22 Time: 10:17  
Run By.: Katie Butler

CITY OF WILLOWS  
Check Register

PAGE: 001  
ID #: PRCR  
CTL.: WIL

Check Number	Date	Payroll Date	**Employee** Num Name	Actual Period	Fiscal Period	Gross Amount	Tax Amount	Deduction Amount	Check Amount
40494	12/09/22	12/04/22	MAR00 MARTINEZ, JULIANA	12-22	06-23	176.00			
246169	12/09/22	12/04/22	DOM00 DOMENIGHINI, LARRY A	12-22	06-23	125.00			
246170	12/09/22	12/04/22	GRI02 GRIFFITH, ROBERT	12-22	06-23	125.00			
246171	12/09/22	12/04/22	HAN02 HANSEN, GARY L	12-22	06-23	250.00			
246172	12/09/22	12/04/22	WIL02 WILLIAMS, JEFF	12-22	06-23	250.00			
246173	12/09/22	12/04/22	BRO01 Brown, Martha	12-22	06-23	5955.77			
246174	12/09/22	12/31/22	BUR00 Burt, Kellie D	12-22	06-23	50.00			
246175	12/09/22	12/04/22	BUT01 BUTLER, KATIE LEEANN	12-22	06-23	2114.00			
246176	12/09/22	12/04/22	FAH00 FAHEY, LORI	12-22	06-23	3368.12			
246177	12/09/22	12/04/22	OSE00 OSEMWEGIE, LOUIS	12-22	06-23	2700.00			
246178	12/09/22	12/31/22	PRI00 Pride, Lori A	12-22	06-23	50.00			
246179	12/09/22	12/31/22	THR02 THRAILKILL, ROSEMARIE	12-22	06-23	50.00			
246180	12/09/22	12/31/22	WOO00 WOODS, CANDIS K	12-22	06-23	50.00			
246181	12/09/22	12/04/22	PIA00 PIATT, JAMES PATRICK	12-22	06-23	4807.69			
246182	12/09/22	12/04/22	RUS01 RUSTENHOVEN, TARA L	12-22	06-23	2404.00			
246183	12/09/22	12/04/22	ARE00 Arellanes, Ashley Marie	12-22	06-23	559.33			
246184	12/09/22	12/04/22	BRI00 BRIONES, BRENDA VALENZU	12-22	06-23	160.00			
246185	12/09/22	12/04/22	EHO02 EHORN, CAITLIN A	12-22	06-23	1372.92			
246186	12/09/22	12/04/22	SPE02 SPENCE, KYLIEGH C	12-22	06-23	424.00			
246187	12/09/22	12/04/22	VAR00 Vargas, Giovani	12-22	06-23	504.00			
246188	12/09/22	12/04/22	BOB00 BOBADILLA, PEDRO D	12-22	06-23	50.00			
246189	12/09/22	12/04/22	HUT04 HUTSON, KRISTINA RENEE	12-22	06-23	571.25			
246190	12/09/22	12/04/22	ENO00 ENOS, KYLE	12-22	06-23	4134.93			
246191	12/09/22	12/04/22	HIN00 Hintz-Livin, Braden Greg	12-22	06-23	356.20			
246192	12/09/22	12/04/22	LOM00 LOMBARD, TYLER JOSEPH	12-22	06-23	2096.69			
246193	12/09/22	12/04/22	LOP02 Lopez, Jose	12-22	06-23	1496.04			
246194	12/09/22	12/04/22	MON00 MONCK, NATHANIAL T	12-22	06-23	4434.00			
246195	12/09/22	12/04/22	ABO00 ABOLD, STEVEN B	12-22	06-23	2093.18			
246196	12/09/22	12/04/22	CAZ01 Cazares, Benjamin L.	12-22	06-23	1643.85			
246197	12/09/22	12/04/22	MIN00 MINGS, MICHAEL E	12-22	06-23	2271.79			
246198	12/09/22	12/31/59	MIN00 MINGS, MICHAEL E	12-22	06-23	884.00			
246199	12/09/22	12/04/22	PFY00 PFYL, NATISA N	12-22	06-23	3001.51			
246200	12/09/22	12/04/22	RAN01 RANDOLPH, MATTHEW	12-22	06-23	1566.77			
246201	12/09/22	12/04/22	REE00 REED, JOSHUA	12-22	06-23	1566.77			
246202	12/09/22	12/04/22	VAS01 VASQUEZ, PEDRO CEASAR	12-22	06-23	2828.92			
						54491.73			
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REPORT: 12/19/22  
RUN: 12/19/22 Time: 11:15  
Run By: Katie Butler

CITY OF WILLOWS  
Check Register

PAGE: 001  
ID #: PRCR  
CTL: WIL

Check Number	Date	Payroll Date	**Employee** Num	Name	Actual Period	Fiscal Period	Gross Amount	Tax Amount	Deduction Amount	Check Amount
40503	12/19/22	12/18/22	MAR00	MARTINEZ, JULIANA	12-22	06-23	408.00			
446203	12/19/22	12/18/22	BRO01	Brown, Martha	12-22	06-23	5955.77			
446204	12/19/22	12/18/22	BUT01	BUTLER, KATIE LEEANN	12-22	06-23	2074.00			
446205	12/19/22	12/18/22	FAH00	FAHEY, LORI	12-22	06-23	3328.12			
446206	12/19/22	12/18/22	OSE00	OSEMWEGIE, LOUIS	12-22	06-23	2700.00			
446207	12/19/22	12/18/22	PIA00	PIATT, JAMES PATRICK	12-22	06-23	4807.69			
446208	12/19/22	12/18/22	RUS01	RUSTENHOVEN, TARA L	12-22	06-23	2364.00			
446209	12/19/22	12/18/22	ARE00	Arellanes, Ashley Marie	12-22	06-23	765.85			
446210	12/19/22	12/18/22	BRI00	BRIONES, BRENDA VALENZU	12-22	06-23	272.00			
446211	12/19/22	12/18/22	EHO02	EHORN, CAITLIN A	12-22	06-23	1332.92			
446212	12/19/22	12/18/22	SPE02	SPENCE, KYLIEGH C	12-22	06-23	632.00			
446213	12/19/22	12/18/22	VAR00	Vargas, Giovani	12-22	06-23	696.00			
446214	12/19/22	12/18/22	HUT04	HUTSON, KRISTINA RENEE	12-22	06-23	743.75			
446215	12/19/22	12/18/22	ENO00	ENOS, KYLE	12-22	06-23	2121.66			
446216	12/19/22	12/18/22	LOM00	LOMBARD, TYLER JOSEPH	12-22	06-23	2809.76			
446217	12/19/22	12/18/22	LOP02	Lopez, Jose	12-22	06-23	427.44			
446218	12/19/22	12/18/22	MON00	MONCK, NATHANIAL T	12-22	06-23	4626.27			
446219	12/19/22	12/18/22	RAK00	RAKESTRAW, SHANE	12-22	06-23	837.07			
446220	12/19/22	12/18/22	ABO00	ABOLD, STEVEN B	12-22	06-23	1893.18			
446221	12/19/22	12/18/22	CAZ01	Cazares, Benjamin L.	12-22	06-23	1603.85			
446222	12/19/22	12/18/22	MIN00	MINGS, MICHAEL E	12-22	06-23	1833.99			
446223	12/19/22	12/18/22	PFY00	PFYL, NATISA N	12-22	06-23	2961.51			
446224	12/19/22	12/18/22	RAN01	RANDOLPH, MATTHEW	12-22	06-23	1956.17			
446225	12/19/22	12/18/22	REE00	REED, JOSHUA	12-22	06-23	1526.77			
446226	12/19/22	12/18/22	VAS01	VASQUEZ, PEDRO CEASAR	12-22	06-23	2614.85			
							51292.62			

REPORT.: 12/09/22  
 RUN ON.: 12/07/22 Time: 10:49  
 RUN BY.: Katie Butler

CITY OF WILLOWS

PAGE: 001  
 ID #: SPVR  
 CTL.: WIL

Vendor Check Register Print

Number	Date	Vendor/Organization	Invoice Id	Date	Description/Reference	Period	Amount	Amount Paid
40495	12/09/22	AFL02 AFLAC WAGE WORKS	C21207	12/07/22	AFLAC DEPENT PRETAX	12-22	41.67	41.67
40496	12/09/22	EDD01 EMPLOYMENT DEVELOP.DEPT. S	C21207	12/07/22	STATE INCOME TAX	12-22	1669.86	1669.86
40497	12/09/22	EDD02 EMPLOYMENT DEVELOPMENT DEP	C21207	12/07/22	SDI	12-22	575.72	575.72
40498	12/09/22	ICM01 ICMA RETIREMENT TRUST 457	C21207	12/07/22	DEFERRED COMP - ICMA	12-22	200.00	200.00
40499	12/09/22	NAT00 NATIONWIDE RETIREMENT SOLU	C21207	12/07/22	USCM DEF. COMP. NAT	12-22	1605.00	
40499	12/09/22	NAT00 NATIONWIDE RETIREMENT SOLU	1C21207	12/07/22	USCM DEF. COMP. MTCH	12-22	278.85	1883.85
40500	12/09/22	PER01 P.E.R.S.	C21207	12/07/22	PERS PAYROLL REMITTANCE	12-22	7870.14	7870.14
40501	12/09/22	UMP00 UMPQUA BANK	C21207	12/07/22	DIRECT DEPOSIT	12-22	37226.23	37226.23
40502	12/09/22	UMP01 UMPQUA BANK - MYTAXPAYER	C21207	12/07/22	FEDERAL INCOME TAX	12-22	4196.44	
40502	12/09/22	UMP01 UMPQUA BANK - MYTAXPAYER	1C21207	12/07/22	FICA	12-22	6655.76	
40502	12/09/22	UMP01 UMPQUA BANK - MYTAXPAYER	2C21207	12/07/22	MEDICARE	12-22	1556.66	12408.86
TOTAL DISBURSED.,.,							61876.33	61876.33

REPORT.: 12/23/22  
 RUN ON.: 12/20/22 Time: 09:37  
 RUN BY.: Katie Butler

CITY OF WILLOWS  
 Vendor Check Register Print

PAGE: 001  
 ID #: SPVR  
 CTL.: WIL

Number	Date	Vendor/Organization	Invoice Id	Date	Description/Reference	Period	Amount	Amount Paid
40504	12/23/22	AFL02 AFLAC WAGE WORKS	C21219	12/19/22	AFLAC DEPENT PRETAX	12-22	41.67	41.67
40505	12/23/22	EDD01 EMPLOYMENT DEVELOP.DEPT. S	C21219	12/19/22	STATE INCOME TAX	12-22	1531.61	1531.61
40506	12/23/22	EDD02 EMPLOYMENT DEVELOPMENT DEP	C21219	12/19/22	SDI	12-22	489.94	489.94
40507	12/23/22	ICM01 ICMA RETIREMENT TRUST 457	C21219	12/19/22	DEFERRED COMP - ICMA	12-22	200.00	200.00
40508	12/23/22	NAT00 NATIONWIDE RETIREMENT SOLU	C21219	12/19/22	USCM DEF. COMP. NAT	12-22	1605.00	
40508	12/23/22	NAT00 NATIONWIDE RETIREMENT SOLU	1C21219	12/19/22	USCM DEF. COMP. MTCH	12-22	278.85	1883.85
40509	12/23/22	PER01 P.E.R.S.	C21219	12/19/22	PERS PAYROLL REMITTANCE	12-22	7379.23	7379.23
40510	12/23/22	UMP00 UMPQUA BANK	C21219	12/19/22	DIRECT DEPOSIT	12-22	35161.28	35161.28
40511	12/23/22	UMP01 UMPQUA BANK - MYTAXPAYER	C21219	12/19/22	FEDERAL INCOME TAX	12-22	3893.51	
40511	12/23/22	UMP01 UMPQUA BANK - MYTAXPAYER	1C21219	12/19/22	FICA	12-22	5608.54	
40511	12/23/22	UMP01 UMPQUA BANK - MYTAXPAYER	2C21219	12/19/22	MEDICARE	12-22	1463.80	10965.85
TOTAL DISBURSED...							57653.43	57653.43

REPORT: 12/22/22  
 RUN ON: 12/22/22 Time: 10:46  
 RUN BY: Katie Butler

CITY OF WILLOWS

PAGE: 001  
 ID #: SPVR  
 CTL.: WIL

Vendor Check Register Print

Number	Date	Vendor/Organization	Invoice Id	Date	Description/Reference	Period	Amount	Amount Paid
40512	12/22/22	AFL01 AFLAC- FLEX ONE	C21231	12/31/22	AFLAC DENTAL PRETAX	12-22	148.85	
40512	12/22/22	AFL01 AFLAC- FLEX ONE	1C21231	12/31/22	AFLAC CANCER PRETAX	12-22	105.70	
40512	12/22/22	AFL01 AFLAC- FLEX ONE	2C21231	12/31/22	AFLAC ACC PRETAX	12-22	162.12	
40512	12/22/22	AFL01 AFLAC- FLEX ONE	3C21231	12/31/22	AFLAC SUPPLMNTL LIFE	12-22	71.50	
40512	12/22/22	AFL01 AFLAC- FLEX ONE	4C21231	12/31/22	AFLAC STD INS	12-22	156.38	644.55
40513	12/22/22	HUM01 HUMANA DENTAL/VISION	C21231	12/31/22	DENTAL\VISION	12-22	1336.45	1336.45
40514	12/22/22	KEE01 KEENAN & ASSOCIATES- PDAC	C21231	12/31/22	MEDICAL	12-22	21656.00	21656.00
40515	12/22/22	UNI17 UNITED PUBLIC EMPLOYEES AS	C21231	12/31/22	PUBLIC SAFETY DUES	12-22	89.56	89.56
40516	12/22/22	WIL01 WILLOWS EMPLOYEES ASSOC.	C21231	12/31/22	EMPLOYEES ASSOC.DUES	12-22	12.00	12.00
TOTAL DISBURSED...							23738.56	23738.56

REPORT.: Oct 31 22 Monday  
 RUN...: Oct 31 22 Time: 12:48  
 Run By.: Katie Butler

CITY OF WILLOWS  
 Automatic Check Listing/Update  
 Control Date.: 10/31/22 Cash Account No.: 000 1045

PAGE: 001  
 ID #: PY-CL  
 CTL.: WIL

			Invoice Date	Actual Period						
Invoice No	Description		Due Date	Fiscal Tm	Discount G/L	Account No	Gross Amount	Discount Amount	Net Amount	
Check #.: 052635 Check Date.: 10/31/22			Vendor I.D.: AMA00 (AMAZON.COM)							
C21028-	ZIP BOOKS		10/10/22 10/31/22	10-22 04-23			470.54	.00	470.54	
Check #.: 052636 Check Date.: 10/31/22			Vendor I.D.: AME02 (ARAMARK)							
1028-	CLEANING UNIFORMS FOR PUBLIC WORKS		10/04/22 10/31/22	10-22 04-23			142.12	.00	142.12	
6429-	CLEANING UNIFORMS FOR PUBLIC WORKS		10/11/22 10/31/22	10-22 04-23			137.85	.00	137.85	
7049-	CLEANING UNIFORMS FOR PUBLIC WORKS		10/25/22 10/31/22	10-22 04-23			172.68	.00	172.68	
31867-	CLEANING UNIFORMS FOR PUBLIC WORKS		10/18/22 10/31/22	10-22 04-23			137.68	.00	137.68	
** Vendor's Subtotal ----->							590.33	.00	590.33	
Check #.: 052637 Check Date.: 10/31/22			Vendor I.D.: APP01 (APPEAL-DEMOCRAT)							
C21028-	LIBRARY NEWSPAPER RENEWAL		10/28/22 10/31/22	10-22 04-23			72.70	.00	72.70	
Check #.: 052638 Check Date.: 10/31/22			Vendor I.D.: BAK06 (BAKER & TAYLOR BOOKS)							
203708470-	NEW PRINT MAT. WILLOWS LIBRARY		10/14/22 10/31/22	10-22 04-23			187.95	.00	187.95	
Check #.: 052639 Check Date.: 10/31/22			Vendor I.D.: BAR01 (WILLOWS AUTO PARTS)							
640178-	RED PAINT MARKER		09/01/22 10/31/22	10-22 04-23	A		5.89	.00	5.89	
642519-	SEAT COVER AND FREIGHT		10/03/22 10/31/22	10-22 04-23	A		259.48	.00	259.48	
642674-	BOWL ASSEM		10/05/22 10/31/22	10-22 04-23	A		33.94	.00	33.94	
643104-	BLADE (570)		10/10/22 10/31/22	10-22 04-23	A		24.34	.00	24.34	
643228-	OIL & AIR FILTER		10/12/22 10/31/22	10-22 04-23	A		54.09	.00	54.09	
643229-	PP- 1VALVE CONTROL & KNOB		10/12/22 10/31/22	10-22 04-23	A		87.74	.00	87.74	
643265-	DRAIN PLUG & GASKET		10/12/22 10/31/22	10-22 04-23	A		6.63	.00	6.63	



REPORT.: Oct 31 22 Monday  
 RUN...: Oct 31 22 Time: 12:48  
 Run By.: Katie Butler

CITY OF WILLOWS  
 Automatic Check Listing/Update  
 Control Date.: 10/31/22 Cash Account No.: 000 1045

PAGE: 002  
 ID #: PY-CL  
 CTL.: WIL

		Invoice Date	Actual Period							
Invoice	No Description	Due Date	Fiscal	Tm	G/L Account No	Discount	Gross Amount	Discount Amount	Net Amount	
Check #.: 052639 Check Date.: 10/31/22		Vendor I.D.: BAR01 (WILLOWS AUTO PARTS)								
643374-	SEAT COVER & TRIM ADH	10/13/22	10-22	A			85.67	.00	85.67	
		10/31/22	04-23							
643570-	BREATHER AND OIL FILTER	10/17/22	10-22	A			18.00	.00	18.00	
		10/31/22	04-23							
643863-	8MXTXREEL, HYD HOSE FITTINGS	10/20/22	10-22	A			108.97	.00	108.97	
		10/31/22	04-23							
644070-	ORING, COUPLING AND 4MXTXREEL	10/24/22	10-22	A			81.16	.00	81.16	
		10/31/22	04-23							
644085-	ORING	10/24/22	10-22	A			14.16	.00	14.16	
		10/31/22	04-23							
** Vendor's Subtotal ----->							780.07	.00	780.07	
Check #.: 052640 Check Date.: 10/31/22		Vendor I.D.: CAL04 (CALIFORNIA DEPT. OF JUSTICE)								
601613-	FINGERPRINT FOR NOE RODRIGUEZ	09/06/22	10-22				49.00	.00	49.00	
		10/31/22	04-23							
Check #.: 052641 Check Date.: 10/31/22		Vendor I.D.: CAL61 (CAL FIRE)								
1475287-	2 UNITS OF CREW WORK	10/14/22	10-22				453.88	.00	453.88	
		10/31/22	04-23							
Check #.: 052642 Check Date.: 10/31/22		Vendor I.D.: COA00 (COASTLAND CIVIL ENGINEERING)								
54759-	724774 PACIFIC AVE REHAB PROJECT	09/30/22	10-22				281.25	.00	281.25	
		10/31/22	04-23							
54768-	724887 S TEHAMA WATER MAIN EXTENSION	09/30/22	10-22				2382.50	.00	2382.50	
		10/31/22	04-23							
54772-	724818 WILLOWS- N LASSEN ST CM	09/30/22	10-22				13848.75	.00	13848.75	
		10/31/22	04-23							
54795-	724851 THORPE PARCEL MAO- FRENCH SR	09/30/22	10-22				112.50	.00	112.50	
		10/31/22	04-23							
** Vendor's Subtotal ----->							16625.00	.00	16625.00	

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Invoice	No	Description	Invoice Date	Actual Period	Tm	Discount G/L	Account No	Gross Amount	Discount Amount	Net Amount
			Due Date	Fiscal						
Check #.: 052643			Check Date.: 10/31/22		Vendor I.D.: COM16 (COMCAST CABLE)					
C21028-		SERVICES FROM 10-19 TO 11-18-22 ACCT 6196	10/28/22	10-22				152.94	.00	152.94
			10/31/22	04-23						
Check #.: 052644			Check Date.: 10/31/22		Vendor I.D.: COR10 (CORNING LUMBER WILLOWS)					
281635-		4X8 3/4" CDX PLYWOOD	10/06/22	10-22				64.95	.00	64.95
			10/31/22	04-23						
282999-		LB ROOFING NAILS FLAT HEAD	10/12/22	10-22				3.21	.00	3.21
			10/31/22	04-23						
287062-		FJ JAMB STOCK	10/27/22	10-22				38.24	.00	38.24
			10/31/22	04-23						
287095-		1X3X20 SS2E ADVTG PRIME	10/27/22	10-22				27.87	.00	27.87
			10/31/22	04-23						
** Vendor's Subtotal ----->								134.27	.00	134.27
Check #.: 052645			Check Date.: 10/31/22		Vendor I.D.: FGL00 (FGL ENVIRONMENTAL)					
274803-		INORGANIC ANALYSIS, MISC. ANALYSI, ECT.	09/16/22	10-22				385.00	.00	385.00
			10/31/22	04-23						
277644-		BACTI ANALYSIS AND MISC ANALYSIS	09/21/22	10-22				26.00	.00	26.00
			10/31/22	04-23						
277645-		MISC. ANALYSIS AND RADIO ANALYSIS	09/16/22	10-22				42.00	.00	42.00
			10/31/22	04-23						
** Vendor's Subtotal ----->								453.00	.00	453.00
Check #.: 052646			Check Date.: 10/31/22		Vendor I.D.: FIR00 (THE FIRST CHOICE COFFEE SERVICES)					
1050-		WATER FILTERS	10/16/22	10-22				45.00	.00	45.00
			10/31/22	04-23						

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Invoice No	Description	Invoice Date	Actual Period	Tm	G/L Account No	Discount Amount	Gross Amount	Discount Amount	Net Amount
		Due Date	Fiscal						
Check #.: 052647		Check Date.: 10/31/22		Vendor I.D.: GAN01 (GANDY-STALEY OIL CO.)					
C21028-	SEPT 2022 FUEL STATEMENT FOR FIRE DEPT	09/30/22	10-22	A			657.69	.00	657.69
		10/31/22	04-23						
Check #.: 052648		Check Date.: 10/31/22		Vendor I.D.: GLE05 (GLENN CO. FLEET SERVICES)					
236000000-	LABOR & NON STOCK PARTS	09/21/22	10-22	A			773.27	.00	773.27
		10/31/22	04-23						
Check #.: 052649		Check Date.: 10/31/22		Vendor I.D.: INT16 (INTERSTATE BATTERY SYSTEM OF REDDING)					
30062765-	MTP- 65HD	09/06/22	10-22				94.00	.00	94.00
		10/31/22	04-23						
30063110-	31P-MHD	10/18/22	10-22				152.10	.00	152.10
		10/31/22	04-23						
30063136-	D.S. 1-78 78DT	10/19/22	10-22				81.51	.00	81.51
		10/31/22	04-23						
** Vendor's Subtotal ----->							327.61	.00	327.61
Check #.: 052650		Check Date.: 10/31/22		Vendor I.D.: ITP01 (INDUSTRIAL TRUCK & FARM)					
595593-	HOSE 1/2 WEATHERSHIELD HYD, ECT.	10/18/22	10-22	A			164.32	.00	164.32
		10/31/22	04-23						
595710-	STRAIGHT FEM SWIVEL, ECT .	10/20/22	10-22	A			84.96	.00	84.96
		10/31/22	04-23						
** Vendor's Subtotal ----->							249.28	.00	249.28
Check #.: 052651		Check Date.: 10/31/22		Vendor I.D.: MEN02 (MENDES SUPPLY COMPANY)					
060275-	TOILET TISSUE AND TOWELS	10/25/22	10-22				230.72	.00	230.72
		10/31/22	04-23						

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Invoice	No	Description	Invoice	Actual	Tm	G/L	Discount Account No	Gross Amount	Discount Amount	Net Amount
			Date	Period						
			Due Date	Fiscal						
Check #: 052652 Check Date.: 10/31/22 Vendor I.D.: MJB01 (MJB WELDING SUPPLY, INC.)										
1403843-		CYLINDER RENTAL	09/30/22	10-22	A			48.00	.00	48.00
			10/31/22	04-23						
Check #: 052653 Check Date.: 10/31/22 Vendor I.D.: NEC00 (NEC FINANCIAL SERVICES LLC)										
2526085-		PHONE SYSTEM	10/07/22	10-22				268.08	.00	268.08
			10/31/22	04-23						
Check #: 052654 Check Date.: 10/31/22 Vendor I.D.: NOR10 (NORTH STATE AIR COND. &)										
002386-		INSTALL BRYANT 12,000 BTU DUCTLESS HEATH PUMP	09/21/22	10-22	A			3500.00	.00	3500.00
			10/31/22	04-23						
002391-		REPAIRED BURNT HIGH VOLTAGE ELECTRICAL WIRING	08/30/22	10-22	A			130.00	.00	130.00
			10/31/22	04-23						
** Vendor's Subtotal ----->								3630.00	.00	3630.00
Check #: 052655 Check Date.: 10/31/22 Vendor I.D.: NSW00 (NORTH STATE WATER TREATMENT)										
0842-		MONTHLY SERVICE FEE 9-1-22	10/01/22	10-22				150.00	.00	150.00
			10/31/22	04-23						
Check #: 052656 Check Date.: 10/31/22 Vendor I.D.: PLE00 (PLEXUS GLOBAL LLC)										
15254-		RANDOM DRUG TEST FOR PEDRO VASQUEZ	09/30/22	10-22				45.00	.00	45.00
			10/31/22	04-23						
Check #: 052657 Check Date.: 10/31/22 Vendor I.D.: SAF03 (SAFETY TIRE SERVICE)										
54687-		FLAT REPAIR FOR GOLF CART	10/25/22	10-22				47.04	.00	47.04
			10/31/22	04-23						

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Invoice	No	Description	Invoice	Actual	Tm	G/L	Account	No	Gross	Discount	Net
			Date	Period							
			Due Date	Fiscal					Amount	Amount	Amount
Check #: 052658 Check Date.: 10/31/22			Vendor I.D.: SEV00 (INFRAMARK, LLC)								
83600-		SERVICES PROVIDED FOR THE MONTH OF OCT 2022	10/04/22	10-22					51696.98	.00	51696.98
			10/31/22	04-23							
84238-		COLLECTION SYSTEM	10/12/22	10-22					7916.67	.00	7916.67
			10/31/22	04-23							
** Vendor's Subtotal ----->									59613.65	.00	59613.65
Check #: 052659 Check Date.: 10/31/22			Vendor I.D.: ULI00 (ULINE )								
154530193-		ULINE TOWELS FOR AUTO DISPENSER	09/29/22	10-22					125.60	.00	125.60
			10/31/22	04-23							
Check #: 052660 Check Date.: 10/31/22			Vendor I.D.: WILHD (WILLOWS HARDWARE, INC.)								
273202-		HIGH RANGER SAW	10/18/22	10-22	A				193.04	.00	193.04
			10/31/22	04-23							
277737-		SUPPLIES FOR JENSEN GAZEBO	10/05/22	10-22	A				10.71	.00	10.71
			10/31/22	04-23							
279252-		26RM- 81 CHAIN SAW	01/09/22	10-22	A				57.92	.00	57.92
			10/31/22	04-23							
279704-		CHAIN SAWS	10/19/22	10-22	A				49.34	.00	49.34
			10/31/22	04-23							
** Vendor's Subtotal ----->									311.01	.00	311.01
Check #: 052661 Check Date.: 10/31/22			Vendor I.D.: WILHI (WILLOWS ACE HARDWARE)								
86974-		NYLON LINE	09/01/22	10-22					34.30	.00	34.30
			10/31/22	04-23							
88372-		CONTRACTOR SHIMS	10/06/22	10-22					21.20	.00	21.20
			10/31/22	04-23							
88627-		DUCT TAPE 1.88"X60 YD	10/13/22	10-22					12.85	.00	12.85
			10/31/22	04-23							
88835-		1G UNIRSAL GFCI KIT	10/19/22	10-22					41.82	.00	41.82
			10/31/22	04-23							
88910-		PLASTIC BUCKET 5G & SUPER CLEAN DEGREASER	10/20/22	10-22					39.85	.00	39.85
			10/31/22	04-23							
89189-		WEED & FEED	10/27/22	10-22					93.30	.00	93.30
			10/31/22	04-23							
89209-		PADLOCK	10/27/22	10-22					32.14	.00	32.14
			10/31/22	04-23							
** Vendor's Subtotal ----->									275.46	.00	275.46
** Total Checks Paid ----->									86767.09	.00	86767.09
									=====	=====	=====

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Invoice	No	Description	Invoice	Actual	Discount	G/L	Account	No	Gross	Discount	Net
			Date	Period							
			Due Date	Fiscal	Tm				Amount	Amount	Amount
Check #: 052662 Check Date.: 11/04/22 Vendor I.D.: AND01 (ANDY HEATH FINANCIAL SERVICES)											
1622-		SERVICES PROVIDED OCT 13, 2022- NOV 3, 2022	11/03/22	11-22					4387.50	.00	4387.50
			11/04/22	05-23							
Check #: 052663 Check Date.: 11/04/22 Vendor I.D.: ATT01 (A.T. & T.)											
C21103-		MONTHLY STATEMENT 9-19-22 TO 10-18-22	11/03/22	11-22	A				1297.20	.00	1297.20
			11/04/22	05-23							
Check #: 052664 Check Date.: 11/04/22 Vendor I.D.: BLU00 (BLUERAY CONCEPTS)											
5380-		CAPITAL IMPROVEMENTS REPORT PRINTING	09/28/22	11-22					563.15	.00	563.15
			11/04/22	05-23							
5382-		PRINTED BUDGET	09/29/22	11-22					781.90	.00	781.90
			11/04/22	05-23							
** Vendor's Subtotal ----->									1345.05	.00	1345.05
Check #: 052665 Check Date.: 11/04/22 Vendor I.D.: CAL01 (CALIFORNIA WATER SERVICE CO.)											
C21101-		WATER & SEWER	10/10/22	11-22	A				90.39	.00	90.39
			11/04/22	05-23							
C21102-		WATER & SEWER FOR ACCT 7777	11/01/22	11-22	A				4662.15	.00	4662.15
			11/04/22	05-23							
** Vendor's Subtotal ----->									4752.54	.00	4752.54
Check #: 052666 Check Date.: 11/04/22 Vendor I.D.: CAL04 (CALIFORNIA DEPT. OF JUSTICE)											
608226-		FINGER PRINT	10/05/22	11-22					32.00	.00	32.00
			11/04/22	05-23							
Check #: 052667 Check Date.: 11/04/22 Vendor I.D.: COA00 (COASTLAND CIVIL ENGINEERING)											
54822-		WILLOWS CITY ENGINEERING 22/23	09/30/22	11-22					2995.00	.00	2995.00
			11/04/22	05-23							
54849-		CITY OF WILLOWS BUILDING DEPT. SERV	09/30/22	11-22					453.75	.00	453.75
			11/04/22	05-23							
54850-		4680 680 N SHASTA ST- NEW PATIO COVER	09/30/22	11-22					542.50	.00	542.50
			11/04/22	05-23							
54856-		4695 641 N LASSEN ST - ROOF MOUNT SOLAR	09/30/22	11-22					247.50	.00	247.50
			11/04/22	05-23							
54857-		4677 800 N HUMBOLT - REV1 (ADA REVISIONS)	09/30/22	11-22					855.00	.00	855.00
			11/04/22	05-23							
54858-		4641 245 S TEHAMA ST NEW 4 PLEX APT BLDG	09/30/22	11-22					2920.00	.00	2920.00
			11/04/22	05-23							
54860-		4678 235 N PLUMAS ST - FIRE REPAIR	09/30/22	11-22					340.00	.00	340.00
			11/04/22	05-23							
54868-		4701 217 N SACRAMENTO ST- ROOF MOUNT	09/30/22	11-22					227.50	.00	227.50
			11/04/22	05-23							
** Vendor's Subtotal ----->									8581.25	.00	8581.25
Check #: 052668 Check Date.: 11/04/22 Vendor I.D.: COL08 (COLE HUBER LLP)											
40740-		LITIGATION	10/14/22	11-22					142.50	.00	142.50
			11/04/22	05-23							
40750-		141 N CRAWFORD ABATEMENT	10/14/22	11-22					3923.50	.00	3923.50
			11/04/22	05-23							
40773-		LITIGATION	10/14/22	11-22					11738.82	.00	11738.82
			11/04/22	05-23							
C21103-		GENERAL COUNSEL SERVICES	10/14/22	11-22					9758.75	.00	9758.75
			11/04/22	05-23							
** Vendor's Subtotal ----->									25563.57	.00	25563.57
Check #: 052669 Check Date.: 11/04/22 Vendor I.D.: COM16 (COMCAST CABLE)											
C21103-		SERVICE FROM OCT 29 TO NOV 28 FOR ACCT 5941	10/24/22	11-22					147.94	.00	147.94
			11/04/22	05-23							

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Invoice No	Description	Due Date	Fiscal	Tm	G/L	Account No	Amount	Amount	Amount
Check #.: 052670    Check Date.: 11/04/22		Vendor I.D.: COR02 (CORBIN WILLITS SYSTEMS)							
000C20930-	CONT SERV FINANCE	09/30/22	11-22	A			450.00	.00	450.00
00C210151-	ENHANCEMENT & SERVICE FEES	11/04/22	05-23						
		10/15/22	11-22	A			432.85	.00	432.85
		11/04/22	05-23						
** Vendor's Subtotal ----->							882.85	.00	882.85
Check #.: 052671    Check Date.: 11/04/22		Vendor I.D.: CUR01 (L.N. CURTIS & SONS)							
637036-	RED 880 MSA CAIRNS TRADITIONAL HELMET	09/30/22	11-22	A			830.12	.00	830.12
		11/04/22	05-23						
Check #.: 052672    Check Date.: 11/04/22		Vendor I.D.: JER00 (JEREMY'S PEST STOMPERS)							
105221-	PEST CONTROL FOR CITY HALL - OCT 2022	10/05/22	11-22				55.00	.00	55.00
		11/04/22	05-23						
Check #.: 052673    Check Date.: 11/04/22		Vendor I.D.: LAB00 (LABOR LAW POSTER SERVICE)							
C21104-	LABOR LAW POSTER FOR 2023	11/04/22	11-22				284.50	.00	284.50
		11/04/22	05-23						
Check #.: 052674    Check Date.: 11/04/22		Vendor I.D.: MAT01 (MATSON & ISOM TECHNOLOGY CONSULTING INC)							
85556-	AGREEMENT CLEARIT MANAGED PARTNER WITH SECURITY	10/10/22	11-22				3778.00	.00	3778.00
		11/04/22	05-23						
85673-	TRAVEL & REMOTE WORK FOR ROBERT HOLMES	10/31/22	11-22				781.25	.00	781.25
		11/04/22	05-23						
0025407-	PRECISION 5770 LAPTOP, DOCK AND APC UPS UNIT	10/25/22	11-22				4360.12	.00	4360.12
		11/04/22	05-23						
0025411-	MICROSOFT 365 BUSINESS PREMIUM	10/25/22	11-22				7656.00	.00	7656.00
		11/04/22	05-23						
0025421-	PRINTERS	10/25/22	11-22				1358.86	.00	1358.86
		11/04/22	05-23						
0025424-	ADDITIONAL 365 LICENSE	10/25/22	11-22				731.13	.00	731.13
		11/04/22	05-23						
** Vendor's Subtotal ----->							18665.36	.00	18665.36
Check #.: 052675    Check Date.: 11/04/22		Vendor I.D.: MEN04 (GREG MENSİK)							
C21103-	REIMBURSEMENT FOR PERMIT #4621	11/03/22	11-22				174.63	.00	174.63
		11/04/22	05-23						
Check #.: 052676    Check Date.: 11/04/22		Vendor I.D.: NOR43 (ACCESS)							
9773333-	EXECUTIVE CONSOLE SERVICE	10/31/22	11-22				100.28	.00	100.28
		11/04/22	05-23						
Check #.: 052677    Check Date.: 11/04/22		Vendor I.D.: OFF05 (OFFICE DEPOT, INC.)							
578001-	COPY PAPER AND BINDERS	09/26/22	11-22	A			103.96	.00	103.96
		11/04/22	05-23						
7310001-	BINDERS	10/12/22	11-22	A			7.83	.00	7.83
		11/04/22	05-23						
7525001-	GLUESTICKS, PENS, ENVELOPES, ECT	10/12/22	11-22	A			76.98	.00	76.98
		11/04/22	05-23						
** Vendor's Subtotal ----->							188.77	.00	188.77
Check #.: 052678    Check Date.: 11/04/22		Vendor I.D.: PAX00 (WYATT PAXTON)							
604-	OCT PERMIT SERVICE, COUNTER, CODE ENFORCEMENT, ECT	11/01/22	11-22				4365.00	.00	4365.00
		11/04/22	05-23						

		Invoice Date	Actual Period			Discount	Gross	Discount	Net
Invoice No	Description	Due Date	Fiscal	Tm	G/L	Account No	Amount	Amount	Amount
Check #.: 052679 Check Date.: 11/04/22		Vendor I.D.: PGE01 (PG & E)							
C21101-	UTILITY-ELECTRIC ACCT 2874	10/05/22	11-22	A			26.28	.00	26.28
		11/04/22	05-23						
C21104-	UTILITY ELECTRIC	11/04/22	11-22	A			10778.00	.00	10778.00
		11/04/22	05-23						
** Vendor's Subtotal ----->							10804.28	.00	10804.28
Check #.: 052680 Check Date.: 11/04/22		Vendor I.D.: RAY03 (RAY MORGAN COMPANY)							
3891371-	WATER SYSTEM	10/17/22	11-22	A			63.28	.00	63.28
		11/04/22	05-23						
Check #.: 052681 Check Date.: 11/04/22		Vendor I.D.: RGS01 (REGIONAL GOVERNMENT SERVICES)							
14132-	CONTRACT SERVICES - HR	09/30/22	11-22				259.95	.00	259.95
		11/04/22	05-23						
Check #.: 052682 Check Date.: 11/04/22		Vendor I.D.: SAC08 (SACRAMENTO VALLEY MIRROR)							
964-	LEGAL ADVERTISING - PN FINANCIAL SOFTWARE	08/26/22	11-22	A			811.80	.00	811.80
		11/04/22	05-23						
1004-	ADVERTISING FOR 2022 CITY COUNCIL NOMINEES	09/16/22	11-22	A			90.20	.00	90.20
		11/04/22	05-23						
** Vendor's Subtotal ----->							902.00	.00	902.00
Check #.: 052683 Check Date.: 11/04/22		Vendor I.D.: SUN07 (SUN LIFE FINANCIAL)							
C21101-	COVERAGE FOR 10-1-22 TO 10-31-22	11/01/22	11-22				1085.73	.00	1085.73
		11/04/22	05-23						
Check #.: 052684 Check Date.: 11/04/22		Vendor I.D.: THR00 (3CORE )							
1684-	RUMIANO LOAN MANGMENT JULY-SEPT 2022	09/30/22	11-22				1250.00	.00	1250.00
		11/04/22	05-23						
Check #.: 052685 Check Date.: 11/04/22		Vendor I.D.: TYL00 (TYLER TECHNOLOGIES, INC)							
397530-	INCODE ANNUAL & TYLER UNIVERSITY - 10/22 TO 9/23	10/04/22	11-22				44424.00	.00	44424.00
		11/04/22	05-23						
Check #.: 052686 Check Date.: 11/04/22		Vendor I.D.: WAL07 (WAL-MART COMMUNITY)							
C21101-	MONTHLY STATEMENT FOR OCT 2022	11/01/22	11-22				150.00	.00	150.00
		11/04/22	05-23						
Check #.: 052687 Check Date.: 11/04/22		Vendor I.D.: WIL17 (WILLDAN)							
00713651-	FOR PROFESSIONAL SERVICES THROUGH 9/30/22	10/24/22	11-22				9512.75	.00	9512.75
		11/04/22	05-23						
Check #.: 052688 Check Date.: 11/04/22		Vendor I.D.: WILHD (WILLOWS HARDWARE, INC.)							
277436-	KEYS	10/31/22	11-22	A			8.84	.00	8.84
		11/04/22	05-23						
Check #.: 052689 Check Date.: 11/04/22		Vendor I.D.: WILHI (WILLOWS ACE HARDWARE)							
89334-	4" PVC EXPANSION COUPLE, ECT.	10/31/22	11-22				134.55	.00	134.55
		11/04/22	05-23						
89361-	RYL EXT FLT NB QT, VARNISHING POLY, ECT	11/01/22	11-22				94.25	.00	94.25
		11/04/22	05-23						
89362-	BELT SANDER	11/01/22	11-22				74.73	.00	74.73
		11/04/22	05-23						
** Vendor's Subtotal ----->							303.53	.00	303.53
** Total Checks Paid ----->							140417.92	.00	140417.92



REPORT.: NOV 04 22 Friday  
RUN....: Nov 04 22 Time: 11:01  
Run By.: Katie Butler

CITY OF WILLOWS  
Automatic Check Listing/Update  
General Ledger Accounts Summary for November 04, 2022  
Accounting Period is November, 2022

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G/L Account No	Total Amount	Extension	FUND Description	ACCT Description	DEPT Description
000 1045	-140417.92	-140417.92	Cash Clearing	Umpqua Bank-General	Checking
301 2400	133913.23	-6504.69	General	Accounts Payable	
313 2400	282.65	-6222.04	Willows Lightin	Accounts Payable	
315 2400	3998.39	-2223.65	Gas Tax 2106	Accounts Payable	
318 2400	855.01	-1368.64	Sewer Maint.	Accounts Payable	
326 2400	1250.00	-118.64	Cdbg-Otc	Accounts Payable	
338 2400	118.64	.00	County Library	Accounts Payable	

REPORT.: Nov 16 22 Wednesday  
 RUN.: Nov 16 22 Time: 09:27  
 Run By.: Katie Butler

CITY OF WILLOWS  
 Automatic Check Listing/Update  
 Control Date.: 11/16/22 Cash Account No.: 000 1045

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		Invoice Date	Actual Period						
Invoice No	Description	Due Date	Fiscal	Tm	G/L Account No	Discount	Gross Amount	Discount Amount	Net Amount
Check #: 052690 Check Date.: 11/16/22		Vendor I.D.: AME02 (ARAMARK)							
2289-	CLEANING UNIFORMS FOR PUBLIC WORKS	11/01/22	11-22				137.68	.00	137.68
		11/16/22	05-23						
7541-	CLEANING UNIFORMS FOR PUBLIC WORKS	11/08/22	11-22				137.68	.00	137.68
		11/16/22	05-23						
** Vendor's Subtotal ----->							275.36	.00	275.36
Check #: 052691 Check Date.: 11/16/22		Vendor I.D.: BAR01 (WILLOWS AUTO PARTS)							
644715-	HS WIPER & ENR ELECT BATTERY 410	11/01/22	11-22	A			164.46	.00	164.46
		11/16/22	05-23						
645127-	3 8 NYLON TUBING, PTEX THRDSEAL TAPE & COUPLING	11/07/22	11-22	A			7.87	.00	7.87
		11/16/22	05-23						
** Vendor's Subtotal ----->							172.33	.00	172.33
Check #: 052692 Check Date.: 11/16/22		Vendor I.D.: BLU00 (BLUERAY CONCEPTS)							
5475-	FOAM CORE BOARDS WITH NEWSLETTERS	11/14/22	11-22				313.69	.00	313.69
		11/16/22	05-23						
5476-	DESIGN OF 5 EXTRA PIE CHARTS AND GRAPH	11/15/22	11-22				115.00	.00	115.00
		11/16/22	05-23						
** Vendor's Subtotal ----->							428.69	.00	428.69
Check #: 052693 Check Date.: 11/16/22		Vendor I.D.: CAL01 (CALIFORNIA WATER SERVICE CO.)							
C21115-	WATER & SEWER FOR ACCT 6442	11/07/22	11-22	A			90.39	.00	90.39
		11/16/22	05-23						
Check #: 052694 Check Date.: 11/16/22		Vendor I.D.: CAL04 (CALIFORNIA DEPT. OF JUSTICE)							
614846-	FINGER PRINTS	11/03/22	11-22				62.00	.00	62.00
		11/16/22	05-23						
Check #: 052695 Check Date.: 11/16/22		Vendor I.D.: CIT06 (CITY OF ORLAND)							
147-	LIBRARY DIRECTOR SERVICES JULY-SEPT 2022	11/08/22	11-22	A			23507.37	.00	23507.37
		11/16/22	05-23						
Check #: 052696 Check Date.: 11/16/22		Vendor I.D.: COR02 (CORBIN WILLITS SYSTEMS)							
000C21031-	Cont.Serv. Finance	10/31/22	11-22	A			750.00	.00	750.00
		11/16/22	05-23						
Check #: 052697 Check Date.: 11/16/22		Vendor I.D.: CUR01 (L.N. CURTIS & SONS)							
765899-	YELLOW TXS THERMAL IMAGER XS DUAL CHARGER	11/03/22	11-22	A			3562.85	.00	3562.85
		11/16/22	05-23						
Check #: 052698 Check Date.: 11/16/22		Vendor I.D.: GAN01 (GANDY-STALEY OIL CO.)							
C21114-	OCT 2022 STATEMENT FOR PUBLIC WORKS	10/31/22	11-22	A			3802.65	.00	3802.65
		11/16/22	05-23						
C21115-	MONTHLY STATEMENT FOR FIRE DEPT FOR OCT 2022	10/31/22	11-22	A			2631.82	.00	2631.82
		11/16/22	05-23						
** Vendor's Subtotal ----->							6434.47	.00	6434.47
Check #: 052699 Check Date.: 11/16/22		Vendor I.D.: GLE09 (GLENN CO. OFFICE OF EDUCATION)							
20221101-	LIVE SCANS FOR 3 NEW EMPLOYEES	11/01/22	11-22	A			60.00	.00	60.00
		11/16/22	05-23						

REPORT.: Nov 16 22 Wednesday  
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CITY OF WILLOWS  
 Automatic Check Listing/Update  
 Control Date.: 11/16/22 Cash Account No.: 000 1045

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Invoice	No	Description	Invoice	Actual	Tm	Discount	Gross	Discount	Net
			Date	Period					
			Due Date	Fiscal					
Check #.: 052700    Check Date.: 11/16/22			Vendor I.D.: GLE13	(GLENN CO. CLERK-RECORDER)					
C21115-	SIGNED NOTICE OF COMPLETION - 201 N LASSEN ST		11/15/22 11/16/22	11-22 05-23	A		92.00	.00	92.00
Check #.: 052701    Check Date.: 11/16/22			Vendor I.D.: INK01	(THE INKWELL)					
3761-	INK CARTRIDGES		10/11/22 11/16/22	11-22 05-23	A		451.48	.00	451.48
3767-	T227 BLACK		10/03/22 11/16/22	11-22 05-23	A		94.37	.00	94.37
3786-	TN 227 YELLOW		10/24/22 11/16/22	11-22 05-23	A		119.04	.00	119.04
3807-	PAPER		11/10/22 11/16/22	11-22 05-23	A		21.34	.00	21.34
** Vendor's Subtotal ----->							686.23	.00	686.23
Check #.: 052702    Check Date.: 11/16/22			Vendor I.D.: JER00	(JEREMY'S PEST STOMPERS)					
111226-	PEST CONTROL FOR FIRE HALL FOR NOV 2022		11/01/22 11/16/22	11-22 05-23			40.00	.00	40.00
Check #.: 052703    Check Date.: 11/16/22			Vendor I.D.: MAT01	(MATSON & ISOM TECHNOLOGY CONSULTING INC)					
85676-	CONSULTANT - REMOTE FOR ROBERT HOLMES		10/31/22 11/16/22	11-22 05-23			852.50	.00	852.50
85677-	ASSOCIATE CONSULTANT - KELVIN, DEREK & JOEL		10/31/22 11/16/22	11-22 05-23			3945.00	.00	3945.00
85680-	ASSOCIATE CONSULTANT - KELVIN HYDE		10/31/22 11/16/22	11-22 05-23			65.00	.00	65.00
85681-	FIXED FEE		10/31/22 11/16/22	11-22 05-23			600.00	.00	600.00
85954-	AGREEMENT CLEARITIT MANAGED PARTNER W/ SECURITY		11/10/22 11/16/22	11-22 05-23			3905.00	.00	3905.00
** Vendor's Subtotal ----->							9367.50	.00	9367.50
Check #.: 052704    Check Date.: 11/16/22			Vendor I.D.: MEN02	(MENDES SUPPLY COMPANY)					
060780-	NATURAL CAN LINER AND DENSITY LINER		11/04/22 11/16/22	11-22 05-23			94.64	.00	94.64
Check #.: 052705    Check Date.: 11/16/22			Vendor I.D.: NEC00	(NEC FINANCIAL SERVICES LLC)					
2532598-	PHONE SYSTEM		11/04/22 11/16/22	11-22 05-23			268.08	.00	268.08
Check #.: 052706    Check Date.: 11/16/22			Vendor I.D.: NOR18	(NORTHERN CALIF. GLOVES)					
01553677-	LATEX PH HIRISK XL EXAM		11/04/22 11/16/22	11-22 05-23			369.75	.00	369.75
01553677A-	TOOL HANDZ GOAT ACE		10/20/22 11/16/22	11-22 05-23			193.05	.00	193.05
** Vendor's Subtotal ----->							562.80	.00	562.80
Check #.: 052707    Check Date.: 11/16/22			Vendor I.D.: NSW00	(NORTH STATE WATER TREATMENT)					
0893-	MONTHLY WATER SERVICE FEE FOR OCT 2022		11/01/22 11/16/22	11-22 05-23			150.00	.00	150.00
Check #.: 052708    Check Date.: 11/16/22			Vendor I.D.: OFF05	(OFFICE DEPOT, INC.)					
76164987-	STAPLERS, NOTE PADS, CALENDARS, ECT.		11/07/22 11/16/22	11-22 05-23	A		119.33	.00	119.33
76172405-	FLAG, INDEX TAGS		11/04/22 11/16/22	11-22 05-23	A		7.49	.00	7.49
** Vendor's Subtotal ----->							126.82	.00	126.82

REPORT.: Nov 16 22 Wednesday  
 RUN...: Nov 16 22 Time: 09:27  
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CITY OF WILLOWS  
 Automatic Check Listing/Update  
 Control Date.: 11/16/22 Cash Account No.: 000 1045

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Invoice	No	Description	Invoice	Actual	Discount	Gross	Discount	Net
			Date	Period				
			Due Date	Fiscal	Tm	Account No	Amount	Amount
Check #.: 052709 Check Date.: 11/16/22 Vendor I.D.: PGE01 (PG & E)								
C21115-	UTILITY-	ELECTRIC FOR ACCT 2874 FROM OCT 2022	11/15/22	11-22	A		23.82	.00
			11/16/22	05-23				23.82
C21116-	UTILITY-ELECTRIC FOR ACCT 3795 FOR OCT 2022		11/02/22	11-22	A		10.50	.00
			11/16/22	05-23				10.50
** Vendor's Subtotal ----->							34.32	.00
								34.32
Check #.: 052710 Check Date.: 11/16/22 Vendor I.D.: SAC08 (SACRAMENTO VALLEY MIRROR)								
1036-	LEGAL ADVERTISING - FIRE CHIEF SEEKING FIRE HOSES		10/05/22	11-22	A		221.40	.00
			11/16/22	05-23				221.40
1041-	LEGAL ADVERTISING FOR FIREFIGHTING EQUIP. BID		10/25/22	11-22	A		184.50	.00
			11/16/22	05-23				184.50
1059-	LEGAL ADVERTISING		10/25/22	11-22	A		311.60	.00
			11/16/22	05-23				311.60
** Vendor's Subtotal ----->							717.50	.00
								717.50
Check #.: 052711 Check Date.: 11/16/22 Vendor I.D.: SEV00 (INFRAMARK, LLC)								
84974-	SERVICES PROVIDED FROM THE MONTH OF NOV 2022		11/02/22	11-22			66781.90	.00
			11/16/22	05-23				66781.90
Check #.: 052712 Check Date.: 11/16/22 Vendor I.D.: THR00 (3CORE )								
1688-	RUMIANO LOAN MANAGEMENT FOR OCT 2022		10/31/22	11-22			250.00	.00
			11/16/22	05-23				250.00
Check #.: 052713 Check Date.: 11/16/22 Vendor I.D.: USB02 (US BANK)								
485815682-	EQUIP. MAINT.		11/20/22	11-22			485.69	.00
			11/16/22	05-23				485.69
Check #.: 052714 Check Date.: 11/16/22 Vendor I.D.: USB03 (US BANK ST. PAUL CM-9703)								
13469459-	DEBT TAXABLE PENSION FOR 3-1-22 TO 5-31-22		10/27/22	11-22			125.00	.00
			11/16/22	05-23				125.00
Check #.: 052715 Check Date.: 11/16/22 Vendor I.D.: VER02 (VERIZON WIRELESS)								
991915573-	TELEPHONE EXP. FOR 11/18/22 - 10/26/22		11/18/22	11-22			197.28	.00
			11/16/22	05-23				197.28
Check #.: 052716 Check Date.: 11/16/22 Vendor I.D.: WILHD (WILLOWS HARDWARE, INC.)								
271718-	O2 TANK REFILL		11/12/22	11-22	A		3.99	.00
			11/16/22	05-23				3.99
277982-	O2 TANK REFILL STATION		11/12/22	11-22	A		9.64	.00
			11/16/22	05-23				9.64
** Vendor's Subtotal ----->							13.63	.00
								13.63
Check #.: 052717 Check Date.: 11/16/22 Vendor I.D.: WILHI (WILLOWS ACE HARDWARE)								
88284-	ACE LTX FLD MEK WHITE & STATE PAINT CARE 5 GAL.		10/04/22	11-22			279.86	.00
			11/16/22	05-23				279.86
89467-	SANDBELT		11/03/22	11-22			7.50	.00
			11/16/22	05-23				7.50
89479-	SANDBELT		11/03/22	11-22			7.50	.00
			11/16/22	05-23				7.50
89488-	PAINT/ VARN STRIPPER		11/03/22	11-22			21.44	.00
			11/16/22	05-23				21.44
89753-	AIR FILTERS AND GOO GONE REMOVER		11/10/22	11-22			65.38	.00
			11/16/22	05-23				65.38
** Vendor's Subtotal ----->							381.68	.00
								381.68
** Total Checks Paid ----->							115718.53	.00
								115718.53

REPORT.: NOV 16 22 Wednesday  
 RUN....: Nov 16 22 Time: 09:27  
 Run By.: Katie Butler

CITY OF WILLOWS  
 Automatic Check Listing/Update  
 General Ledger Accounts Summary for November 16, 2022  
 Accounting Period is November, 2022

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G/L Account No	Total Amount	Extension	FUND Description	ACCT Description	DEPT Description
000 1045	-115718.53	-115718.53	Cash Clearing	Umpqua Bank-General Checking	
301 2400	48109.11	-67609.42	General	Accounts Payable	
310 2400	92.00	-67517.42	Rstp-Gas Tax	Accounts Payable	
313 2400	10.50	-67506.92	Willows Lightin	Accounts Payable	
318 2400	66805.72	-701.20	Sewer Maint.	Accounts Payable	
322 2400	21.34	-679.86	Rec. Reimb.	Accounts Payable	
325 2400	150.00	-529.86	Water Enterpris	Accounts Payable	
326 2400	250.00	-279.86	Cdbg-Otc	Accounts Payable	
332 2400	279.86	.00	Cdbg 2003 Inc.	Accounts Payable	

RT.: Nov 23 22 Wednesday  
...: Nov 28 22 Time: 11:35  
By.: Katie Butler

CITY OF WILLOWS  
Automatic Check Listing/Update  
Control Date.: 11/23/22 Cash Account No.: 000 1045

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Invoice No	Description	Invoice Date		Actual Period		Tm	G/L Account No	Discount	Gross Amount	Discount Amount	Net Amount
		Due Date	Fiscal								
Check #.: 052718 Check Date.: 11/23/22 Vendor I.D.: AME02 (ARAMARK)											
8529-	CLEANING UNIFORMS FOR PUBLIC WORKS	11/22/22	11-22						137.68	.00	137.68
		11/23/22	05-23								
Check #.: 052719 Check Date.: 11/23/22 Vendor I.D.: BAR01 (WILLOWS AUTO PARTS)											
639634-	DOOR HANDLE EXTERIOR	08/25/22	11-22	A					38.35	.00	38.35
		11/23/22	05-23								
644700-	OIL FILTER AND JUNCTION BLOCK	11/01/22	11-22	A					30.52	.00	30.52
		11/23/22	05-23								
644806-	NAPA ANTIFREEZE AND MEGUIARS CAR WAS H	11/02/22	11-22	A					34.72	.00	34.72
		11/23/22	05-23								
644977-	REMAN VALVE	11/04/22	11-22	A					60.95	.00	60.95
		11/23/22	05-23								
645175-	22IN EXACTFITBLADE	11/07/22	11-22	A					36.08	.00	36.08
		11/23/22	05-23								
645275-	C MODULE	11/08/22	11-22	A					120.86	.00	120.86
		11/23/22	05-23								
645327-	JUNK BLOCK	11/09/22	11-22	A					33.63	.00	33.63
		11/23/22	05-23								
645798-	REMAN VALVE AND CORE DEPOSIT	11/15/22	11-22	A					46.36	.00	46.36
		11/23/22	05-23								
** Vendor's Subtotal ----->									401.47	.00	401.47
Check #.: 052720 Check Date.: 11/23/22 Vendor I.D.: COA00 (COASTLAND CIVIL ENGINEERING)											
54966-	WILLOWS CITY ENGINEERING 22/23	10/31/22	11-22						7532.50	.00	7532.50
		11/23/22	05-23								
54971-	HAMPTON INN HOTEL	10/31/22	11-22						337.50	.00	337.50
		11/23/22	05-23								
54983-	THORPE PARCEL MAP- FRENCH ST	10/31/22	11-22						779.13	.00	779.13
		11/23/22	05-23								
55004-	WILLOWS- N LASSEN ST CM	10/31/22	11-22						1125.00	.00	1125.00
		11/23/22	05-23								
55005-	PACIFIC AVE CM	10/31/22	11-22						112.50	.00	112.50
		11/23/22	05-23								
55020-	JACK IN THE BOX DEVELOPMENT - 1240 WOOD ST	10/31/22	11-22						2577.50	.00	2577.50
		11/23/22	05-23								
55042-	4727 6504 CO. RD 57- SOLAR	10/31/22	11-22						255.88	.00	255.88
		11/23/22	05-23								
55048-	CITY OF WILLOWS BUILDING DEPT. SERVICES	10/31/22	11-22						1245.00	.00	1245.00
		11/23/22	05-23								
55049-	4677 800 N HUMBOLT- REV1 (ADA REVISIONS)	10/31/22	11-22						622.50	.00	622.50
		11/23/22	05-23								
55051-	4639 411 S TEHAMA ST - ADDITION	10/31/22	11-22						843.75	.00	843.75
		11/23/22	05-23								
55053-	4702 236 S LASSEN ST- NEW CARPORT	10/31/22	11-22						285.00	.00	285.00
		11/23/22	05-23								
55054-	4706 236 S LASSEN ST- NEW CARPORT	10/31/22	11-22						322.50	.00	322.50
		11/23/22	05-23								
55055-	4719 406 S. CRAWFORD ST- SOLAR ROOF UPGRADE	10/31/22	11-22						256.25	.00	256.25
		11/23/22	05-23								
** Vendor's Subtotal ----->									16295.01	.00	16295.01
Check #.: 052721 Check Date.: 11/23/22 Vendor I.D.: COM16 (COMCAST CABLE)											
C21123-	FOR SERVICE FROM NOV. 19 TO DEC 18 2022 ACCT 6196	11/14/22	11-22						152.94	.00	152.94
		11/23/22	05-23								
Check #.: 052722 Check Date.: 11/23/22 Vendor I.D.: COR00 (CORNING FORD MERCURY)											
53100-	MOULDING	11/01/22	11-22						119.96	.00	119.96
		11/23/22	05-23								
Check #.: 052723 Check Date.: 11/23/22 Vendor I.D.: FGL00 (FGL ENVIRONMENTAL)											
278859-	DRINKING WATER MONITORING	10/27/22	11-22						96.00	.00	96.00
		11/23/22	05-23								
278860-	WELL 1- WATER QUALITY	10/26/22	11-22						30.00	.00	30.00
		11/23/22	05-23								
** Vendor's Subtotal ----->									126.00	.00	126.00

RT.: Nov 23 22 Wednesday  
...: Nov 28 22 Time: 11:35  
By.: Katie Butler

CITY OF WILLOWS  
Automatic Check Listing/Update  
Control Date.: 11/23/22 Cash Account No.: 000 1045

ID #: PY-CL  
CTL.: WIL

ice	No	Description	Invoice	Actual	Discount	Gross	Discount	Net
			Date	Period				
			Due Date	Fiscal	Tm	G/L Account No	Amount	Amount
Check #.: 052724 Check Date.: 11/23/22 Vendor I.D.: FIR00 (THE FIRST CHOICE COFFEE SERVICES)								
1072-		WATER FILTERS	11/19/22	11-22			45.00	.00
			11/23/22	05-23				45.00
Check #.: 052725 Check Date.: 11/23/22 Vendor I.D.: INT16 (INTERSTATE BATTERY SYSTEM OF REDDING)								
163229-		BATTERY JUMPER AND SEWER PUMP	11/01/22	11-22			414.46	.00
			11/23/22	05-23				414.46
Check #.: 052726 Check Date.: 11/23/22 Vendor I.D.: MEN02 (MENDES SUPPLY COMPANY)								
160986-		NATURAL CAN LINERS	11/18/22	11-22			90.07	.00
			11/23/22	05-23				90.07
Check #.: 052727 Check Date.: 11/23/22 Vendor I.D.: MEZ00 (JODY MEZA)								
221123-		CHILDREN SERVICES PROGRAM SUPPLIES	11/22/22	11-22			27.33	.00
			11/23/22	05-23				27.33
Check #.: 052728 Check Date.: 11/23/22 Vendor I.D.: MJB01 (MJB WELDING SUPPLY, INC.)								
107425-		CYLINDER RENTAL	10/31/22	11-22	A		49.60	.00
			11/23/22	05-23				49.60
107666-		SERVICE CHARGE ON PAST DUE AMOUNT	10/31/22	11-22	A		0.72	.00
			11/23/22	05-23				0.72
** Vendor's Subtotal ----->							50.32	.00
								50.32
Check #.: 052729 Check Date.: 11/23/22 Vendor I.D.: REC00 (RECOLOGY OSTROM ROAD)								
209006-		SLUD	10/25/22	11-22			2095.80	.00
			11/23/22	05-23				2095.80
Check #.: 052730 Check Date.: 11/23/22 Vendor I.D.: RED02 (CITY OF RED BLUFF)								
C21123-		COMPANY OFFICER 2C: INSPECTION/INVESTIGATION- ENOS	11/23/22	11-22			250.00	.00
			11/23/22	05-23				250.00
Check #.: 052731 Check Date.: 11/23/22 Vendor I.D.: REE00 (JOSHUA REED)								
C21123-		BOOT REIMBURSEMENT- JOSHUA REED	11/23/22	11-22			100.00	.00
			11/23/22	05-23				100.00
Check #.: 052732 Check Date.: 11/23/22 Vendor I.D.: SUC01 (GCOE- SUCCESS PRINTING)								
7098-		FIRE SAFETY INSPECTION REPORT & INFORMATION SHEETS	10/12/22	11-22			383.96	.00
			11/23/22	05-23				383.96
Check #.: 052733 Check Date.: 11/23/22 Vendor I.D.: USB04 (U.S. BANK CORPORATE PAYMENT SYSTEMS)								
C21123-		OCT MONTHLY STATEMENT	10/24/22	11-22			6168.30	.00
			11/23/22	05-23				6168.30
Check #.: 052734 Check Date.: 11/23/22 Vendor I.D.: WILHD (WILLOWS HARDWARE, INC.)								
274647-		MASTER LOCK	10/04/22	11-22	A		27.78	.00
			11/23/22	05-23				27.78
277757-		PULLSAW REPAIR- LABOR	10/31/22	11-22	A		25.00	.00
			11/23/22	05-23				25.00
279884-		3x21 50QT BELT	11/07/22	11-22	A		6.41	.00
			11/23/22	05-23				6.41
** Vendor's Subtotal ----->							59.19	.00
								59.19
Check #.: 052735 Check Date.: 11/23/22 Vendor I.D.: WILHI (WILLOWS ACE HARDWARE)								
89587-		SANDBELT 3x21" 40G PK2	11/07/22	11-22			2.15	.00
			11/23/22	05-23				2.15
89872-		HP GOOD BRUSH FLAT 3"	11/15/22	11-22			11.99	.00
			11/23/22	05-23				11.99
89944-		BULB LED A21 DL 17.7W	11/17/22	11-22			34.31	.00
			11/23/22	05-23				34.31
89983-		MARKER PAINT MED WHITE	11/18/22	11-22			12.85	.00
			11/23/22	05-23				12.85
** Vendor's Subtotal ----->							61.30	.00
								61.30
** Total Checks Paid ----->							26978.79	.00
								26978.79



# Willows City Council Draft Action Meeting Minutes December 13, 2022

Agenda Item #5b.

## Outgoing City Council

Larry Domenighini, Mayor  
Gary Hansen, Vice-Mayor  
Jeff Williams, Councilmember  
Robert Griffith, Councilmember  
Vacant, Councilmember

## Incoming City Council

Rick Thomas, Mayor  
David Vodden, Vice-Mayor  
Jeff Williams, Councilmember  
Gary Hansen, Councilmember  
Casey Hofhenke, Councilmember

## City Manager

Marti Brown

## City Clerk

Louis Ósémwegie

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

### 1. CALL TO ORDER– 6:00 PM

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

Councilmembers Present: Councilmembers Griffith and Williams, Vice-Mayor Hansen, and Mayor Domenighini.

### 4. CHANGES TO THE AGENDA

Item 13b was moved to 13a. and 13a. was moved to 13b.

### 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

#### **Consent Calendar:**

**Passed** a motion to adopt the Consent Calendar in one motion. (Unanimous).

Moved/Seconded: Councilmember Griffith, Vice Mayor Hansen.

**Yes:** Mayor Domenighini, Vice-Mayor Hansen, and Councilmembers Griffith and Williams.

#### a. **Confirm November 8, 2022, Election Results**

Action: Approved Confirm November 8, 2022, Election Results.

#### b. **Register Approval**

Action: Approved general checking, payroll, and direct deposit check registers.

#### c. **Minutes Approval**

Action: Approved City Council Minutes of the November 8, 2022, City Council meeting.



d. **CAL FIRE Dispatch Contract Extension**

Action: Approved the CAL FIRE Dispatch Contract Extension.

e. **Bid Award for New Mobile and Portable Radios**

Action: Approved the Bid Award for New Mobile and Portable Radios.

f. **Building Forward: Library Infrastructure Grant Resolution**

Action: Approved the Building Forward: Library Infrastructure Grant Resolution.

6. **PRESENTATION AND COMMENDATIONS TO AND OUTGOING REMARKS BY MAYOR AND COUNCILMEMBERS**

Action: Vice-Mayor Gary Hansen presented a Commendation and Certificate of Appreciation to Mayor Larry Domenighini, and a Commendation and Certificate of Appreciation to Councilmember Robert Griffith.

7. **COUNCIL RECESS - 15 MINUTES**

Council recessed at 6:15 pm.

8. **RE-ADJOURN AND CALL TO ORDER – 6:32 PM**

9. **ADMINISTRATION OF THE OATH OF OFFICE TO NEWLY ELECTED COUNCILMEMBERS**

10. **PLEDGE OF ALLEGIANCE (NEW COUNCIL)**

11. **ROLL CALL**

Councilmembers Present: Councilmembers Hansen, Williams, Thomas, Hofhenke, and Vodden.

12. **REMARKS BY NEWLY ELECTED OFFICIALS**

13. **DISCUSSION & ACTION CALENDAR**

b. **Election of Mayor and Vice-Mayor**

Action 1.): Councilmember Thomas was nominated for Mayor.

Moved/Seconded: Councilmembers Vodden, Hofhenke.

**Yes:** Councilmembers Vodden, Hansen, Williams, Hofhenke, and Thomas.

Action 2.): Councilmember Vodden was nominated for Vice Mayor.

Moved/Seconded: Councilmembers Williams, Hofhenke.

**Yes:** Councilmembers Hofhenke, Hansen and Williams, Mayor Thomas, and Vice Mayor Vodden.

a. **WM Franchise Agreement – Annual Consumer Price Index (CPI) Rate Increase**

Action: Approved a 5% cap in the WM Franchise Agreement – Annual Consumer Price Index (CPI) Rate Increase.

Moved/Seconded: Councilmembers Hansen, Williams.

**Yes:** Councilmembers Hofhenke, Hansen and Williams, Mayor Thomas, and Vice Mayor Vodden.

c. **2023 Calendar Year City Council Committee Appointments**

Action: Approved the 2023 Calendar Year City Council Committee appointments. See attached appointments.

Moved/Seconded: Vice-Mayor Vodden and Councilmember Hofhenke

**Yes:** Councilmembers Hansen, Williams, and Hofhenke, Vice-Mayor Vodden, and Mayor Thomas

**14. COMMENTS & REPORTS**

**15. ADJOURNMENT – 7:30 PM**

Dated: December 16, 2022

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Louis Ósémwegie, City Clerk

Attachment: 2023 Calendar Year City Council Committee Appointments

## 2023 Calendar Year City Council Committee Appointments

COMMITTEE	MEMBER(S)	MEETING DATES/TIME	TERM EXPIRES
Airport Land Use Committee	Mayor	No regular meetings	12/2023
Glenn County Waste Management Regional Agency <b>(1 member, 1 alternate)</b>	Williams Hansen (Alternate)	Quarterly, Third Thursday@ 10:30AM	12/2023
Regional Transit Committee <b>(2 members, 1 alternate)</b>	Hansen Williams Hofhenke (Alternate)	Monthly, Third Thursday @ 9am	12/2023
Transportation Commission <b>(1 Member and 1 alternate)</b>	Hansen Williams (Alternate)	Monthly, Third Thursday, after Transit Committee meeting	12/2023
LAFCO <b>(1 member, 1 alternate)</b>	Mayor Vodden (Alternate)	As needed, second Monday	12/2023
City Select Committee	Mayor	Annually in January	12/2023
Countywide Mosquito & Vector District	Vince Holvick Mayor (Alternate)	As needed	6/2023
Finance Committee <b>(2 members)</b>	Williams Mayor	As needed	12/2023
GCID Voting Delegate <b>(Mayor)</b>	Mayor	As needed	12/2023
League Legislative Delegate <b>(Mayor)</b>	Mayor	@ Annual League Conference in September	12/2023
Library Board	Williams	Every other month, Second Thursday @ 11:00 am	12/2023
3CORE (Formally known as Tri-Counties Economic Development Committee) <b>(1 member, 1 alternate)</b>	Vodden Mayor (Alternate)	As needed	12/2023
CDBG Loan Committee <b>(2 members)</b>	?	As needed	12/2023
Public Safety (Police & Fire) Committee <b>(2 members)</b>	Hansen Hofhenke	As needed	12/2023
City & Counties Economic Development Steering Committee <b>(2 members, 1 alternate)</b>	Mayor Vodden Hofhenke (Alternate)	As needed	12/2023
Sustainable Groundwater Management Act (SGMA) Board Committee <b>(1 member)</b>	Hansen	Monthly, First Monday @ 1:30 PM	N/A



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Date: January 10, 2023  
To: Honorable Mayor & Councilmembers  
From: Pat Piatt, Community Development & Services Director  
Marti Brown, City Manager  
Subject: Engineering and Traffic Survey of Radar Speeds

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**Recommendation:**

Adopt the attached resolution authorizing the City Manager, or her designee, to execute a contract with Kittelson & Associates to complete an engineering and traffic survey of radar speeds on selective streets within the City of Willows to allow for defensible radar enforcement.

**Rationale for Recommendation:**

The California Vehicle Code (CVC) Section 40802 establishes that an engineering and traffic survey is valid for five years and can be extended to seven years upon the satisfaction of specific qualification criterion by the arresting officer, and up to 10 years if in additional review determines that no significant changes in roadway or traffic conditions have occurred. As a result of the transition from a full-service city Police Department to contracting with the County Sheriff for law enforcement services, it is not known exactly when the last radar speed survey was conducted by the City; however, it has been more than seven years. Therefore, conducting a new survey is prudent.

**Background**

Speed limits for certain streets within the city limits have been established over the years by engineering traffic and radar speed surveys. Both the frequency and criteria for conducting the surveys is set forth in the California Vehicle Code (CVC) Sections 40802 and 40803. A traffic survey is valid for five years and can be extended to seven and/or 10 years with additional review and determinations. As far as city staff are aware, the last time a traffic survey was completed was more than seven years ago.

In addition, the topic of radar enforcement was discussed at the Council's Public Safety Committee meeting in September 2022, and it was agreed that a new survey was needed to ensure that enforcement of city speed limits are defensible in court.

The survey will include the following proposed street segments, which are known radar-enforced streets:

1. Green Street from Humboldt Avenue to Butte Street,

2. Sycamore Street from Humboldt Avenue to Marshall Avenue,
3. Sycamore Street from Marshall Avenue to Tehama Street,
4. Sycamore Street from Marshall Avenue to Sonoma Street,
5. Laurel Street from Villa Avenue to Tehama Street,
6. Laurel Street from Tehama Street to Sonoma Street,
7. Cedar Street from Vila Avenue to Tehama Street,
8. Humboldt Avenue from Railroad Tracks north of Brennan Place to Wood Street,
9. Humboldt Avenue from Wood Street to Sycamore Street,
10. Villa Street from Wood Street to Sycamore Street,
11. Villa Street from Sycamore Street to Elm Street,
12. Lassen Street from Wood Street to Oak Street,
13. Lassen Street from Oak Street to Elm Street,
14. Butte Street from Green Street to Wood Street,
15. Butte Street from Wood Street to Oak Street,
16. Butte Street from Oak Street to Elm Street,
17. Tehama Street from Eureka Street to Sycamore Street,
18. Tehama Street from Sycamore Street to Elm Street, and
19. Tehama Street from Elm Street to CR 57.

City staff solicited three traffic engineering firms to submit proposals for services to conduct and complete the Engineering and Traffic Radar Speed Survey needed to comply with State law. The firms included Headway Transportation, Kittelson & Associates and TJKM. All three firms are well qualified to do the work and have completed similar studies for a number of agencies. Two of the three firms submitted proposals for the project.

After reviewing the submitted proposals, staff recommends award of the contract to Kittelson & Associates. Kittelson is not only well qualified, but also submitted the most cost-effective proposal (Attachment 1).

**Fiscal Impact:**

The proposed project includes a not-to-exceed amount of \$15,000. Staff recommends using Gas Tax Funds to pay for this project. The Fiscal Year 2022-23 Gas Tax Fund balance is \$219, 544. Earlier this Fiscal Year, Council also approved expending \$15,000 for a shortfall in the North Lassen Street Rehabilitation Project budget. After this expense and the proposed expenditure in this staff report, the Gas Tax Fund balance for the remainder of the fiscal year will be \$189,544.

**Attachments:**

- Attachment 1: Kittelson & Associates Proposal
- Attachment 2: Resolution XX-2022



135 Grand Avenue, Suite 505  
Oakland, CA 94612  
P 510.839.1742 F 510.839.0871

September 23, 2022

Project #: 28320

Mr. John Wanger  
Coastland Civil Engineering  
1400 Neotomas Avenue  
Santa Rosa, CA 95405

RE: City of Willows Engineering and Traffic Survey

Dear John:

Attached is a proposal for performing a speed survey in Willows. This letter identifies our proposed scope of work to complete this project. This scope was developed based on our discussions with you and our experience with Speed Zone Engineering and Traffic Surveys (E&TS).

We estimate the cost of our effort to be approximately \$15,500 which includes an amount of \$2,465 for data collection.

This proposal (scope of work, budget, and timeline) is effective for sixty days. With respect to project schedule, we can commit to deliver a report with our findings within four weeks of receiving traffic data. This schedule shall be equitably adjusted as the work progresses, allowing for changes in scope, character or size of the project requested by you, or for delays or other causes beyond our reasonable control.

Mingmin Liu will serve as the Project Manager and Aaron Elias will serve as the Project Principal providing senior review and quality assurance. Any questions of a technical or contractual nature can be directed to either of us.

Please review this proposal at your earliest convenience. If you agree with the proposed scope and fee, please provide a written notice to proceed via email and we will begin organizing the data collection. Thank you for the opportunity to propose on this project. If you have any questions, please call us at 510.433.8077.

Sincerely,  
KITTELSON & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Aaron Elias'.

Aaron Elias, T.E.  
Associate Engineer

A handwritten signature in blue ink that reads 'Mingmin Liu'.

Mingmin Liu  
Engineering Associate

## SCOPE OF WORK

### TASK 1: DATA COLLECTION

Task 1 will provide traffic speed data collection for the roadways that were requested by the City of Willows. The initial list of roadways provided by the City were reviewed by Kittelson and further segments as appropriate to that speed zones could be developed where land use and roadway characteristics were similar. Based on Kittelson's review, the following roadway segments will have speed data collected and a recommendation for a speed limit provided.

1. Green Street from Humboldt Avenue to Butte Street
  - Data collection between Sherwood Way and Crestwood Way
2. Sycamore Street from Humboldt Avenue to Marshall Avenue
  - Data collection between Culver Street and Merrill Avenue
3. Sycamore Street from Marshall Avenue to Tehama Street
  - Data collection between Plumas Street and Shasta Street
4. Sycamore Street from Marshall Avenue to Sonoma Street
  - Data collection between Yolo Street and Sacramento Street
5. Laurel Street from Villa Avenue to Tehama Street
  - Data collection between Merrill Avenue and Marshall Avenue
6. Laurel Street from Tehama Street to Sonoma Street
  - Data collection between Yolo Street and Sacramento Street
7. Cedar Street from Vila Avenue to Tehama Street
  - Data collection between Marshall Avenue and Murdock Avenue
8. Humboldt Avenue from Railroad Tracks north of Brennan Place to Wood Street
  - Data collection between Joy Way and Green Street
9. Humboldt Avenue from Wood Street to Sycamore Street
  - Data collection near 226 Humboldt Avenue
10. Villa Street from Wood Street to Sycamore Street
  - Data collection near 240 Vila Avenue
11. Villa Street from Sycamore Street to Elm Street
  - Data collection near 451 Vila Avenue
12. Lassen Street from Wood Street to Oak Street
  - Data collection between Willow Street and Walnut Street
13. Lassen Street from Oak Street to Elm Street
  - Data collection between Ash Street and Birch Street
14. Butte Street from Green Street to Wood Street
  - Data collection between French Street and Vine Street
15. Butte Street from Wood Street to Oak Street
  - Data collection between Willow Street and Walnut Street
16. Butte Street from Oak Street to Elm Street
  - Data collection between Ash Street and Birch Street



17. Tehama Street from Eureka Street to Sycamore Street
  - Data collection between Willow Street and Walnut Street
18. Tehama Street from Sycamore Street to Elm Street
  - Data collection between Ash Street and Birch Street
19. Tehama Street from Elm Street to CR 57
  - Data collection just south of Rumiano Cheese (101 Harvest Drive)

The speed data will be collected during off-peak (uncongested) hours of weekdays using a calibrated radar gun. The data collection firm has budgeted for collecting radar speed data for at least two hours at each location with a goal of obtaining 100 vehicle speed samples in each direction.

Pursuant to California Vehicle Code (CVC) Section 627, a speed zone survey must take into account "highway, traffic, and roadside conditions not readily apparent to the driver".

## TASK 2: COLLISION HISTORY REVIEW

CVC Section 627 states that accident records shall be considered in an Engineering and Traffic Survey. The collision history at the study roadways will be obtained from the Statewide Integrated Traffic Records System (SWTRS) for the most recent two full years of data. Task 2 will determine the number and type of crashes for purposes of incorporating this information into the speed limit recommendations.

## TASK 3: SPEED DATA PROCESSING

The speed data collected in Task 1 will be processed into two performance measures. These performance measures include the 85<sup>th</sup> percentile speed and 10 mph pace. The 85<sup>th</sup> percentile speed is defined as the speed at or below which 85 percent of the observed "free-flowing" vehicles (not impeded by traffic congestion) are traveling and the 10-mph pace is defined as the 10-mph range containing the highest number of vehicles in the study sample data.

## TASK 4: SPEED LIMIT RECOMMENDATIONS

For each of the locations listed in Task 1, Kittelson will provide speed limit recommendations based on the 85th percentile speed, the field observations, collision history and the requirements of the CVC and the California Manual for Uniform Traffic Control Devices (MUTCD).

## TASK 5: DOCUMENTATION

A draft technical report containing the findings of Task 1 through 4 will be electronically delivered. Revisions will be made in response to a single set of review comments.



## PROPOSED BUDGET

We propose to conduct this work on a time and materials basis for an amount not to exceed \$15,500 which includes \$2,465 in data collection.



**City of Willows  
Resolution xx-2022**

**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF WILLOWS, STATE OF CALIFORNIA,  
AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH KITTELSON & ASSOCIATES FOR  
PERFORMING AN ENGINEERING AND TRAFFIC SURVEY TO DETERMINE RADAR SPEEDS ON VARIOUS  
STREETS WITHIN THE CITY**

**WHEREAS**, in order to enforce traffic speeds using radar, the California Vehicle Code (CVC) Sections 40802 and 40803 specifies both the frequency and criteria for conducting the required surveys; and

**WHEREAS**, CVC Section 40802 establishes that an engineering and traffic survey is valid for five years and can be extended to seven years upon the satisfaction of specific qualification criterion by the arresting officer, and up to ten years if in addition a review determines that no significant changes in roadway or traffic conditions have occurred; and

**WHEREAS**, the required engineering and traffic survey has not been completed in the City of Willows for at least seven years; and

**WHEREAS**, in order to comply with the requirements in the CVC, City staff solicited proposals from qualified Traffic Engineering firms to provide the engineering and traffic survey services to the City; and

**WHEREAS**, upon review of the proposals submitted, staff found that Kittelson & Associates was the most qualified to perform the work; and

**WHEREAS**, the scope of work and fee provided by Kittelson & Associates appears to accurately reflect the level of effort needed to provide these services to the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILLOWS AS FOLLOWS:**

1. The above recitals are true and correct and are hereby incorporated into this Resolution as findings of the City Council of the City of Willows.
2. The City Manager is hereby authorized and directed to execute a contract with Kittelson & Associates for conducting Engineering and Traffic Surveys necessary to determine radar speeds on various streets within the City for a not to exceed amount of \$15,500.00.
3. This Resolution shall become effective immediately.

4. All portions of this resolution are severable. Should any individual component of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining resolution portions shall be and continue in full force and effect, except as to those resolution portions that have been adjudged invalid. The City Council of the City of Willows hereby declares that it would have adopted this Resolution and each section, subsection, clause, sentence, phrase and other portion thereof, irrespective of the fact that one or more section subsection, clause sentence, phrase or other portion may be held invalid or unconstitutional.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council on this 10<sup>th</sup> day of January, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

---

Richard Thomas, Mayor

---

Louis Osemwegie, City Clerk



# PUBLIC HEARING



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Date: January 10, 2023

To: Honorable Mayor and Councilmembers

From: Karen Mantele, Principal Planner;  
Marti Brown, City Manager

Subject: General Plan Update & Environmental Impact Report

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**Recommendation:**

Adopt the General Plan Update to replace the existing General Plan and adopt the attached resolution certifying the General Plan Update Environmental Impact Report (No. GPA-22-01).

**Rationale for Recommendation:**

In the State of California, Cities and Counties are required to have an approved General Plan. The City's General Plan was originally adopted in 1974 (48 years ago) with various amendments approved over the years. Typically, a comprehensive General Plan Update occurs every 15-20 years. The City's General Plan is long overdue for a comprehensive update as proposed in this action item.

**Background:**

The City's current General Plan was originally adopted in 1974 as the "Glenn County and Cities Of Orland Willows Unit Of The Tri-County Area Planning Council General Plan" with Elements updated in 1981 (e.g., Land Use, Open Space Conservation and Circulation) and the City's 2014-2019 Housing Element adopted in January of 2015. The City of Willows current General Plan Land Use Element was last adopted July 9, 1996, with revisions in years 2000 and 2010. The City's Housing Element was adopted in 2015 which covers the 2014-2019 Housing Element cycle. A new Housing Element update is forthcoming at the next City Council meeting.

In 2019, the City of Willows embarked on a multi-year process to update the City's General Plan. The General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, and other policy decisions. State law requires every city and county in California to prepare and maintain a General Plan planning document. The General Plan is the City's "constitution" or "blueprint" for future development of the city and provides the policy guidance for achieving the community's vision.

The General Plan is used by the City Council, Planning Commission, and City staff on a regular basis to inform policy decisions with direct and indirect land use implications. It also provides a framework for inter-jurisdictional coordination of planning efforts among officials and staff of the city and other government agencies such as County, State and Federal agencies.

The General Plan is the basis for a variety of regulatory mechanisms and administrative procedures. California planning law requires consistency between the General Plan and its implementation programs. Implementation programs and regulatory systems of the General Plan include zoning and subdivision ordinances, capital improvement programs, specific plans, environmental impact procedures, and building and housing codes.

The **General Plan Policy Document** is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the City. It also identifies a full set of implementation programs that will ensure the goals and policies in the General Plan are carried out, and it includes the City's Land Use Map, which guides development patterns throughout Willows.

The General Plan Policy Document is complimented by the **Existing Conditions Report**. The Existing Conditions Report provides a summary of a range of conditions in Willows and provides the baseline framework for the development of the General Plan's goals, policies, and implementation programs.

The Willows General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map. The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation, as well as addressing issues related to climate change, resiliency planning, and environmental justice either as separate elements or as components of the required element framework. The Willows General Plan includes all of the State-mandated topics and elements.

- The **Land Use Element** designates the general distribution and intensity of residential, commercial, industrial, open space, public/semi-public, and other categories of public and private land uses. The Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the city limits and Planning Area (Figure 2.0-3).
- The **Circulation Element** correlates closely with the Land Use Element and identifies the general locations and extent of existing and proposed major thoroughfares, transportation routes, and alternative transportation facilities necessary to support a multi-modal transportation system. This element is intended to facilitate mobility of people and goods throughout Willows by a variety of transportation modes, including bicycle, pedestrian, and transit.
- The **Housing Element** plans for housing to meet the needs of all segments of the community and addresses state requirements. While adopted in 2015 and covering years 2015-2019, the Housing Element was not updated as part of this larger General

Plan Update process; however, it has been updated separately and will be presented to the Council at a subsequent meeting.

- The **Conservation and Open Space Element** addresses conservation topics including: the development and use of open space, development and use of natural resources, and protections for riparian environments, native plant and animal species, soils, cultural/historical resources, air quality, and opportunities for energy conservation.
- The **Safety Element** provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Willows. This element addresses hazards such as fires, geologic hazards, as well as hazardous materials, climate resiliency and adaptation.
- The **Noise Element** addresses noise-generating and noise-sensitive uses such as residences and schools. This element also addresses the required topics related to noise, including standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This element includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.

Each element of the General Plan contains a series of goals, policies, and actions. The goals, policies, and actions provide guidance to the City on how to direct change, manage growth, and manage resources over the approximate 20-year life of the General Plan. The following provides a description of each and explains the relationship of each:

- A **goal** is a description of the general desired result that the city seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and don't necessarily require specific action on behalf of the City.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The city must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

### **Community Outreach and Participation**

Gathering public and community input was of paramount importance to the city during the development of the General Plan. A brief summary of the community outreach and public participation process is provided below.

#### ***Outreach Objectives***

Established objectives for the comprehensive outreach program included:

- Develop a long-term vision for the City of Willows,
- Engage a broad spectrum of community members,
- Engage key stakeholders to perpetuate long-term involvement,
- Establish a greater connection between the General Plan and current planning issues, and
- Educate the public on the City's existing conditions, and the General Plan Update process.

### ***Visioning Workshop***

The city hosted a General Plan Update Visioning Workshop in May 2019. The Workshop focused on addressing a variety of key planning topics, and included;

- A brief overview of the General Plan, including why it's important and why the city is updating its Plan;
- Background information on the evening's topic; and
- A series of facilitated activities to solicit input on key topics or ideas.

The topics explored in the Workshop, along with summaries of what we heard from the community are provided in the **Workshop Summary Report** where feedback was recorded and memorialized along with key themes and ideas. The Report was used to inform work tasks associated with the General Plan Update including the evaluation of opportunities and challenges, land use changes, and the creation of new goals, policies, and actions.

### ***Online Survey***

A survey was administered online via the City's website and the Survey Monkey web platform. Results were collected from April 11, 2019, through August 31, 2019. During the approximately 4-month period that the survey was active, there were 130 responses to the nineteen primary questions related to the General Plan update. The questions involved a wide range of response formats that are synthesized in the **Outreach Summary Report**. The survey responses provided insight into the demographics and opinions of the City of Willows community members concerning goals and topics related to the update of the City's General Plan.

### ***City Council Input***

The City Council received periodic briefings from City staff and the consultant team to review community input and provide specific direction and guidance to staff and the consultant team regarding the development of the preferred land use map and the General Plan policy document, which is analyzed in the Environmental Impact Report.

### ***Planning Commission Review***

The Planning Commission reviewed the Draft Environmental Impact Report (DEIR) and a Comprehensive General Plan Update in accordance with the requirements of California Government Code Section 65000 et seq. and California Resources Code Section 21000 et seq.



and adopted a resolution recommending adoption of the General Plan and DEIR to the City Council.

***Public Notice***

A Notice of Public Hearing was advertised on December 3, 2022, in the Valley Mirror newspaper. Staff also mailed the public hearing notice to individuals that have requested to receive notice of actions taken by the city relative to the General Plan. In addition, the meeting agenda was posted at our designated posting locations in the city. As of the writing of this report, no comments were received in favor of or against the proposed project.

**Discussion & Analysis:**

State planning and zoning law (California Government Code Section 65000 et seq.) requires all counties and cities to prepare and maintain a General Plan for the long-term growth, development, and management of the land within the jurisdiction's planning boundaries. The General Plan acts as a "constitution" for development and is the jurisdiction's lead legal document in relation to growth, development, and resource management issues. Development regulations (e.g., zoning and subdivision standards) are required by law to be consistent with the General Plan.

General Plans must address a broad range of topics, including, at a minimum, the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. General Plans must also address as relevant the topics of environmental justice, climate change, and resiliency planning, either as separate elements or as part of other required elements. At the discretion of each jurisdiction, the General Plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction.

General Plans must also be comprehensive, internally consistent, and plan for the long term. The General Plan should be clearly written, easy to administer, and available to all those concerned with the community's development.

State planning and zoning law also establishes that zoning ordinances are required to be consistent with the General Plan and any applicable specific plans, area plans, master plans, and other related planning documents. When amendments to the General Plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the General Plan (if any) and the permitted uses or development standards of the zoning ordinance (Gov. Code Section 65860, subd. [c]).

The City of Willows, as lead agency, determined that the Willows General Plan Update is a "Project" within the meaning of the California Environmental Quality Action (CEQA). CEQA requires the preparation of an Environmental Impact Report (EIR) prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

The EIR has been prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the Willows General Plan. The EIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Willows.

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize significant environmental impacts of proposed development.

### ***Draft Environmental Impact Report (DEIR)***

The **DEIR** addresses environmental impacts associated with the Project that are known to the city, raised during the Notice of Preparation (NOP) scoping process, or were raised during preparation of the DEIR. The DEIR addresses potentially significant impacts associated with aesthetics, agriculture and forest resources, air quality, biological resources, cultural and tribal cultural resources, geology, greenhouse gas emissions and energy, hazards and hazardous materials, hydrology and water quality, land use planning and population/housing, mineral resources, noise, public services and recreation, transportation, utilities and service systems, wildfire, and cumulative impacts.

The city received three written comment letters on the NOP. Copies of these letters are provided in Appendix A of the Draft EIR.

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. The following significant and unavoidable impacts of the General Plan are discussed in Sections 3.2, 3.3, 3.7, 3.14, and 4.0 of the Draft EIR.

- **Impact 3.2-1:** General Plan implementation would result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance.
- **Impact 3.2-2:** General Plan implementation may result in conflicts with existing Williamson Act Contracts.
- **Impact 3.3-1:** General Plan implementation would not conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of criteria pollutants.
- **Impact 3.7-1:** General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.
- **Impact 3.14-1:** General Plan implementation may conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

- **Impact 4.2:** Cumulative impact to agricultural lands and resources
- **Impact 4.3:** Cumulative impact on the region's air quality
- **Impact 4.7:** Cumulative impacts related to greenhouse gases, climate change, and energy
- **Impact 4.14:** Cumulative impacts on the transportation network
- **Impact 4.17:** Irreversible Effects

### ***Final Environmental Impact Report (FEIR)***

The **FIER** for the Willows General Plan has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that a FEIR consist of the following:

- The Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- Any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into the FEIR.

The city received one written comment on the Draft EIR, which is included in the Final EIR, along with detailed written responses from the city. No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the Willows General Plan Environmental Impact Report (DEIR), were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement.*

The FEIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3).

The Willows City Council will review and consider the FEIR. If the City finds that the FEIR is "adequate and complete," the City Council may certify the FEIR in accordance with CEQA. The rule of adequacy generally holds that a FEIR can be certified if:

- The EIR shows a good faith effort at full disclosure of environmental information; and

- The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review, consideration, and certification of the FEIR, the City Council may take action to approve, revise, or reject the Project. A decision to approve the Willows General Plan, for which the FEIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093.

#### ***Mitigation Monitoring and Reporting Program***

The Willows General Plan has been prepared to be a self-mitigating document. The policies and actions provided in the General Plan minimize the potentially significant and significant environmental impacts, to the extent feasible. No additional mitigation is available, as described in the Findings of Fact. The annual report on General Plan status required pursuant to the Government Code will serve as the monitoring and reporting program for the project. Given this, the Planning Commission and City Council will not need to adopt a Mitigation Monitoring and Reporting Program in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment.

#### ***Findings of Fact and Statement of Overriding Considerations***

The California Environmental Quality Act (CEQA) requires the City Council of Willows, as the CEQA lead agency, to complete and adopt the following:

- Make written findings when approving a project for which an EIR was certified; and
- Identify overriding considerations for significant and unavoidable impacts identified in the EIR.

The findings explain how the City, as the lead agency, approached the significant and potentially significant impacts identified in the Environmental Impact Report prepared for the Willows General Plan (“the Project”).

The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

#### **Fiscal Impact:**

There is no fiscal impact associated with adoption of the Comprehensive General Plan Update and/or the Final Environmental Impact Report.

#### **Attachments:**

1. Draft Resolution XX-2023 certifying the EIR and adoption of the General Plan Update
  - o Exhibit A: – Final EIR for the Willows General Plan Update 2022
  - o Exhibit B: – Findings and Statement of Overriding Consideration for the Willows General Plan Update 2022

2. PC Resolution recommending adoption
3. Public Review Draft General Plan-Nov. 2022
4. Willows General Plan Update Draft EIR (SCH# 2022040089)



**City of Willows  
Resolution xx-2023**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILLOWS CERTIFYING THE GENERAL PLAN  
UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPTING THE GENERAL PLAN  
UPDATE TO REPLACE THE EXISTING GENERAL PLAN**

**WHEREAS**, Section 65300 et seq. of the California Government Code requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

**WHEREAS**, the City's current General Plan was originally adopted in 1974 with Elements updated in 1981 (Land Use, Open Space Conservation and Circulation) and the City's 2014-2019 Housing Element adopted in January of 2015. The City of Willows current General Plan Land Use Element was adopted July 9, 1996, with revisions in years 2000 and 2010; and

**WHEREAS**, in 2019, the city initiated a multi-year process to comprehensively update the General Plan by approving a work plan and budget, hiring consultants, and conducting a public workshop; and

**WHEREAS**, the City held a visioning and outreach workshop in May 2019 to provide the community and interested agencies with an opportunity to review and comment on the Draft General Plan; and

**WHEREAS**, the City Council and Planning Commission received periodic briefings from City staff and the consultant team to review input and receive information relevant to the specific topics addressed in the General Plan Update, and to provide direction and guidance to staff and the consultant team regarding land use opportunity areas and development of the preferred land use map; and

**WHEREAS**, in accordance with Government Code Section 65302, a comprehensive update to the City's General Plan has been prepared to address the mandatory elements and topics required by state law; and

**WHEREAS**, the General Plan Update includes goals, policies, and actions regarding each of these General Plan elements; and

**WHEREAS** the General Plan Update is a citywide document that provides an integrated and internally consistent statement of the official land use policy for the City of Willows; and

**WHEREAS**, the City sent the draft General Plan Update to affected public entities and agencies in compliance with State law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Sections 65352.3 contacted California Native American tribes that are on the contact list maintained by the Native America heritage Commission to invite those tribes to consult on the proposed Draft General Plan Update; and

**WHEREAS**, the City released the Public Review Draft General Plan Update in August 2022 and invited comments by the public from August 26, 2022 through October 10, 2022; and

**WHEREAS**, the City of Willows has determined that an Environmental Impact Report (EIR) should be prepared to analyze both the potential impacts and any necessary mitigation measures for the General Plan Update Project; and

**WHEREAS**, the EIR evaluates impacts, mitigation, and alternatives at a program level for the General Plan Update project; and

**WHEREAS**, a Notice of Preparation (NOP) of an EIR for the proposed project was circulated on April 6, 2022, to trustee and responsible agencies, the State Clearinghouse, and the public; and

**WHEREAS**, a scoping meeting was held on April 20, 2022, at City of Willows City Hall Council Chamber, and public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting; and

**WHEREAS**, during the 30-day public review period for the NOP, which ended on May 6, 2022, three written comment letters were received on the NOP, and the NOP comments are provided in Appendix A of the Draft EIR; and

**WHEREAS**, a Notice of Availability (NOA) of the Draft EIR was circulated to the State Clearinghouse, all relevant agencies, and interested parties for a 45-day public comment period, beginning on August 26, 2022, and ending on October 10, 2022; and

**WHEREAS**, a total of one (1) written comment was received during the public review period for the Draft EIR, and written responses to those comments have been prepared and included as part of the Final EIR, pursuant to the CEQA Guidelines; and

**WHEREAS**, a notice of public hearing was published in the Valley Mirror newspaper on December 31, 2022, in accordance with City policies and Government Code Section 65090; and

**WHEREAS**, the City Council held a duly noticed public hearing on January 10, 2023, regarding the General Plan Update, including the EIR, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission held a duly notice public hearing on November 16, 2022, regarding the General Plan Update, including the EIR, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission has reviewed and considered all evidence submitted in connection with the General Plan Update, including the staff report, public testimony, and all other documents and evidence that are part of the city administrative record for these actions.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Willows, that said Council does hereby make the following findings:

1. That the Environmental Impact Report for the General Plan Update project, which consists of the Draft EIR and the Final EIR (collectively the EIR), has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.
2. That the EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the State CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines.
3. That the City Council has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the City Council's independent judgment and analysis.
4. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the project, the City Council certify the Final EIR (**Exhibit A**) and adopt the Findings of Fact and Statement of Overriding Considerations (**Exhibit B**) in support of approval of the project.
5. The City Council recommends that, upon approval of the project, the City's Community Development Services Planning Division file a Notice of Determination with the County Clerk of Glenn.
6. Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its recommendation are in, and may be obtained from, the City of Willows Community Development Services Planning Division at 201 N Lassen Street Willows, CA 95988.
7. The above recitals are true and correct and constitute the facts supporting the findings made by the City Council in approving this Resolution.



8. The City Council has utilized its independent judgment in considering the information contained in this resolution, in the staff report and attachments and other exhibits, and in written and oral testimony during the public hearing.

**BE IT FURTHER RESOLVED** that based on the Findings included herein, substantial evidence in the administrative record of proceedings, including the staff report, attachments to the staff report, attachments to this resolution and documents listed or referenced herein, and input provided during the public hearing; the City Council of the City of Willows hereby certifies the Final EIR to address the requirements of California Resources Code Section 21000 et seq. and adopt the Comprehensive General Plan Update to address the requirements of California Government Code Section 65000 et seq.

**PASSED AND ADOPTED** by the City Council of the City of Willows at this regular meeting on the 10<sup>th</sup> day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

\_\_\_\_\_  
Richard Thomas, Mayor

\_\_\_\_\_  
Louis Osemwegie, City Clerk

**Attachments:**

- Exhibit A-Final EIR-Willows GP 2022040089\_ NOV-22
- Exhibit B-Findings and SOC-Willows GP EIR\_10-19-22

# FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

## WILLOWS GENERAL PLAN UPDATE (SCH: 2022040089)

NOVEMBER 2022

*Prepared for:*

City of Willows  
201 N Lassen Street  
Willows, CA 95988

*Prepared by:*

De Novo Planning Group  
1020 Suncast Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 949-3231

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



FINAL  
ENVIRONMENTAL IMPACT REPORT

FOR THE  
WILLOWS GENERAL PLAN UPDATE  
(SCH: 2022040089)

NOVEMBER 2022

*Prepared for:*

City of Willows  
201 N Lassen Street  
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## FINAL EIR

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## INTRODUCTION

The City of Willows (City) has determined that a program-level environmental impact report (EIR) is required for the proposed General Plan (General Plan, or project) pursuant to the requirements of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project, which may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

A Program EIR is an EIR which examines the environmental impacts of an agency plan, policy, or regulatory program, such as a general plan update. Program EIRs analyze broad environmental impacts of the program, with the acknowledgement that site-specific environmental review may be required for particular aspects of the program, or particular development projects that may occur in the future.

Willows circulated a Notice of Preparation (NOP) of an EIR for the proposed project on April 6, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on April 20, 2022 at the City of Willows City Hall Council Chambers.

Subsequently, Willows published a public Notice of Availability (NOA) for the Draft EIR on August 26, 2022, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022040089) and was published in the Glenn County Clerk's office and the local newspaper, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from August 26, 2022 through October 10, 2022. The Public Draft General Plan was also available for public review and comment during this time period.

This Final EIR was prepared to address comments received in response to the Draft EIR. The City has prepared a written response to the Draft EIR comments, and made textual changes to the Draft EIR where warranted. The responses to the comments are provided in this Final EIR in Section 2.0, and any changes to the text of the Draft EIR are summarized in Section 3.0. Responses to comments received during the comment period for the Draft EIR do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

## PROJECT DESCRIPTION

The Willows General Plan Update is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout Willows. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety.



The overall purpose of the Willows General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for residents and increasing opportunities for high-quality local job growth and housing options. The key components of the General Plan will include broad goals for the future of Willows, and specific policies and actions that will help implement the stated goals.

Refer to Chapter 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed Project.

## ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR are briefly described as follows:

- **Alternative 1: No Project Alternative.** Under Alternative 1, the City would not adopt the General Plan Update. The existing Willows General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map, Circulation Diagram, goals, policies, or actions would occur. Subsequent projects, such as amending the Municipal Code (including the zoning map) and the City's Design Guidelines, would not occur. The Existing General Plan Land Use Map is shown on Figure 5.0-1.
- **Alternative 2: Modified Project Alternative.** Under Alternative 2, the City would adopt the updated General Plan policy document, but would retain the existing land use map. This alternative would result in the same growth as the existing General Plan and Alternative 1, but would implement the updated goals, policies, and actions found in the General Plan Update. This Alternative would result in less residential and non-residential growth than the proposed Project. This alternative was developed to potentially reduce the severity of significant impacts associated with noise, as well as the potential further reduction in less than significant impacts related to aesthetics, biological resources, cultural resources, noise, public services, air quality and utilities.
- **Alternative 3: Agriculture Protection Alternative.** Alternative 3 provides for job-creation and residential development land uses focused within the City Limits. Under this alternative, the proposed Project would be developed in such a way to protect lands currently identified as prime farmland and farmland of statewide importance, by reducing the overall footprint of the developable areas and focus development on infill development. For the purposes of this analysis it is assumed that future development buildout would exclude development assumed within the SOI. This Alternative would result in the least amounts of overall developable area, but would result in slightly increased rate of development within the City Limits when compared to Alternatives 1 and 2.

Alternatives are described in detail in Section 5.0 of the Draft EIR. As summarized in Chapter 5.0 of the Draft EIR, Alternative 3 is the environmentally superior alternative, as it is the most effective in

terms of overall reductions of impacts compared to the proposed General Plan and all other alternatives. As such, Alternative 3 is the environmentally superior alternative for the purposes of this EIR analysis. Information related to alternatives and their respective impacts are described in Chapter 5.0 of this DEIR.

## COMMENTS RECEIVED

The Draft EIR addresses environmental impacts associated with the proposed project that were known to the City, raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discusses potentially significant impacts associated with aesthetics, agriculture and forest resources, air quality, biological resources, cultural and tribal cultural resources, geology, greenhouse gas emissions and energy, hazards and hazardous materials, hydrology and water quality, land use planning and population/housing, mineral resources, noise, public services and recreation, transportation, utilities and service systems, wildfire, and cumulative impacts.

### NOP Comments

During the NOP process the City received three written comment letters on the NOP. The City received comment letters from the following organizations and agencies:

- Native American Heritage Commission
- California Department of Fish and Wildlife
- California Department of Toxic Substances

Copies of these letters are provided in Appendix A of the Draft EIR.

### Draft EIR Comments

During the Draft EIR review process, the City received comments from the following public agencies, organizations, or individuals:

- Robert Hosea, California Department of Fish and Wildlife (September 30, 2022)

Acting as lead agency, the City of Willows has prepared a response to the Draft EIR comments. The responses to the comments are provided in this Final EIR in Section 2.0 (Comments on Draft EIR and Responses) and all changes to the text of the Draft EIR are summarized in Section 3.0 (Errata).

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This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The City of Willows is the lead agency for the environmental review of the Willows General Plan (General Plan, General Plan Update, or Project) and has the principal responsibility for approving the Project. This FEIR assesses the expected environmental impacts resulting from approval and adoption of the Willows General Plan and responds to comments received on the Draft EIR.

The Willows General Plan is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout Willows. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. The General Plan sets out the goals, policies, and actions in each of these areas, serves as a policy guide for how the City will make key planning decisions in the future, and guides how the City will interact with Glenn County, and other local, regional, State, and Federal agencies.

The General Plan contains the goals and policies that will guide future decisions within the City. It also identifies implementation programs, in the form of actions, that will ensure the goals and policies in the General Plan are carried out. As part of the General Plan Update, the City and the consultant team prepared several support documents that serve as the building blocks for the General Plan and analyze the environmental impacts associated with implementing the General Plan.

Refer to Chapter 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed project.

## 1.1 PURPOSE AND INTENDED USES OF THE EIR

### CEQA REQUIREMENTS FOR A FINAL EIR

This FEIR for the Willows General Plan has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that an FEIR consist of the following:

- the Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

## 1.0 INTRODUCTION

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An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed projects, and obligates them to balance a variety of public objectives, including economic, environmental, and social factors.

### PURPOSE AND USE

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The City of Willows, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval and implementation of the General Plan. Responsible and trustee agencies that may use the EIR are identified in Chapter 1.0 of the Draft EIR.

The environmental review process enables interested parties to evaluate the proposed Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the Project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the proposed Project. Subsequent actions that may be associated with the proposed project are identified in Chapter 2.0 (Project Description) of the Draft EIR. This EIR may also be used by other agencies within Glenn County, including the Local Agency Formation Commission (LAFCO), which may use this EIR during the preparation of environmental documents related to annexations, Municipal Service Reviews, and Sphere of Influence decisions in the Willows Planning Area.

## 1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

### NOTICE OF PREPARATION

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The City of Willows circulated a Notice of Preparation (NOP) of an EIR for the proposed project on April 6, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on April 20, 2022. During the 30-day public review period for the NOP, which ended on May 9, 2022, three written comment letters were received on the NOP. The NOP and all comments received on the NOP are presented in Appendix A of the DEIR.

### NOTICE OF AVAILABILITY AND DRAFT EIR

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Willows published a public Notice of Availability (NOA) for the Draft EIR on August 26, 2022, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022040089) and was published in the Glenn County

Clerk's office and the local newspaper, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from August 26, 2022 through October 10, 2022. The Public Draft General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

## RESPONSE TO COMMENTS/FINAL EIR

---

The City of Willows received one comment letters regarding the Draft General Plan and Draft EIR from public agencies, organizations, and members of the public during the 45-day review period.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR. The Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0 (Errata). This document and the Draft EIR, as amended herein, constitutes the Final EIR.

## CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

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The Willows City Council will review and consider the Final EIR. If the City Council finds that the Final EIR is "adequate and complete," then it may certify it in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review and consideration of the Final EIR, the Willows City Council may take action to approve, revise, or reject the Project. A decision to approve the Willows General Plan, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093.

Policies and actions to minimize potential environmental impacts have been incorporated into the project, to the extent feasible. No additional mitigation is feasible or available, as described in Chapters 3.1 through 4.0 of the Draft EIR. The annual report on general plan status required pursuant to the Government Code will serve as the monitoring and reporting program for the Project.

## **1.3 ORGANIZATION OF THE FINAL EIR**

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

### **CHAPTER 1.0 – INTRODUCTION**

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Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

### **CHAPTER 2.0 – COMMENTS ON DRAFT EIR AND RESPONSES**

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Chapter 2.0 provides a list of commenters, copies of written comments made on the Draft EIR (coded for reference), and responses to those written comments.

### **CHAPTER 3.0 – ERRATA**

---

Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments on the Draft EIR. The revisions to the Draft EIR do not change the intent or content of the analysis or mitigation.

## 2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the Willows General Plan Environmental Impact Report (DEIR), were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

Sections 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and revisions.

## 2.2 LIST OF COMMENTERS

Table 2.0-1 lists the comments on the Draft EIR that were submitted to the City of Willows (City) during the 45-day public review period for the Draft EIR. The assigned comment letter or number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed. Letters received are coded with letters (A, B, etc.).

**TABLE 2.0-1 LIST OF COMMENTERS ON DRAFT EIR**

RESPONSE LETTER	INDIVIDUAL OR SIGNATORY	AFFILIATION	LETTER DATE
A	Robert Hosea	California Department of Fish and Wildlife	9/30/22

## 2.3 COMMENTS AND RESPONSES

### REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental issues associated with the project and do not need to provide all the information requested by the commenter, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the project and ways to avoid or mitigate the significant effects of the project, and that commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.



CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the Draft EIR.

## RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

Each letter is lettered or numbered (i.e., Letter A) and each comment within each letter is numbered (i.e., comment A-1, comment A-2).

**From:** [Hosea, Robert@Wildlife](mailto:Hosea.Robert@Wildlife)

**Sent:** Friday, September 30, 2022 2:08 PM

**To:** [Karen Mantele](#)

**Cc:** [Wildlife R2 CEQA](#)

**Subject:** Comments For Draft EIR-City of Willows General Plan Update

Ms. Mantele-

Thank you for the opportunity to review the Draft Environmental Impact Report (DEIR) for the City of Willow General Plan Update and provide comments and recommendations regarding those activities covered in the DEIR that may affect California fish, wildlife, plants, and their habitats. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the DEIR that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code (Fish & G. Code).

A-1

The California Department of Fish and Wildlife has reviewed the DEIR and wishes to reiterate those comments provided to the City of Willows at the time of the publication of the Notice of Preparation (NOP). We recognize that projects that may be initiated within the Sphere of Influence of the City of Willows as covered under the proposed General Plan Update, will individually be subject to CEQA review and permitting when applicable.

A-2

Pursuant to Public Resources Code sections 21092 and 21092.2, CDFW requests notification of proposed actions and pending decisions regarding the DEIR for the General Plan Update. Please direct written notifications to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670. Email notifications should be directed to CDFW at [r2ceqa@wildlife.ca.gov](mailto:r2ceqa@wildlife.ca.gov). Email notifications are preferred.

A-3

CDFW appreciates the opportunity to comment on the DEIR for the City of Willows General Plan Update and recommends that the Community Development Department address CDFW's comments and concerns. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts.

A-4

If you have any questions regarding the comments provided in this email, or wish to schedule a meeting and/or site visit, please contact me at (530) 708-1199 or by e-mail: [robert.hosea@wildlife.ca.gov](mailto:robert.hosea@wildlife.ca.gov).

Robert Hosea  
Environmental Scientist  
Habitat Conservation Program  
North Central Region  
California Department of Fish and Wildlife

**Response to Letter A: California Department of Fish and Wildlife**

**Response A-1:** This comment provides an introduction to the comment letter, and presents some summary characteristics and roles of the California Department of Fish and Wildlife.

No response to this comment is warranted.

**Response A-2:** The Commenter states that projects initiated within the Sphere of Influence of the City of Willows as covered under the proposed General Plan Update, will individually be subject to CEQA review and permitting when applicable.

The City of Willows is committed to working with the California Department of Fish and Wildlife to address future potential impacts to biological resources and issues. All future Projects will be screened for further environmental review as required as Projects are proposed within the City and SOI.

These comments are noted, and will be forwarded to the City Council for review and consideration. This comment does not address the adequacy of the Draft EIR, and no further response is required. No changes to the Draft EIR text are required.

**Response A-3:** The commenter references Public Resources Code sections 21092 and 21092.2, CDFW requests notification of proposed actions and pending decisions regarding the DEIR for the General Plan Update. The CDFW requests the City to direct written notifications to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670. Email notifications should be directed to CDFW at [r2ceqa@wildlife.ca.gov](mailto:r2ceqa@wildlife.ca.gov). Email notifications are preferred.

The City of Willows is committed to working with the California Department of Fish and Wildlife to address future potential impacts to biological resources and issues. These comments are noted, and will be forwarded to the City Council for review and consideration. This comment does not address the adequacy of the Draft EIR, and no further response is required. No changes to the Draft EIR text are required.

**Response A-4:** The commenter states that the *“CDFW appreciates the opportunity to comment on the DEIR for the City of Willows General Plan Update and recommends that the Community Development Department address CDFW’s comments and concerns. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts”*.

The City of Willows is committed to working with the California Department of Fish and Wildlife to address future potential impacts to biological resources and issues. These comments are noted, and will be forwarded to the City Council for review and consideration. This comment does not address the adequacy of the Draft EIR, and no further response is required. No changes to the Draft EIR text are required.

This chapter includes minor edits to the EIR if warranted resulting from responses to comments received during the Draft EIR public review period.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5. Changes are provided in revision marks with underline for new text and ~~strike out for deleted text~~.

## 3.1 REVISIONS TO THE DRAFT EIR

### EXECUTIVE SUMMARY

The following changes were made to Table ES-2: Project Impacts and Proposed Mitigation Measures page ES 4 of the DEIR to correct a formatting error.

Impact 3.1-3: Project implementation would not substantially degrade the existing visual character or quality of public views of the site and its surroundings within a non-urbanized areas. Or within urbanized areas, conflict with applicable zoning and other regulations governing scenic quality? ~~(Less than Significant)~~

The following changes were made to Table Es-2: Project Impacts and Proposed Mitigation Measures page ES 11 of the DEIR to correct a numbering error.

Impact 3.12-7 ~~3.12-6~~: General Plan implementation may result in exposure to groundborne vibration

The following changes were made to Table ES-12 Project Impacts and Proposed Mitigation Measures page ES 12 of the DEIR to correct a formatting error.

Impact 3.14-4: General Plan implementation may cause inadequate emergency access ~~(Less than Significant)~~.

### 1.0 INTRODUCTION

No changes were made to Chapter 1.0 of the DEIR.

### 2.0 PROJECT DESCRIPTION

No changes were made to Chapter 2.0 of the DEIR

### 3.1 AESTHETICS AND VISUAL RESOURCES

No changes were made to Section 3.1 of the DEIR.

### 3.2 AGRICULTURAL AND FOREST RESOURCES

No changes were made to Section 3.2 of the DEIR.

### 3.3 AIR QUALITY

No changes were made to Section 3.3 of the DEIR.

### 3.4 BIOLOGICAL RESOURCES

No changes were made to Section 3.4 of the DEIR.

### 3.5 CULTURAL AND TRIBAL RESOURCES

No changes were made to Section 3.5 of the DEIR.

### 3.6 GEOLOGY

No changes were made to Section 3.6 of the DEIR.

### 3.7 GREENHOUSE GAS, CLIMATE CHANGE AND ENERGY

No changes were made to Section 3.7 of the DEIR.

### 3.8 HAZARDS AND HAZARDOUS MATERIALS

No changes were made to Section 3.8 of the DEIR.

### 3.9 HYDROLOGY AND WATER QUALITY

No changes were made to Section 3.9 of the DEIR.

### 3.10 LAND USE PLANNING AND POPULATION/HOUSING

No changes were made to Section 3.10 of the DEIR:

#### 3.11 MINERAL RESOURCES

No changes were made to Section 3.11 of the DEIR.

#### 3.12 NOISE

No changes were made to Section 3.12 of the DEIR.

#### 3.13 PUBLIC SERVICES AND RECREATION

No changes were made to Section 3.13 of the DEIR.

#### 3.14 CIRCULATION

No changes were made to Section 3.14 of the DEIR.

#### 3.15 UTILITIES AND SERVICE SYSTEMS

No changes were made to Section 3.15 of the DEIR.

### 3.16 WILDFIRE

No changes were made to Section 3.16 of the DEIR.

### 4.0 CUMULATIVE/OTHER CEQA-REQUIRED TOPICS

The following changes were made on page 4.0-15 of the DEIR to correct a numbering error.

Water: Table ~~3.15-3~~ ~~3.14-3~~ and Table ~~3.15-4~~ ~~3.14-4~~ summarize annual projections of demands and supplies to meet those demands through 2045, as documented by in California Water Service 2020 Urban Water Management Plan.

The following changes were made on page 4.0-18 of the DEIR to correct a numbering error.

With the policies and actions listed in Section ~~3.15~~ ~~3.14~~ (Utilities) would ensure that there is adequate stormwater drainage and flood control infrastructure to serve future development under the General Plan, and would ensure that future drainage and flood control infrastructure projects do not result in adverse environmental impacts.

The following changes were made to the bulleted list of impacts on page 4.0-24 of the DEIR to match the analysis and ES.

- Impact 4.2: Cumulative impact to agricultural lands and resources.

### 5.0 ALTERNATIVES

No changes were made to Chapter 5.0 of the DEIR.

### 6.0 REPORT PREPARERS

No changes were made to Chapter 6.0 of the DEIR.

### 7.0 REFERENCES

No changes were made to Section 7.0 of the DEIR.

# FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

FOR THE

## WILLOWS GENERAL PLAN UPDATE

NOVEMBER 2022

*Prepared for:*

City of Willows  
201 N Lassen Street  
Willows, CA 95988

*Prepared by:*

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El Dorado Hills, CA 95762  
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm





FINDINGS OF FACT AND STATEMENT  
OF OVERRIDING CONSIDERATIONS

FOR THE

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FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

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FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS  
FOR THE  
WILLOWS GENERAL PLAN UPDATE

REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(Public Resources Code, Section 21000 et seq)

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires the City of Willows (City), as the CEQA lead agency to: 1) make written findings when it approves a project for which an environmental impact report (EIR) was certified, and 2) identify overriding considerations for significant and unavoidable impacts identified in the EIR.

These findings explain how the City, as the lead agency, approached the significant and potentially significant impacts identified in the environmental impact report (EIR) prepared for the General Plan Update (General Plan, or Project). The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

As required under CEQA, the Final EIR describes the Project, adverse environmental impacts of the project, and mitigation measures and alternatives that would substantially reduce or avoid those impacts. The information and conclusions contained in the EIR reflect the City's independent judgment regarding the potential adverse environmental impacts of the Project.

The Final EIR (which includes the Draft EIR, comments on the Draft EIR, responses to comments on the Draft EIR, and any revisions to the Draft EIR) for the Project, examined several alternatives to the Project that were not chosen as part of the approved project (the No Project Alternative, Modified Project Alternative, and the Agriculture Protection Alternative).

The Findings of Fact and Statement of Overriding Considerations set forth below ("Findings") are presented for adoption by the City Council (Council) as the City's findings under the California Environmental Quality Act ("CEQA") (Public Resources Code, §21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.) relating to the Project. The Findings provide the written analysis and conclusions of this Council regarding the Project's environmental impacts, mitigation measures, alternatives to the Project, and the overriding considerations, which in this Council's view, justify approval of the Willows General Plan, despite its environmental effects.

## II. GENERAL FINDINGS AND OVERVIEW

### A. Project Background

In 2019, Willows began a multi-year process to update the City's General Plan. State law requires every city and county in California to prepare and maintain a planning document called a general plan. A general plan is a "constitution" or "blueprint" for the future physical development of a county or city. As part of the General Plan Update process, a General Plan Existing Conditions Report was prepared to establish a baseline of existing conditions in the city.

The updated Willows General Plan includes a framework of goals, policies, and actions that will guide the community toward its common vision. The General Plan is supported with a variety of maps, including a Land Use Map and Circulation Diagram.

### B. Procedural Background

The City of Willows circulated a Notice of Preparation (NOP) of an EIR for the proposed Project on April 6, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on April 20, 2022. During the 30-day public review period for the NOP, which ended on May 9, 2022, three written comment letters were received on the NOP. The NOP and all comments received on the NOP are presented in Appendix A of the DEIR. Concerns raised in response to the NOP were considered during preparation of the Draft EIR.

Willows published a public Notice of Availability (NOA) for the Draft EIR on August 26, 2022, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022040089) and was published in the Glenn County Clerk's office and the local newspaper, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from August 26, 2022 through October 10, 2022. The Public Draft General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

The City received one comment letter regarding the General Plan and Draft EIR from public agencies, organizations and members of the public during the public comment period. In accordance with CEQA Guidelines Section 15088, a Final EIR was prepared that responded to the written comments received, as required by CEQA. The Final EIR document and the Draft EIR, as amended by the Final EIR, constitute the Final EIR.

### **C. Record of Proceedings and Custodian of Record**

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City's findings and determinations consists of the following documents and testimony, at a minimum:

- The NOP, comments received on the NOP, Notice of Availability, and all other public notices issued by the City in relation to the Willows General Plan Update EIR.
- The Willows General Plan Update Final EIR, including comment letters and technical materials cited in the document.
- All non-draft and/or non-confidential reports and memoranda prepared by the City of Willows and consultants in relation to the EIR.
- Minutes of the discussions regarding the Project and/or Project components at public hearings held by the City.
- Staff reports associated with Planning Commission and City Council meetings on the Project.
- Those categories of materials identified in Public Resources Code Section 21167.6.

The City Clerk is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the City of Willows Office of the City Clerk at 201 N Lassen St Willows, CA 95988

### **D. Consideration of the Environmental Impact Report**

In adopting these Findings, this Council finds that the Final EIR was presented to this Council, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the Willows General Plan. By these findings, this City Council ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the Final EIR. The City Council finds that the Final EIR was completed in compliance with the California Environmental Quality Act. The Final EIR represents the independent judgment and analysis of the City.

## **E. Severability**

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Willows General Plan, shall continue in full force and effect unless amended or modified by the City.

## **III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS**

### **A. Agricultural and Forest Resources**

#### **1. General Plan implementation would result in the conversion of farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (EIR Impact 3.2-1)**

- (a) Potential Impact.** The potential for the Project to result in the conversion of farmlands, including important farmlands, to non-agricultural uses is discussed at pages 3.2-8 through 3.2-12 of the Draft EIR.
- (b) Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
  - (1) Effects of Mitigation and Remaining Impacts.** As described on pages 3.2-8 through 3.2-12 of the Draft EIR, the Project includes numerous policies and actions that would reduce the severity of this impact to the extent feasible. The General Plan includes policies and actions to protect and preserve farmland, as well as to reduce potential impacts to agricultural lands. Implementation of the General Plan policies and action items reduce impacts to agricultural resources by managing the pace and location of growth, and protecting, and buffering surrounding agricultural uses. However, the General Plan does allow for urbanization of agricultural lands. The only mitigation available to fully avoid this impact would be to restrict growth to occur only on non-agricultural lands and to not allow agricultural-support operations on agricultural lands; this limitation of growth would not be consistent with the Project goals and objectives as identified in the EIR and stated throughout the Project. Therefore, this would represent a significant and unavoidable impact of the Project.



- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with conversion of farmlands.

**2. General Plan implementation may result in conflicts with existing Williamson Act Contracts (EIR Impact 3.2-2)**

- (a) **Potential Impact.** The potential for the Project to result in conflicts with Williamson Act Contracts is discussed at page 3.2-12 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

- (1) **Effects of Mitigation and Remaining Impacts.** As described on page 3.2-12 of the Draft EIR, the Project includes numerous policies and actions that are intended to reduce conflicts between existing agricultural and Williamson Act lands with new development as a result of the proposed General Plan. These include policies which help explicitly minimize conflicts between agricultural and urban land uses including promoting the establishment of adequate buffers between agricultural and urban land uses. However, the General Plan does allow for urbanization of agricultural lands under Williamson Act Contract inside the City limits and SOI. The only mitigation available to fully avoid this impact would be to restrict growth to occur only on non-agricultural lands; this limitation of growth would not be consistent with the Project goals and objectives as identified in the EIR and stated throughout the Project. Therefore, this would represent a significant and unavoidable impact of the Project.
- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with Williamson Act Contract conflicts.

## **B. Air Quality**

### **1. General Plan implementation would conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants (EIR Impact 3.3-1)**

(a) **Potential Impact.** The potential for the Project to conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants is discussed at pages 3.3-17 through 3.3-21 of the Draft EIR.

(b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.

(c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

(1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.3-17 through 3.3-21 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible, including numerous goals, policies and implementation actions which would further the fundamental goals of the APCD in reducing emissions of criteria pollutants associated with vehicle miles traveled, and reducing building energy usage. However, there are no mitigation measures that can eliminate significant impact while still allowing the City's economy to grow through new development, particularly residential, industrial, and commercial uses. This would represent a significant and unavoidable impact of the Project.

(2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with air quality and criteria pollutant emissions.

## **C. Greenhouse Gases, Climate Change and Energy**

### **1. General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (EIR Impact 3.7-1)**

- (a) **Potential Impact.** The potential for the Project to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation is discussed at pages 3.7-20 through 3.7-25 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
  - (1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.7-20 through 3.7-25 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible, including numerous goals, policies and implementation actions which would further the State's fundamental GHG reduction goals and reduce energy usage, promote renewable and/or alternative energy sources, and encourage pedestrian/bicycle modes of transportation. Additionally, General Plan policies and implementing actions would minimize potential impacts associated with GHG emissions in the Planning Area through the promotion of VMT reduction strategies, multimodal support and transportation improvements, and the support of green building practices, and would support requirements under AB 32 and SB 375. However, even with implementation of the goals, policies, and actions contained in the proposed General Plan, there is no guarantee that the General Plan alone would be sufficient to limit GHGs to the extent required by AB 32, SB 32, SB 375, and other federal and state regulations. This would represent a significant and unavoidable impact of the Project.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with GHG emissions and impacts.

## **D. Transportation and Circulation**

1. **General Plan implementation may conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (EIR Impact 3.14-1)**

- (a) **Potential Impact.** The potential for the Project to result in VMT impacts is discussed at pages 3.14-14 through 3.14-18 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
  - (1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.14-14 through 3.14-18 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. Residents of Willows in the future will likely engage in similar travel patterns to existing residents based on planned land use, roadways, and alternative modes of transportation in the City, resulting in the absolute VMT of the City and increasing and the VMT per capita in Willows remaining similar to baseline in the planning horizon. While the proposed general plan land use pattern is likely to produce similar VMT per capita levels as under existing conditions, the proposed general plan includes the following policies designed to reduce vehicle travel and VMT. The implementation of the proposed General Plan would likely contribute to land use development that generates VMT per capita in excess of the levels necessary to meet State GHG reduction goals. Consistent with Policy CIRC-4c, the city will require new land use development projects to reduce VMT through feasible CAPCOA on-site VMT reduction strategies. Although larger changes in the proposed General Plan land use element could potentially reduce VMT further, those changes would also affect the achievement of other goals the City seeks to achieve with the General Plan. VMT reduction also depends on factors such as demographic change, household preferences for housing types and locations, the cost of fuel, and the competitiveness of regional transit relative to driving, which relates to congestion along vehicular commute routes that are not under the City's jurisdiction. This would represent a significant and unavoidable impact of the Project.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with transportation VMT impacts.

## **E. Cumulative Impacts**

### **1. Cumulative impact to agricultural lands and resources. (EIR Impact 4.2)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative loss of agricultural land and resources, including important farmlands, significant farmlands, land under the Williamson Act, and other farmlands, is discussed on page 4.0-7 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

  - (1) **Mitigation and Remaining Impacts.** As described on page 4.0-7 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, even with implementation of adopted policies and actions, the General Plan has the potential to considerably contribute to permanent conversion of agricultural land and resources. No feasible mitigation is available to fully reduce the cumulative effect on these resources, or to mitigate the contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts to agricultural lands and resources.

### **2. Cumulative impact on the region's air quality (EIR Impact 4.3)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impact on the region's air quality is discussed at pages 4.0-7 and 4.0-8 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:

- (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-7 and 4.0-8 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, even with implementation of adopted policies and actions, the General Plan has the potential to considerably contribute to an impact on the region's air quality. No feasible mitigation is available to fully reduce the cumulative effect, or to mitigate the contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts on the region's air quality.

**3. Cumulative impacts related to greenhouse gases, climate change, and energy (EIR Impact 4.7)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impact related to greenhouse gases, climate change, and energy is discussed at pages 4.0-9 and 4.0-11 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
  - (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-9 and 4.0-11 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, even with implementation of adopted policies and actions, the General Plan has the potential to considerably contribute to an impact related to greenhouse gases, climate change, and energy. No feasible mitigation is available to fully reduce the cumulative effect, or to mitigate the contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the

Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts to greenhouse gases, climate change, and energy.

**4. Cumulative impacts on the transportation network (EIR Impact 4.14)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impacts on the transportation network is discussed at page 4.0-15 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
  - (1) **Mitigation and Remaining Impacts.** As described on page 4.0-15 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, it may not be feasible to mitigate this impact to a less-than-significant level in all instances as the General Plan would result in VMT increases exceeding the threshold for employment-related land uses. No feasible mitigation is available to fully reduce the cumulative effect on VMT, or to mitigate the proposed project's contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts on the transportation network.

**F. Significant Irreversible Effects**

**1. Irreversible and adverse effects (EIR Impact 4.17)**

- (a) **Potential Impact.** The potential for the Project to result in a significant irreversible effect associated with the consumption of nonrenewable resources and irretrievable commitments/irreversible physical changes is discussed at pages 4.0-22 and 4.0-23 of the Draft EIR.

- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Council, this Council finds that:
- (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-22 and 4.0-23 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. One of the objectives of the proposed General Plan is to conserve natural resources within the Planning Area. Many of these policies and actions, aimed at preserving natural resources, are contained within the Conservation and Sustainability Element, and have been identified throughout this EIR. Additionally, the proposed General Plan directs most new development to infill areas, and areas surrounding existing neighborhoods and urbanized areas. As a result, the proposed General Plan will minimize the potential for impacts to the nonrenewable resources in the Planning Area, including biological resources, water resources, and energy resources, to the greatest extent feasible. More detailed and focused discussions of potential impacts to these nonrenewable resources are contained throughout the Draft EIR. However, the General Plan establishes a Land Use Map that anticipates urbanization and development over an approximate 20-year period. This development is necessary to achieve the economic development goals as well as other goals and objectives of the Project. In summary, the General Plan includes an extensive policy framework that is designed to address land use and environmental issues to the greatest extent feasible while allowing growth and economic prosperity for the City. However, even with the policies and actions that will serve to reduce potential significant impacts, the General Plan will result in significant irreversible changes including development on currently undeveloped site and the use of materials and other nonrenewable resources as a result of individual project construction and operations. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with irreversible effects.



IV. FINDINGS AND RECOMMENDATIONS REGARDING THOSE IMPACTS WHICH ARE LESS THAN SIGNIFICANT, LESS THAN CUMULATIVELY CONSIDERABLE, OR HAVE NO IMPACT

A. Specific impacts within the following categories of environmental effects were found to be less than significant, less than cumulatively considerable, or have no impact as set forth in more detail in the Draft EIR.

1. **Aesthetics and Visual Resources:** The following specific impacts were found to be less than significant, or have no impact:

- a. Impact 3.1-1: General Plan implementation would not have a substantial adverse effect on a scenic vista
- b. Impact 3.1-2: General Plan implementation would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway
- c. Impact 3.1-3: Project implementation would not substantially degrade the existing visual character or quality of public views of the site and its surroundings within a non-urbanized areas. Or within urbanized areas, conflict with applicable zoning and other regulations governing scenic quality
- d. Impact 3.1-4: General Plan implementation could result in the creation of new sources of nighttime lighting and daytime glare

2. **Agricultural and Forest Resources:** The following specific impacts were found to be less than significant, or have no impact:

- a. Impact 3.2-3: General Plan implementation would not result in the loss of forest land or conversion of forest land to non-forest use
- b. Impact 3.2-4: General Plan implementation would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use

3. **Air Quality:** The following specific impacts were found to be less than significant:

- a. Impact 3.3-2: General Plan implementation would expose sensitive receptors to substantial pollutant concentrations
- b. Impact 3.3-3: General Plan implementation would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people)

- 4. Biological Resources:** The following specific impacts were found to be less than significant, or have no impact:
- a. Impact 3.4-1: General Plan implementation could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
  - b. Impact 3.4-2: General Plan implementation could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
  - c. Impact 3.4-3: General Plan implementation could have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
  - d. Impact 3.4-4: General Plan implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites
  - e. Impact 3.4-5: The General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
  - f. Impact 3.4-6: General Plan implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan
- 5. Cultural Resources:** The following specific impacts were found to be less than significant:
- a. Impact 3.5-1: General Plan implementation could cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to Section 15064.5
  - b. Impact 3.5-2: Implementation of the General Plan could lead to the disturbance of any human remains
  - c. Impact 3.5-3: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of

historical resources as defined in Public Resources Code Section 5020.1(k), or a resource determined by the lead agency

6. **Geology, Soils, and Minerals:** The following specific impacts were found to be less than significant:
  - a. Impact 3.6-1: General Plan implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides
  - b. Impact 3.6-2: General Plan implementation has the potential to result in substantial soil erosion or the loss of topsoil
  - c. Impact 3.6-3: General Plan implementation has the potential to result in development located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse
  - d. Impact 3.6-4: General Plan implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property
  - e. Impact 3.6-5: General Plan implementation does not have the potential to have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water
  - f. Impact 3.6-6: General Plan implementation has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature
7. **Greenhouse Gases and Climate Change:** The following specific impacts were found to be less than significant:
  - a. Impact 3.7-2: General Plan implementation has the potential to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency
8. **Hazards:** The following specific impacts were found to be less than significant, or have no impact:
  - a. Impact 3.8-1: General Plan implementation has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or

through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment

- b. Impact 3.8-2: General Plan implementation has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
- c. Impact 3.8-3: General Plan implementation has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5
- d. Impact 3.8-4: General Plan implementation is not located within an airport land use plan, two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area
- e. Impact 3.8-5: General Plan implementation has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
- f. Impact 3.8-6: General Plan implementation has the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires

**9. Hydrology and Water Quality:** The following specific impacts were found to be less than significant:

- a. Impact 3.9-1: General Plan implementation could violate water quality standards or waste discharge requirements or otherwise substantially degrade water quality or obstruct implementation of a water quality control plan
- b. Impact 3.9-2: General Plan implementation could result in the depletion of groundwater supplies, interfere substantially with groundwater recharge or conflict with a groundwater management plan
- c. Impact 3.9-3: General Plan implementation could alter the existing drainage pattern in a manner which would result in substantial erosion, siltation, flooding, impeded flows, or polluted runoff
- d. Impact 3.9-4: General Plan implementation would not release pollutants due to project inundation by flood hazard, tsunami, or seiche

- 10. Land Use and Population:** The following specific impacts were found to be less than significant or to have no impact:
- a. Impact 3.10-1: General Plan implementation would not physically divide an established community
  - b. Impact 3.10-2: General Plan implementation would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect
  - c. Impact 3.10-3: General Plan implementation would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)
  - d. Impact 3.10-4: General Plan implementation would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere
- 11. Mineral Resources:** The following specific impacts were found to be less than significant:
- a. Impact 3.11-1: General Plan implementation would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state
  - b. Impact 3.11-2: General Plan implementation would result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan
- 12. Noise:** The following specific impacts were found to be less than significant:
- a. Impact 3.12-1: General Plan implementation may result in exposure to significant traffic noise sources
  - b. Impact 3.12-2: General Plan implementation may result in exposure to excessive railroad noise sources
  - c. Impact 3.12-3: Implementation of the General Plan could result in the generation of excessive stationary noise sources
  - d. Impact 3.12-4: General Plan implementation may result in an increase in construction noise sources
  - e. Impact 3.12-5: General Plan implementation may result in exposure to excessive aircraft noise sources
  - f. Impact 3.12-6: General Plan implementation may result in construction vibration



- d. Impact 3.15-4: General Plan implementation may require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects
- e. Impact 3.15-5: General Plan implementation would not require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects
- f. Impact 3.15-6: General Plan implementation would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals

**16. Wildfires:** The following specific impact was found to have no impact:

- a. Impact 3.16-1: General Plan implementation would not have a significant impact related to wildfire risks associated with lands in or near State Responsibility Areas or lands classified as very high fire hazard severity zones

B. The project was found to have a less than cumulatively considerable contribution to specific impacts within the following categories of environmental effects as set forth in more detail in the Draft EIR.

- 1. **Impact 4.1:** Cumulative degradation of the existing visual character of the region
- 2. **Impact 4.4:** Cumulative loss of biological resources, including habitats and special status species
- 3. **Impact 4.5:** Cumulative impacts on known and undiscovered cultural resources
- 4. **Impact 4.6:** Cumulative impacts related to geology and soils
- 5. **Impact 4.8:** Cumulative impacts related to hazardous materials and human health risks
- 6. **Impact 4.9:** Cumulative impacts related to hydrology and water quality
- 7. **Impact 4.10:** Cumulative impacts related to local land use, population, and housing
- 8. **Impact 4.11:** Cumulative impacts related to mineral resources
- 9. **Impact 4.12:** Cumulative impacts related to noise
- 10. **Impact 4.13:** Cumulative impacts to public services and recreation
- 11. **Impact 4.15:** Cumulative impacts related to utilities
- 12. **Impact 4.16:** Cumulative impact related to wildfire

- C. The above impacts are less than significant or less than cumulatively considerable for one of the following reasons:
1. The EIR determined that the impact is less than significant for the Project.
  2. The EIR determined that the Project would have a less than cumulatively considerable contribution to the cumulative impact.



## V. PROJECT ALTERNATIVES

### A. Identification of Project Objectives

An EIR is required to identify a “range of potential alternatives to the project [which] shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects.” Chapter 2.0 of the Draft EIR identifies the Project’s goals and objectives. The Project objectives include:

- Develop a long-term vision for the City of Willows
- Establish greater connections between the General Plan and current planning issues
- Provide a range of high-quality housing options;
- Attract and retain businesses and industries that provide high-quality jobs;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services; and
- Address new requirements of State law.

### B. Alternatives Analysis in EIR

#### 1. Alternative 1: No Project Alternative

Under Alternative 1, the City would not adopt the General Plan Update. The existing Willows General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map, Circulation Diagram, goals, policies, or actions would occur. Subsequent projects, such as amending the Municipal Code (including the zoning map) and the City’s Design Guidelines, would not occur. The Existing General Plan Land Use Map is shown on Figure 5.0-1.

Under Alternative 1 at full buildout, there would be an increase over existing conditions in residential growth (approximately 382 dwelling units) and jobs (approximately 1,210 jobs) within the Planning Area. Under cumulative conditions, development in Planning Area combined under Alternative 1 would result in a population of 7,214 and 3,401 jobs. Under Alternative 1, the existing General Plan policy framework would still be in effect, which would constitute a status quo approach to land use regulation in the City. The Proposed Land Use Map, along with the policy framework proposed by the General Plan

Update, encourages and aims to achieve a community with a balanced land use pattern that meets the City's long-term housing, employment, and civic needs. The proposed General Plan was prepared in conformance with State laws and regulations associated with the preparation of general plans, including requirements for environmental protection.

- a. **Findings:** The No Project Alternative is rejected as an alternative because it would not achieve the Project's objectives.
- b. **Explanation:** Alternative 1 would not include updated policies, particularly those related to additional housing opportunities, greenhouse gases, community health, and mobility for all roadway users, as required by State law. This alternative would not include various policies proposed in the General Plan update to ensure protection of environmental resources, both at a project level and under cumulative conditions, consistent with the objectives of CEQA.

Alternative 1 fails to meet several of the basic General Plan objectives, including: Establishing a greater connection between the General Plan and current planning issues; and addressing new requirements of State law. Therefore, Alternative 1 (No Project) is rejected from further consideration as a CEQA alternative, as it fails to meet several of the Project objectives.

## **2. Alternative 2: Modified Project Alternative**

The Modified Project Alternative is discussed on pages 5.0-3 and 5.0-7 through 5.0-18 of the Draft EIR.

Under Alternative 2, the City would adopt the updated General Plan policy document, but would retain the existing land use map. This alternative would result in the same growth as the existing General Plan and Alternative 1, but would implement the updated goals, policies, and actions found in the General Plan Update. Alternative 2 would result in less residential and nonresidential growth than the proposed General Plan, but it would result in the same growth as Alternative 1. Land use designations are summarized in DEIR Table 5.0-2.

- a. **Findings:** The Modified Project Alternative is rejected as an alternative because it would not achieve the Project's objectives.
- b. **Explanation:** This alternative would achieve some of the Project objectives. Alternative 2 reflects the current goals and vision expressed by city residents,

businesses, decision-makers, and other stakeholders; through the updated policy document, and addresses new requirements of State law, including climate change planning, environmental justice, complete streets, etc. However, without the updated Land Use Map, Alternative 2 provides less opportunities for high-quality housing options and development opportunities throughout the city. For these economic, social, market conditions, and other reasons, the Project is considered superior to Alternative 2.

### **3. Alternative 3: Agriculture Protection Alternative**

The Agriculture Protection Alternative is discussed on pages 5.0-3 and 5.0-7 through 5.0-18 of the Draft EIR.

Alternative 3 - Agriculture Protection Alternative provides jobs-creating and residential development land uses focused within the City Limits. Under this alternative, the proposed Project would be developed in such a way to protect lands currently identified as prime farmland and farmland of statewide importance, by reducing the overall footprint of the developable areas and focus development on infill development. For the purposed of this analysis it is assumed that future development would exclude land areas within the SOI. This Alternative would result in the least amounts of overall developable area, but would result in slightly increased rate of development within the City Limits when compared to Alternatives 1 and 2.

- a. Findings:** The Agriculture Protection Alternative is rejected as an alternative because it would not reduce any significant impacts to a less than significant level and because it would not achieve the Project's housing and development objectives.
- b. Explanation:** Like the proposed Project, Alternative 3 would satisfy many Project Objectives as it would adopt the updated policy document. This alternative would allow for less growth that would be allowed under the proposed Project. Objectives of the General Plan include establishing a greater connection between the General Plan and current planning issues, and being consistent with state law. Housing needs and the ability of support housing throughout the planning areas is locally and regionally important to supporting housing development and statewide housing goals. Alternative 3 is the environmentally superior alternative, as it was developed and refined to reduce as many environmental effects as possible while still meeting many of the project objectives. However, without additional opportunities for future growth within the SOI, Alternative 3 provides less options for housing and job creation throughout the planning area. Additionally, this alternative would not reduce any significant impacts to a less than significant level.

## VI. STATEMENTS OF OVERRIDING CONSIDERATIONS

Pursuant to CEQA Section 21081(b) and the CEQA Guidelines Section 15093, the City of Willows has balanced the benefits of the proposed General Plan against the following unavoidable adverse impacts associated with the proposed General Plan and has included all feasible mitigation measures as policies and action items within the General Plan. Willows has also examined alternatives to the proposed Project, and has determined that adoption and implementation of the proposed General Plan is the most desirable, feasible, and appropriate action. The other alternatives are rejected as infeasible, failed to meet project objectives, were not able to reduce any significant impacts to a less than significant levels, or increased the severity on significant impacts based on consideration of the relevant factors discussed in Chapter 5.0 of the Draft EIR.

### A. Significant Unavoidable Impacts

Based on the information and analysis set forth in the EIR and reiterated in Section III of these Findings, implementation of the proposed General Plan would result in the following project-specific significant impacts related to: agricultural resources, air quality, GHG, mineral resources, noise, transportation and circulation, utilities, and irreversible effects. These impacts are identified below:

- **Impact 3.2-1:** General Plan implementation would result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance
- **Impact 3.2-2:** General Plan implementation may result in conflicts with existing Williamson Act Contracts
- **Impact 3.3-1:** General Plan implementation would not conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants
- **Impact 3.7-1:** General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases
- **Impact 3.14-1:** General Plan implementation may conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)
- **Impact 4.2:** Cumulative impact to agricultural lands and resources.
- **Impact 4.3:** Cumulative impact on the region's air quality
- **Impact 4.7:** Cumulative impacts related to greenhouse gases, climate change, and energy
- **Impact 4.14:** Cumulative impacts on the transportation network

- **Impact 4.17: Irreversible Effects**

## **B. Benefits of the Proposed General Plan/Overriding Considerations**

The City of Willows has (i) independently reviewed the information in the EIR and the record of proceedings; (ii) made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the proposed General Plan to the extent feasible by including policies and actions in the General Plan that effectively minimize or reduce potential environmental impacts to the greatest extent feasible; and (iii) balanced the project's benefits against the project's significant unavoidable impacts.

Adoption and implementation of the Willows General Plan would provide the following economic, social, legal, and other considerable benefits:

1. The General Plan promotes compact and environmentally-sustainable development through goals and policies that balance the need for adequate infrastructure, housing, and economic vitality with the need for resource management, environmental protection, and preservation of quality of life for Willows residents.
2. The General Plan provides a land use map and policy document that accounts for existing development, physical constraints, economic development, flood and other hazards, and incompatible uses and assigns densities and use types accordingly to enhance the safety, livability, and economic vitality of Willows.
3. The General Plan improves mobility options through the development of a multi-modal transportation network that enhances connectivity, supports community development patterns, limits traffic congestion, promotes public and alternative transportation methods, and supports the goals of adopted regional transportation plans.
4. The General Plan directs the preservation and environmental stewardship of the vast array of natural, cultural and historic resources that uniquely define the character and ecological importance of the City and greater region.
5. The General Plan addresses adverse environmental effects associated with climate change by facilitating sustainable development, promoting energy efficiency, and promoting development that reduces greenhouse gas emissions.
6. The General Plan enhances the local economy and provides opportunities for future jobs and business development growth.
7. The General Plan is the product of a comprehensive planning effort driven by members of the public, city staff, the Planning Commission and the City Council through a series of public meetings, hearings and workshops that resulted in a thoughtful balance of community, economic, and environmental interests.

## VII. CONCLUSION

After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Council finds that the unavoidable adverse environmental impacts identified may be considered “acceptable” due to the specific considerations listed above which outweigh the unavoidable, adverse environmental impacts of the proposed project.

The Willows City Council has considered information contained in the EIR prepared for the proposed General Plan as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable agricultural resources, air quality, GHG, transportation and circulation, and irreversible effects impacts may result from implementation of the proposed General Plan, the Council finds that the benefits of the General Plan and overriding considerations outweigh the adverse effects of the Project. Having included all feasible mitigation measures as policies and actions in the General Plan, and recognized all unavoidable significant impacts, the Council hereby finds that each of the separate benefits of the proposed General Plan, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants adoption of the proposed General Plan and outweighs and overrides its unavoidable significant effects, and thereby justifies the adoption of the proposed General Plan.

Based on the foregoing findings and the information contained in the record, the Council hereby determines that:

1. All significant effects on the environment due to implementation of the proposed General Plan have been eliminated or substantially lessened where feasible;
2. There are no feasible alternatives to the proposed General Plan which would fully mitigate or substantially lessen the impacts to a less than significant level; and
3. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.

**CITY OF WILLOWS**

**PC RESOLUTION 09-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THAT THE CITY COUNCIL ADOPT THE GENERAL PLAN UPDATE TO REPLACE THE ADOPTED GENERAL PLAN AND CERTIFY THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT.**

**WHEREAS**, Section 65300 et seq. of the California Government Code requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

**WHEREAS**, the City's current General Plan was originally adopted in 1974 with Elements updated in 1981 (Land Use, Open Space Conservation and circulation) and the City's 2014-2019 Housing Element adopted in January of 2015. The City of Willows current General Plan Land Use Element was adopted July 9, 1996 with revisions in years 2000 and 2010.

**WHEREAS**, in 2019, the city initiated a multi-year process to comprehensively update the General Plan by approving a work plan and budget, hiring consultants, and conducting a public workshop; and

**WHEREAS**, the City held a visioning and outreach workshop on May 2019 to provide the community and interested agencies with an opportunity to review and comment on the Draft General Plan; and

**WHEREAS**, the City Council and Planning Commission received periodic briefings from City staff and the consultant team to review input and receive information relevant to the specific topics addressed in the General Plan Update, and to provide direction and guidance to staff and the consultant team regarding land use opportunity areas and development of the preferred land use map; and

**WHEREAS**, in accordance with Government Code Section 65302, a comprehensive update to the City's General Plan has been prepared to address the mandatory elements and topics required by state law; and

**WHEREAS**, the General Plan Update includes goals, policies, and actions regarding each of these General Plan elements; and

**WHEREAS**, the General Plan Update is a citywide document that provides an integrated and internally consistent statement of the official land use policy for the City of Willows; and

**WHEREAS**, the City sent the draft General Plan Update to affected public entities and agencies in compliance with State law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Sections 65352.3 contacted California Native American tribes that are on the contact list maintained by the Native America heritage Commission to invite those tribes to consult on the proposed Draft General Plan Update; and

**WHEREAS**, the City released the Public Review Draft General Plan Update in August, 2022 and invited comments by the public from August 26, 2022 through October 10, 2022; and

**WHEREAS**, the City of Willows has determined that an Environmental Impact Report (EIR) should be prepared to analyze both the potential impacts and any necessary mitigation measures for the General

Plan Update project; and

**WHEREAS**, the EIR evaluates impacts, mitigation, and alternatives at a program-level for the General Plan Update project; and

**WHEREAS**, a Notice of Preparation (NOP) of an EIR for the proposed project was circulated on April 6, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public; and

**WHEREAS**, a scoping meeting was held on April 20, 2022 at City of Willows City Hall Council Chamber, and public or agency comments on the NOP related to the EIR analysis were presented or submitted during the scoping meeting; and

**WHEREAS**, during the 30-day public review period for the NOP, which ended on May 6, 2022, three written comment letters were received on the NOP, and the NOP comments are provided in Appendix A of the Draft EIR; and

**WHEREAS**, a Notice of Availability (NOA) of the Draft EIR was circulated to the State Clearinghouse, all relevant agencies, and interested parties for a 45-day public comment period, beginning on August 26, 2022 and ending on October 10, 2022; and

**WHEREAS**, a total of one (1) written comment was received during the public review period for the Draft EIR, and written responses to those comments have been prepared and included as part of the Final EIR, pursuant to the CEQA Guidelines; and

**WHEREAS**, a notice of public hearing was published in the Valley Mirror newspaper on November 5, 2022, in accordance with City policies and Government Code Section 65090; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 16, 2022 regarding the General Plan Update, including the EIR, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission has reviewed and considered all evidence submitted in connection with the General Plan Update, including the staff report, public testimony, and all other documents and evidence that are part of the city administrative record for these actions.

**NOW, THEREFORE, BE IT RESOLVED** the Planning Commission of the City of Willows does hereby make the following findings:

1. That the Environmental Impact Report for the General Plan Update project, which consists of the Draft EIR and the Final EIR (collectively the EIR), has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; and
2. That the EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the State CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines; and
3. That the EIR has been presented to it, that the Planning Commission has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the Planning Commission's independent judgment and analysis; and
4. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the project, the Planning Commission recommends that the City Council certify the Final EIR (**Exhibit "A"**) and



adopt the Findings of Fact and Statement of Overriding Considerations (**Exhibit "B"**) in support of approval of the project; and

5. The Planning Commission recommends that, upon approval of the project, the City's Community Development Services Planning Division file a notice of determination with the County Clerk of Glenn; and
6. Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its recommendation are located in, and may be obtained from, the City of Willows Community Development Services Planning Division at 201 N Lassen Street Willows, CA 95988.
7. The above recitals are true and correct and constitute the facts supporting the findings made by the Planning Commission in approving this Resolution.
8. The Planning Commission has utilized its independent judgment in considering the information contained in this resolution, in the staff report and attachments and other exhibits, and in written and oral testimony during the public hearing.

**BE IT FURTHER RESOLVED** that based on the Findings included herein, substantial evidence in the administrative record of proceedings, including the staff report, attachments to the staff report, attachments to this resolution and documents listed or referenced herein, and input provided during the public hearing; the Planning Commission of the City of Willows hereby recommends that the City Council adopt the Comprehensive General Plan Update to address the requirements of California Government Code Section 65000 et seq. and certify the Final EIR to address the requirements of California Resources Code Section 21000 et seq.

**PASSED AND ADOPTED** by the Planning Commission of the City of Willows at this regular meeting on the 16<sup>th</sup> day of November, 2022, by the following vote:

AYES:	Burt, Price, Pellizzari, Woods, Bobadilla
NOES:	0
ABSTAIN:	0
ABSENT:	0

ATTEST:



Louis Osemwegie, City Clerk

APPROVED:



Pedro Bobadilla, Chairperson



# City of Willows

## Public Review Draft General Plan

November 2022





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# INTRODUCTION

## Scope and Content of the General Plan

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. In Willows, the planning area includes all lands within the incorporated City Limits and Sphere of Influence (SOI). The general plan must include seven state mandated elements including: land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The Willows General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The City's Housing Element was adopted in 2014, and covers the 2014-2019 housing cycle. In 2021, the City will update the Housing Element to cover the 2021-2029 housing cycle.

### The General Plan includes the following elements

- **Land Use**
- **Circulation**
- **Housing**
- **Conservation & Open Space**
- **Safety**
- **Noise**
- **Implementation**

The **General Plan** policy document contains the goals, policies, and actions that support the vision for Willows. Two important documents support the General Plan. The **Existing Conditions Report** and the General Plan

**Environmental Impact Report (EIR)** are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document. All Project documents associated with the general plan update including outreach summaries, technical documents, and meeting materials can be viewed online through the City's website:

[www.CityofWillows.org](http://www.CityofWillows.org)

## GENERAL PLAN POLICY DOCUMENT

The General Plan policy document contains the goals and policies that will guide future decisions within the city and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out. The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the city. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the City has elected to include. The table below identifies the elements included in the General Plan and the corresponding requirement in State law.

Willows General Plan Elements	Elements Required by State Law						
	Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing
Housing							▲
Land Use	▲						
Circulation		▲					
Conservation & Open Space			▲	▲			
Safety						▲	
Noise					▲		
Implementation	▲	▲	▲	▲	▲	▲	▲

## ORGANIZATION OF THE GENERAL PLAN ELEMENTS

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementing actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The Implementation Chapter includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the anticipated timing of implementation.



## COMMUNITY PARTICIPATION

The General Plan was developed with many opportunities for public participation, which included input and participation from residents, local agencies, and other stakeholders.

**PUBLIC WORKSHOP:** The City hosted a General Plan Update Visioning Workshop in May 2019. The Workshop focused on addressing a variety of key planning topics, and included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas. The topics explored in the Workshop, along with summaries of what we heard from the community are provided in the Summary Report. The intent of the Summary Report is to present the information we received without making assumptions or recommendations. The feedback we received has been recorded here in order to memorialize the key themes and ideas, and it will be used to help inform future work tasks associated with the General Plan Update, including preparation of a Vision Statement, evaluation of opportunities and challenges, land use changes, and the creation of new goals, policies, and actions.



**GENERAL PLAN ONLINE SURVEY:** Survey responses were collected from April 11, 2019 through August 31 of 2019 and was administered online via the City's website and the SurveyMonkey web platform. During the approximately 4-month time period that the survey was active, there were 130 responses to the nineteen primary questions related to the General Plan update. The questions involved a wide range of response formats that are synthesized in this brief report. The survey responses provide insight into the demographics and opinions of the City of Willows community members concerning goals and topics related to the update of the City's General Plan.

**PUBLIC REVIEW OF THE DRAFT GENERAL PLAN:** Add future public review opportunities

**PUBLIC HEARINGS:** The City Council received briefings from City Staff to review input and receive information relevant to the General Plan. Additional public hearings with the Planning Commission and City Council will be held during the Draft General Plan review period, and the Planning Commission will provide input and make recommendations to the City Council.



## OBJECTIVES AND VISION

The feedback provided by the community through the outreach process, including public meetings, the public workshop, and online survey, provides the City with broad overarching objectives and a vision for the development of the General Plan update. The feedback helps to identify key community values and priorities that should be carefully addressed in the General Plan.

### OBJECTIVES

- Develop a long-term vision for the City of Willows
- Engage a broad spectrum of the community members
- Engage key stakeholders to perpetuate long-term involvement
- Establish a greater connection between the General Plan and current planning issues
- Educate the public on the City's existing conditions, and the General Plan Update process

### VISION

*Willows is an amazing place to live, learn and thrive. The City has stayed true to its roots as a charming, self-sufficient, community-oriented small town that celebrates its people, natural beauty and recreational resources. The City offers numerous amenities and activities for residents and visitors, and supports a diverse array of unique and innovative local businesses. Willows embraces and, wherever possible, will build upon its generational, cultural, and economic diversity through inclusiveness and social interaction.*

## APPLYING THE GENERAL PLAN

The General Plan is intended for use by a broad range of people, including City decision-makers, City staff, developers, and community members, to serve the following purposes:

- » To identify land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- » To articulate a vision and strategy for the future development of Willows and its residents.
- » To enable the City Council and the Planning Commission to establish a decision making framework through the application of long-range land use, transportation, services, conservation and growth goals and policies.
- » To provide a basis for judging whether specific individual development proposals and public improvement projects are consistent with these goals and policies.
- » To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within Willows
- » The General Plan applies to all lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

### Key Terms

**Goal:** A description of the general desired condition that the community seeks to create.

**Policy:** A specific statement that guides decision-making as the City works to achieve the various goals. Once adopted, policies represent statements of City regulations.

**Action:** An action, procedure, implementation technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.

## ***INTERPRETING THE GENERAL PLAN***

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are financially feasible and appropriate for the City to carry them out, and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the City will “provide,” “support,” “ensure,” or otherwise require or carry them out, do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, budget, or other implementation mechanisms, as the City deems appropriate.

## ***HOW TO READ THE WILLOWS GENERAL PLAN***

As the guide for future development decisions and desired conditions, residents, property owners, and business owners should familiarize themselves with how to read the General Plan Policy Document. Each element contains a brief introduction, several goals and related policies, and specific actions that the City will undertake to accomplish identified goals.

## ***GOALS***

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

## ***POLICIES AND IMPLEMENTATION ACTIONS***

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Policies and implementation actions must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important to understand the distinctions between various levels of policy and implementation action.

The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

***Shall:*** Absolute commitment to the policy or action, and indicates that the policy must be adhered to in all cases.

***Should:*** Policy will be followed in most cases, but exceptions are acceptable for good reasons.

***Encourage:*** Policy is highly recommended and/or desired, and should be pursued when feasible.

***Allow:*** Policy will be supported within certain parameters and certain guidelines.

***Coordinate:*** Policy will occur in conjunction with another entity, and the City will carry its share of the responsibility.

***Explore:*** Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

***Consider:*** Policy may or may not be followed, depending upon the results of analysis that will be completed.

***Limit:*** Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

***Restrict:*** Effort will be taken to keep the undesired action to a minimum.

## *AMENDING THE GENERAL PLAN*

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. The City's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

## ***TIMING***

State Mandated elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

## ***EXEMPTIONS***

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- » Amendments requested and necessary for affordable housing (Section 65358(c)).
- » Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- » Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

## **PERIODIC REPORTING**

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Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council. The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible City department for addressing implementation.

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# LAND USE ELEMENT

## INTRODUCTION

The Land Use Element provides for development and resource conservation, while promoting diverse opportunities for economic development and encouraging the provision of a range of housing options attainable to all income levels.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding. (Note the Safety Element of the General Plan provides detailed guidance related to flood risks).

The Land Use Map (Figure LU-1) depicts the City's vision for how open space, commercial, industrial, residential, and other uses will occur in the Planning Area. The Land Use Map identifies the location of land uses by land use designation. Uses allowed in each designation are described below under Policy LU 1-3. The Land Use Element demonstrates the City's commitment to supporting local job growth and economic development opportunities, and a range of housing types and community services that are accessible to all residents. Background information regarding land use is presented in Chapter 1 of the General Plan Existing Conditions Report.

### PLANNING AREA BOUNDARIES

**City Limits:** The City Limits include the area within a city's corporate boundary, over which the City exercises land use authority and provides public services.

**Sphere of Influence:** A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI includes both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

**Urban Limit Lines (ULL):** Urban limit lines have been established by the County to direct urban growth towards cities and unincorporated communities, and away from agricultural open space. These ULL lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period, however, there is no obligation on the part of the City to plan for or to serve the area.

**Planning Area:** For the purposes of the Willows General Plan, the Planning Area is defined as all lands within the Willows City Limits and SOI.



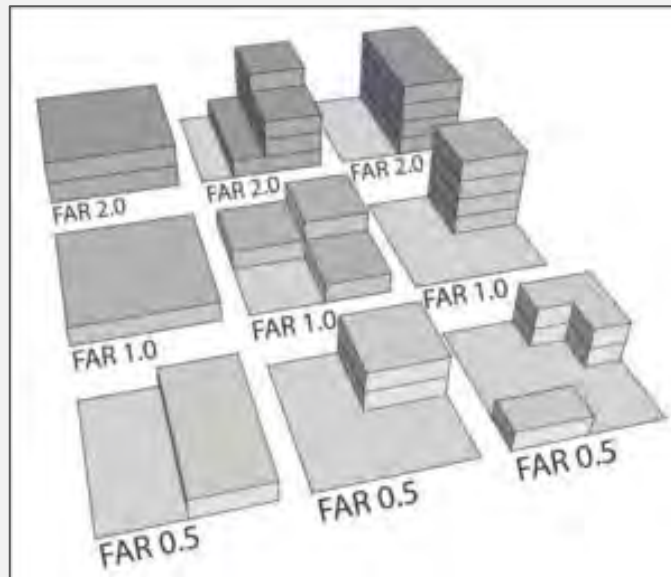
## Land Use Concepts

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan. Land use concepts, including density and floor area ratio, are described below.

**Density.** Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



**Floor Area Ratio.** Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.



## LAND USE PLAN

### Goal LU-1

Maintain a well-balanced land use mix that provides for a diverse, self-sufficient community, offering a variety of housing options, job opportunities, community and commercial services.

### Policies

- LU 1.1:** Provide for a full range of land uses within the City that are conveniently located in proximity, and provide for commercial, public, and quasi-public uses that support and enhance the livability of neighborhoods.
- LU 1.2:** Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.
- LU 1.3:** Assign the following land use designations throughout the city, as shown on the Land Use Map (Figure LU-1), and regulate the levels of residential density and building intensity consistent with the designations established by the Land Use Map and described below. For Land Use designations that include a density range, projects shall be required to fall within that range.

### Residential Land Use Designations

#### Low-Density Residential.

The Low-Density Residential designation provides for 2 to 6 units per acre (6,000 square feet minimum lot size). The Low-Density Residential designation is designed to provide a full range of single-family housing opportunities. New Low-Density Residential development will be required to be served by community sewer and water service.

### **Medium Density Residential (MDR).**

The Medium Density Residential designation allows 7 to 15 units per acre. The Medium Density Residential designation is intended to allow a mix of residential housing types at a medium density. All medium density residential development will be required to be served by community sewer and water service.

### **Multiple-Family Residential.**

The Multiple (Multi)-Family designation allows 16 to 30 units per acre. The Multi-Family Residential designation is designed to provide the opportunity for development of apartments and condominiums. All multi-family development will be required to be served by community sewer and water service.

## **Commercial Land Use Designations**

### **General Commercial. Max FAR 1.0**

The General Commercial designation provides for a variety of general retail businesses including, but not necessarily limited to: banks, business offices, food, hardware, variety, department, drug, and clothing stores. Service-related businesses may include barber shops, beauty parlors, laundries, and repair shops. Professional offices and businesses offices are also allowed uses. Residential development, including live/work units, is allowed within this designation, as long as the projects fall within the density ranges established under the Medium Density Residential or Multi-Family Residential land use designations. Development on parcels located immediately adjacent to residential land uses shall be designed and conditioned to be compatible with residential uses and avoid nuisance impacts.

### **Highway Commercial. Max FAR 1.0**

The Highway Commercial designation provides for commercial uses that primarily serve travelers at Interstate 5 access points. Allowed uses include: service stations, restaurants, motels, convenience stores, and offices. Residential development, is conditionally allowed within this designation with a conditional use permit, as long as the projects fall within the density ranges established under the Medium Density Residential or Multi-Family Residential land use designations.

**Office and Professional. Max FAR 1.0**

The Office and Professional classification allows administrative, business, and professional offices (for attorneys, dentists, counselors, engineers, etc.) in areas not suited for other commercial uses. High-density residential uses are also allowed in this land use category with a maximum of 30 units per acre. The City's zoning ordinance establishes a standard for lot coverage for Residential-Professional uses that requires 30 percent of the lot be open space.

**Commercial/Industrial Combining Use. Max FAR 1.0**

General Commercial uses or Light Industrial uses are allowed in the Commercial/Industrial Combining designated areas. Residential uses are not allowed.

**Mixed Use. Max FAR 0.75 - Residential Density 8-15 units per acre.**

The Mixed Use (MU) designation establishes areas appropriate for medium density development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. The MU designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This designation is placed primarily in the community centers, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: retail, office, residential, live/work units, hotel, recreation, public facilities and/or other compatible use. Individual projects may include a combination of both residential and non-residential uses.

## Industrial Land Use Designations

### **Light Industrial. Max FAR of 1.0**

The Light Industrial designation provides for limited industrial uses, light manufacturing, heavy commercial uses, and large administrative facilities. It is the intent of the designation to limit potential nuisances that could impact adjacent uses.

### **General Industrial. Max FAR of 1.0**

The General Industrial designation provides for a full range of manufacturing, industrial and agriculture-related processing, general service, and distribution uses.

## Institutional:

### **Public Facilities and Services.**

The Public Facilities and Services designation provides for existing and future public uses including: schools, parks, government facilities, airports, and other public uses.

## Conservation Uses

### **Urban Reserve**

The Urban Reserve designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the City. Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion.

### **Open Space**

The Open Space classification is intended to achieve any one or a combination of the following: 1) preserve agricultural lands, 2) maintain undeveloped lands in a substantially undeveloped state for purposes of conservation of natural resources, 3) provide for urban open space needs, or 4) provide for buffer areas between potentially conflicting land uses or activities.

- LU 1.4:** Encourage infill development and logical development patterns. The City should discourage leap-frog development and undue conversion of open space and agricultural lands, while also recognizing the Willows Urban limit line (established by Glenn County) to direct future development.
- LU 1.5:** Continue to recognize Glenn County land uses outside the Willows City Limits and within the SOI.

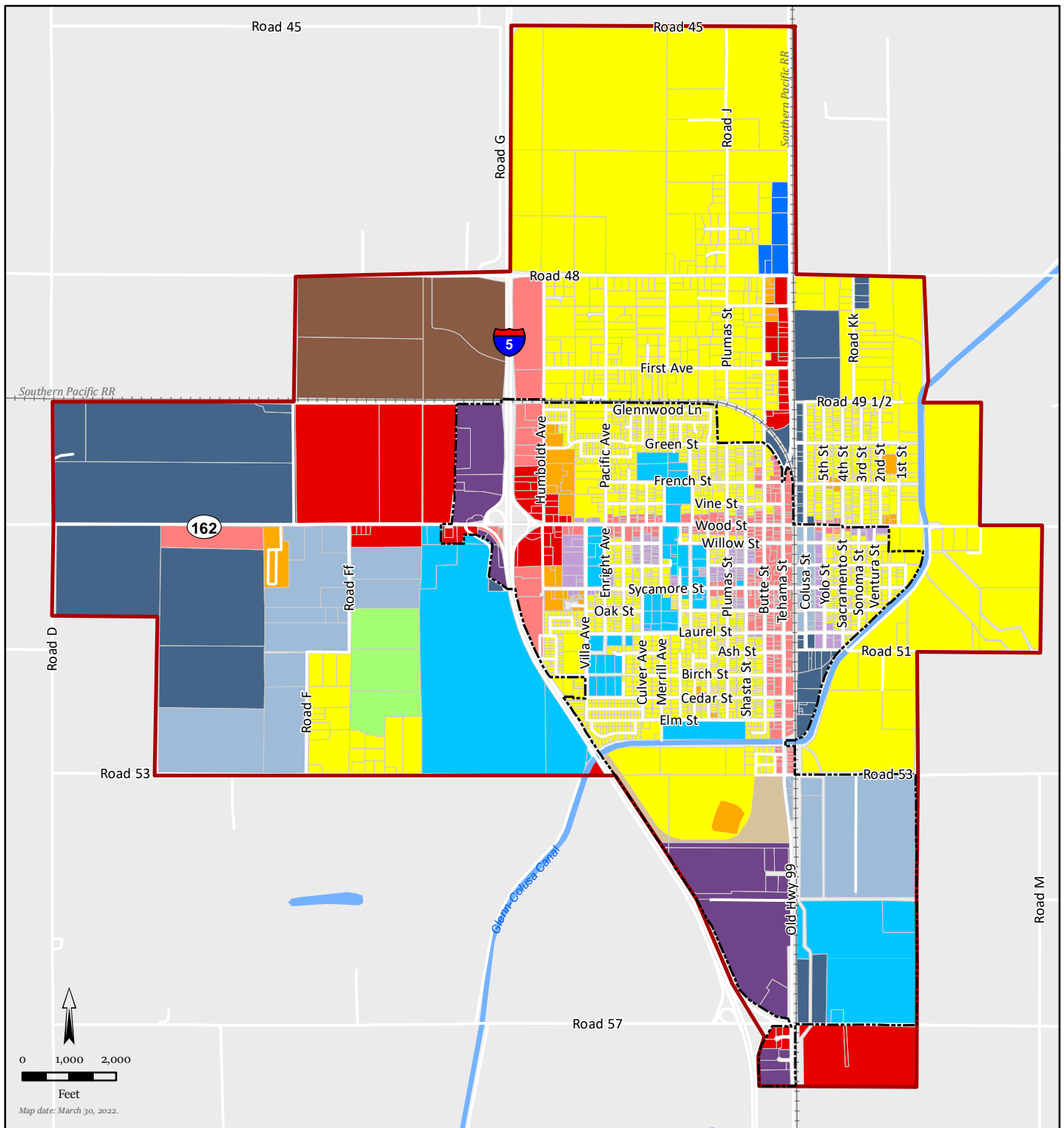
### **Actions in Support of Goal LU-1**

- LU-1a** *Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.*
- LU-1b** *Review the standards and zoning districts provided in the Zoning Code (Title 18 of the Willows Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, as established within this element.*
- LU-1c** *Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density requirements stipulated on the Land Use Map in order to ensure that housing units meet housing needs.*
- LU-1d** *Coordinate with LAFCO to initiate an amendment to the Willows Sphere of Influence (SOI) to add the two areas north of Road 53, shown on Figure LU-2, to the Willows SOI.*

**Table LU-I: General Plan Designations and Implementing Zoning Districts**

<i>General Plan Land Use Designation</i>	<i>Zoning District Name</i>	<i>Zone Map Symbol</i>
<b>Residential Uses</b>		
Low-Density Residential	Single-Family Residential District	R-1
Medium Density Residential	Two-Family Residential District	R-2
	Multiple Residence-Professional Office District	R-P
Multiple-Family Residential	High Density Residential District	R-3
	Multiple Residence-Professional Office District	R-P
<b>Commercial Uses</b>		
General Commercial	Central Commercial District	CC
	General Commercial District	CG
Highway Commercial	Highway Commercial District	CH
Office and Professional	Multiple Residence-Professional Office District	R-P
	Highway Commercial District	CH
Commercial/Industrial Combining Use	General Commercial District	CG
	Light Industrial District	ML
Mixed Use	TDB*	TDB*
<b>Industrial Districts</b>		
Light Industrial.	Light Industrial District	ML
General Industrial	Heavy Industrial District	MH
<b>Institutional, Public, and Conservation Uses</b>		
Public Facilities and Services.	Public Facilities District	PF
Urban Reserve	TDB*	TDB*
Open Space	Open Space District	OS

\* Lands outside the City limits that are not zoned by the City.



#### Planning Areas

  City of Willows        Willows Sphere of Influence

#### General Plan Designations

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Low Density Residential	<span style="background-color: darkblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> General Industrial
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Multiple Family Residential	<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Office and Professional
<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Urban Reserve	<span style="background-color: tan; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Open Space
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> General Commercial	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Public Facilities and Services
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Highway Commercial	<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Agricultural/Residential*
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Commercial/Industrial Combining Use	<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Mixed Use*
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Light Industrial	

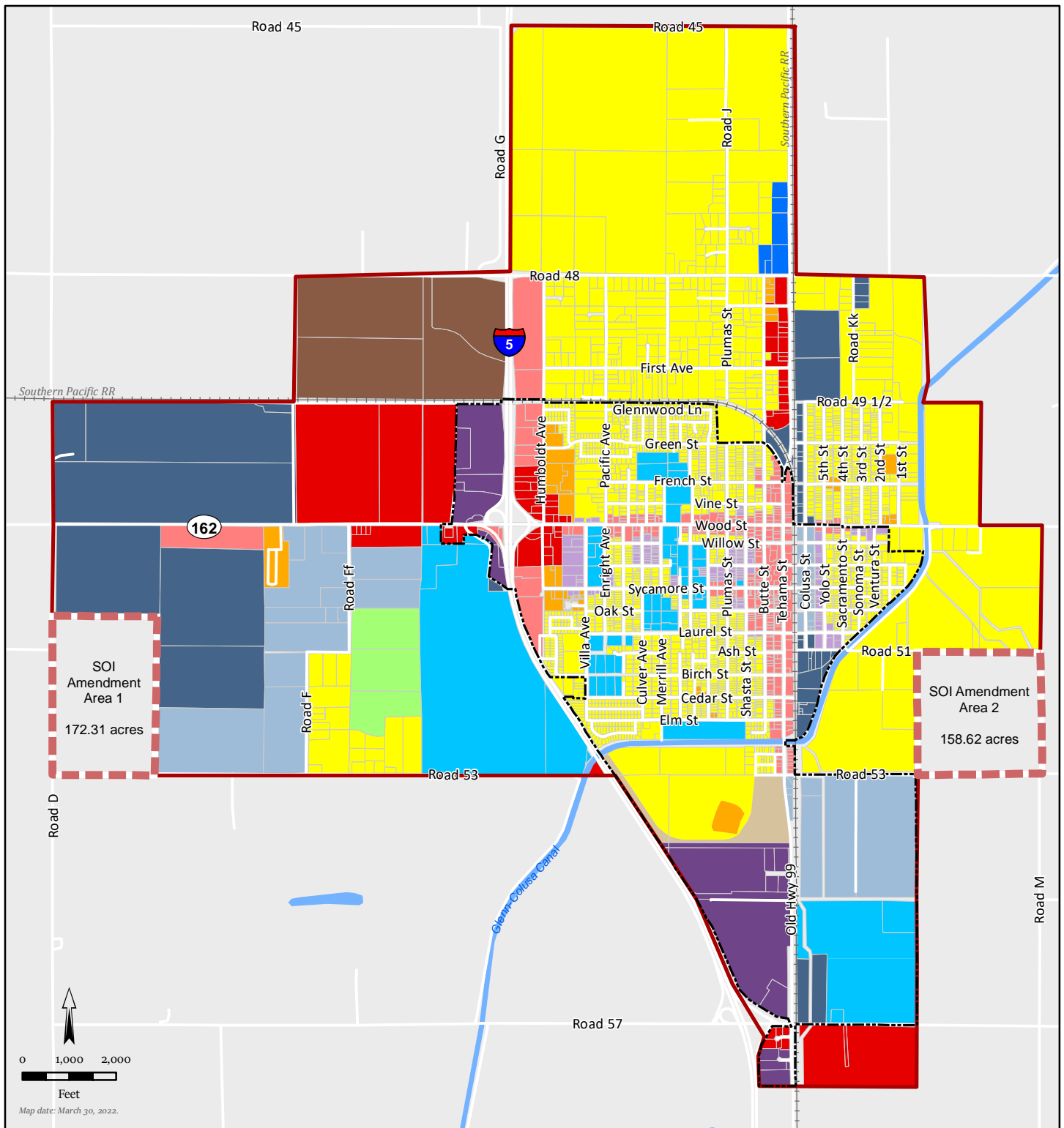
\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

FIGURE LU-1: LAND USE MAP



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- Planning Areas**
- City of Willows
  - Willows Sphere of Influence
  - Proposed SOI Amendment Area
- General Plan Designations**
- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential             | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> General Industrial              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Multiple Family Residential         | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Office and Professional           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Urban Reserve                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> Open Space                           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> General Commercial                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Public Facilities and Services |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Highway Commercial                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Agricultural/Residential*     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Commercial/Industrial Combining Use | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Mixed Use*                          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Light Industrial                 |  |

\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

**FIGURE LU-2:**  
**PROPOSED SOI AMENDMENT**  
**AREAS**

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## DEVELOPMENT COMPATIBILITY

### Goal LU-2

Ensure that new development is compatible with existing development in order to maintain a high quality of life for residents and prevent land use conflicts.

### Policies

- LU 2.1** Promote high quality design and site planning that is compatible with surrounding development, public spaces, and natural resources.
- LU 2.2** Prohibit the establishment or encroachment of incompatible uses. Where new residential development is proposed near incompatible uses, such as industrial or intensive agricultural lands, ensure proper setback and buffer requirements are provided to reduce operational restrictions on industrial and agricultural users. Setback and buffer requirements shall be placed on the residential developments when proposed near existing industrial and agriculture uses.
- LU 2.3** Require new development that is located within or immediately adjacent to existing residential neighborhoods to be compatible and/or well integrated with the existing residential neighborhoods.
- LU 2.4** Incorporate opens spaces and or transitional land uses as buffers between land uses which are potentially incompatible. For example, this could include commercial uses as a buffer between industrial and residential areas and transportation and rail corridors.
- LU 2.5** Encourage non-conforming uses to redevelop as conforming uses.
- LU 2.6** In considering land use change requests, consider factors such as compatibility with the surrounding uses, privacy, noise, and changes in traffic levels on residential streets.
- LU 2.7** Promote logical City boundaries and work with Glenn County to ensure and develop complementary and compatible uses adjacent to Willows.

### Crime Prevention Through Environmental Design (CPTED)

CPTED is a commonly-used term for designing the built environment to contribute to a sense of safety. The four elements of CPTED are: natural surveillance and visibility; lighting; territorial reinforcement and space delineation; and natural access control

- LU 2.8** Ensure that development within the Willows Airport Influence Area (shown on Figure 4.2-1 in the Existing Conditions Report) is consistent with the compatible uses identified in the Project Review Guidelines for the Airport Land Use Commission.
- LU 2.9** Ensure that the impacts from flooding are adequately analyzed when considering development in flood prone areas.
- LU 2.10** Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are implemented to ensure the health and well-being of existing and future residents.
- LU 2.11** Encourage new development projects to incorporate public safety measures into project designs. Such measures may include, but are not limited to: crosswalks, exterior lighting, windows oriented towards the street, and other measures to prevent crime and promote safety through Environmental Design approaches.

### Actions in Support of Goal LU-2

- LU-2a** *Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing and planned development.*
- LU-2b** *Update the Willows Municipal Code to include development standards for setback and buffer requirements for new residential development adjacent to industrial and agricultural land uses.*
- LU-2c** *Implement the policies and actions included in the Safety Element to protect life and property from impacts associated with flooding.*
- LU-2d** *When updated flood plain maps are prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources (DWR), review the Land Use Map to identify any potential safety impacts associated with residential land uses located within flood zones.*
- LU-2e** *Refer all applications for development within the Willows Airport Area of Influence to the Airport Land Use Commission (ALUC) for comment.*

**LU-2f** *Review development projects, consistent with the requirements of the California Environmental Quality Act and other applicable laws, to identify potential impacts associated with aesthetics, agriculture, air quality, circulation, community character, natural and cultural resources, greenhouse gases, public health and safety, water quality and supply, public services and facilities, and utilities and to mitigate of adverse impacts to the maximum extent that is feasible and practical.*

**LU-2g** *As part of project review, ensure that structures are reviewed for potential flood impacts. In areas that are subject to 100-year flood events, provide adequate protection in accordance with FEMA flood plain development standards.*

## HOUSING OPTIONS

### Goal LU-3

Provide a range of housing options that meet the needs of all segments of the community.

#### Policies

- LU 3.1:** Provide for a variety of residential land uses that meet the needs of individuals and families while ensuring that there is adequate land designated to meet Housing goals. (Additional policies specifically related to Housing are included in the Housing Element).
- LU 3.2:** Encourage residential development to occur in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.
- LU 3.3:** Encourage creativity in the design and construction of residential projects in order to increase affordable housing options throughout the city. Projects that incorporate unique site design, clustered developments, and other tools to increase housing options shall be encouraged.
- LU 3.4:** Encourage growth to contribute to the City's strong, diversified economic base and provide an appropriate balance between employment and housing opportunities for all income levels.

#### Actions in Support of Goal LU-3

- LU-3a** *Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.*
- LU-3b** *Seek funding for neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.*
- LU-3c** *Continue to upgrade and provide infrastructure improvements that supports residential neighborhoods and development opportunities as funding is available.*

## COMMERCIAL SERVICES & EMPLOYMENT USES

### Goal LU-4

Provide for a diversified mix of retail centers, commercial activities, manufacturing, and employment opportunities that support local needs.

### Policies

- LU 4.1:** Ensure that an adequate inventory of industrial, commercial, office, land is designated, zoned, and maintained to support local shopping, employment, and service needs.
- LU 4.2:** Support the continued development and intensification of employment opportunities throughout all non-residential areas.
- LU 4.3:** Promote attractive commercial centers that are functional, well maintained and designed. As feasible, support and encourage property maintenance and the revitalization of economically disadvantaged and poorly maintained centers.
- LU 4.4:** Encourage the rehabilitation and redevelopment of existing centers at locations where retail needs and uses are likely to be viable. Encourage conversion to non-retail uses at locations with obsolete retail space, limited opportunity for future viable retail uses, or both.
- LU 4.5:** Maintain a supply of industrial land to support a wide array of manufacturing and agricultural support uses.
- LU 4.6:** Recognize and encourage highway commercial service development opportunities near transportation corridors that capitalize on pass-through traffic needs such as food, and lodging.
- LU 4.7:** Support traditional high-quality designs that complement existing Downtown development within the Downtown Central Commercial District and along the Tehama and Wood Street corridors.
- LU 4.8:** Promote and encourage development projects, design improvements and capital improvements that celebrate and compliment Willows' history and local natural and economic resources.



### **Actions in Support of Goal LU-4**

- LU-4a** *Continue to maintain and utilize the Willows Architectural Board of Review for review of commercial and other structures, parkways, parking lots, parks, aboveground utilities and/or any installation that would affect the aesthetic appeal of the City of Willows consistent with Municipal Code.*
- LU-4b** *Develop streetscape design and improvement plans for the Wood Street and Tehama Street corridors. These plans should include standards and criteria for branding, monument signage, lighting, landscaping, etc. Recognizing that Wood Street is owned and maintained by Caltrans, the City shall coordinate with Caltrans to craft and implement design improvements along Wood Street.*
- LU-4c** *Update the City's Design Guidelines applicable to the General Commercial land use designation. The updated guidelines should be streamlined, modernized, and provide concise and clear guidance to property owners. The guidelines should include specific standards for the Wood Street and Tehama Street corridors in order to promote these key corridors as gateway entries into the City.*

## LOCAL & REGIONAL COORDINATION

### Goal LU-5

Promote effective coordination with regional and local agencies on planning issues.

#### Policies

- LU 5-1:** Coordinate with regional agencies on planning, transportation, economic development and sustainability issues.
- LU 5-2:** Collaborate with Glenn County and other area jurisdictions on issues of mutual interest.

#### Actions in Support of Goal LU-6

- LU-5a** *Review public and private development proposals and land use changes within the City's Sphere of Influence (SOI) and Planning Area for consistency within the General Plan.*
- LU-5b** *Pursue a cooperative collaborative relationship with local and regional agencies, including Glenn County, the City of Orland, and LAFCO during development of long range plans and review of development proposals that may impact the City. Coordinate with these agencies in order to ensure that local and regional planning and development decisions do not result in adverse impacts to Willows.*
- LU-5c** *Coordinate with LAFCO and Glenn County when pursuing annexations of lands or providing additional services infrastructure and public safety needs within the Willows SOI or ULL.*

## SERVICES, UTILITIES, AND INFRASTRUCTURE

### Goal 6

Maintain existing service levels, facilities, and infrastructure, and provide for expansion, extension, or upgrades to meet the needs of new development without adversely impacting existing levels of service or the revenues required to provide them.

#### Policies

- LU 6-1:** Provide adequate infrastructure (i.e., streets, sewer, and storm drain) to meet the needs of existing and future development.
- LU 6-2:** Require development, infrastructure, and long-term planning projects to be consistent with all applicable infrastructure plans, including the California Water Service District's Urban Water Management Plan, and the City's Capital Improvement Program.
- LU 6-3:** Require all development projects to mitigate their infrastructure service impacts or demonstrate that the City's infrastructure, public services, and utilities can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.
- LU 6-4:** Require the payment of impact fees for all new development.
- LU 6-5:** Design services and infrastructure to serve existing and planned land uses. Actions that will induce growth beyond planned levels are prohibited.

#### Actions in Support of Goal LU-6

- LU 6a:** *As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.*
- LU 6b:** *Ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.*

## ENVIRONMENTAL JUSTICE

### Goal 7

Create an environmentally just City with an equitable distribution of public facilities and services, a safe and healthy environment, including access to healthy foods, recreation and activity, public services, and opportunities for public input for all community members.

### Policies

- LU 7.1:** Consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding disadvantaged communities.
- LU 7.2:** Consider environmental justice issues related to potential adverse health impacts associated with land use decisions, including methods to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location.
- LU 7.3:** Promote broad and balanced participation to ensure that affected residents have the opportunity to participate in the decision-making process, including in decisions that affect their health and well-being such as planning, roadway, parks, infrastructure, and utility projects and allow for meaningful participation in the planning process by affected and interested groups or individuals.
- LU 7.4:** Encourage sustainable local food systems including farmer's markets, community gardens, community supported agriculture, federal food assistance programs, and healthy food retailers.
- LU 7.5:** Actively advocate for policies at the federal, state, and regional levels that are aimed at improving community health, reducing health disparities, examining environmental justice practices and policies, and elevating social equity.
- LU 7.6:** Educate decision makers and the public on principles of environmental justice and the U.S. Constitution.

#### Environmental Justice

is defined in State planning law as the "fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" (Gov. Code § 65040.12(e)).

**Disadvantaged Communities (DAC)** is a broad designation that may include any community that lacks appropriate resources or is confronted with any exceptional economic, health, or environmental burden. In relation to environmental justice, disadvantaged communities are typically those communities that disproportionately face the burdens of environmental hazards.

- LU 7.7:** Consider the effects on disadvantaged communities when building new roads, designating Citywide truck routes and siting industrial stationary sources.
- LU 7.8:** Ensure the City provides equitable public improvements and community amenities to all areas of the City.
- LU 7.9:** Consider environmental justice issues as they relate to the equitable distribution of public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.
- LU 7.10:** Encourage and prioritize projects that address the social and economic needs of economically vulnerable populations.
- LU 7.11:** Support local government programs and non-profit efforts aimed at improving the lives of underrepresented or disadvantaged segments of the community.
- LU 7.12:** Identify and assess disproportionate impacts of environmental pollution and work to remedy these impacts.

### **Actions in Support of Goal LU-7**

- LU-7a** *Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse environmental impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, flood risk, and unacceptable levels of noise and vibration are reduced impacts to the greatest extent feasible.*
- LU-7b** *Review the City's community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology to broaden opportunities for participation.*
- LU-7c** *Collaborate with Glenn County Health Services, experts, and non-profits to develop training programs for elected officials, commissions and City staff to build capacity for implementing Health and Environmental Justice goals.*

# CIRCULATION ELEMENT

## INTRODUCTION

This Circulation Element provides the framework for City of Willows decisions concerning the circulation of people, goods, energy, water, sewage, storm drainage, and communications. It addresses the City's multi-modal transportation system, including facilities for driving, walking, biking, taking transit, and moving goods by truck, rail, and air. It also includes coordination with other infrastructure, such as utilities, which often share right-of-way with the transportation system.

As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and must include the location and extent of existing and proposed:

- Major thoroughfares
- Transportation routes
- Terminals
- Military airports and ports
- Public utilities and facilities

The Circulation Element also provides for coordination with the County of Glenn, the Glenn County Local Transportation Commission (as the Regional Transportation Planning Agency), and State and Federal agencies that fund and manage the City's transportation facilities. Finally, the Circulation Element must identify funding for capital, operations, and maintenance of the existing circulation system, planned additions to the circulation system, and additions that would be triggered by policies in the element.

Today, most people in the City of Willows travel to work by car, mostly driving alone. However, people are also using biking, walking, and transit to get to work, and many more people use these modes to do other trips during the day, including trips to school, for shopping, and for recreation. Improving the walking and bicycling networks, and improving connections to transit, will help more Willows residents use these modes, improving health, recreational opportunities, and quality of life for residents while also helping the City meet statewide goals for the environment.

## Contents

This element addresses transportation, circulation, and mobility issues throughout the City of Willows, including:

- **Goal CIRC-1: Develop and maintain a roadway system that promotes safety.** This goal supports a Safe Systems approach to developing complete streets in the City; using network improvements and maintenance to protect human life and improve safety for all users, including motorists, bicyclists, pedestrians, and transit users.

- **Goal CIRC-2: Create a system of pedestrian, bicycle, and transit facilities that enables non-automotive access and increases the health and livability of the community.** This goal supports best practices for implementing bicycle and pedestrian improvements in a small town context. It also supports the creation of a regional bikeway network to support recreation and tourism. Finally, it supports improved amenities at transit stops.
- **Goal CIRC-3: Support the movement of goods through trucking, rail, air, and other forms of freight service to and from businesses in the City.** This goal recognizes the importance of goods movement to the local economy and supports actions to minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel. It also supports safety improvements at rail crossings and expanded airport facilities and service.
- **Goal CIRC-4: Plan for the future of transportation in a way that reduces the environmental impacts of transportation.** This goal recognizes that transportation is evolving. New options for travel are becoming available, and new environmental requirements must be considered when evaluating transportation and land use projects. The goal seeks to ensure the benefits of new transportation are realized while ensuring that access is provided for all and the quality of life and the environment is maintained.

Background information regarding transportation and circulation conditions is presented in Chapter 2 of the Willows General Plan Update Existing Conditions Report.

# ROADWAY SYSTEM

## Goal CIRC-1

Develop and maintain a roadway system that promotes safety.

### Policies

- CIRC 1.1:** Provide a roadway network that is consistent with the planned improvements shown in Circulation Element Map (Figure CIRC-1).
- CIRC 1.2:** Roadway classifications shall be built to the standards defined by the Federal Highway Administration (FHWA) and Caltrans.
- CIRC 1.3:** Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and capabilities.
- CIRC 1.4:** Implement a Safe Systems approach to designing roadways for all users. A Safe Systems approach recognizes that humans make mistakes on the road and focuses on vehicle or roadway design and operational changes rather than behavioral changes to create safe streets. The Safe Systems approach integrates the needs of all roadway users into a transportation system.
- CIRC 1.5:** Ensure all City roads are maintained and repaired in a timely fashion.
- CIRC 1.6:** Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.

### Complete Streets

Complete streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. In rural small towns, complete streets may include sidewalks, bike lanes, high visibility crosswalks, median islands, curb extensions, and other transportation facilities. In less-populated rural areas, complete streets may include paved shoulders that can serve bicyclists and pedestrians in the absence of other facilities with more separation. Complete streets make it easier and safer to use transportation modes other than a car.



## **Actions in Support of Goal CIRC-1**

- CIRC-1a** *Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.*
- CIRC-1b** *Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.*
- CIRC-1c** *Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.*
- CIRC-1d** *Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.*
- CIRC-1e** *Design roadway infrastructure that protects human life when collisions happen on City roads.*
- CIRC-1f** *Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.*
- CIRC-1g** *Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit by the Parks and Public Works Division of a wide range of grant sources administered by Caltrans and other agencies.*

## MOBILITY OPTIONS

### Goal CIRC-2

Create a system of pedestrian, bicycle, and transit facilities that enables non-automotive access and increases the health and livability of the community.

#### Policies

- CIR 2.1:** Implement best practices to improve the pedestrian and bicycle environment.
- CIR 2.2:** Consider walking and bicycling school access as a priority over vehicular movements when any such conflicts occur.
- CIR 2.3:** Coordinate pedestrian and bicycle facility improvements and pavement improvement projects (e.g. repaving and restriping), to the greatest extent feasible and while taking into consideration potential secondary effects.
- CIR 2.4:** Ensure that residents have convenient transit service to employment centers, County and City service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.
- CIR 2.5:** To support bicycle, pedestrian, and transit usage, provide amenities including pedestrian-scale lighting, bicycle parking, shade trees and landscaping, and bus shelters and benches.

#### Actions in Support of Goal CIR-2

- CIR-2a** *Implement and build on recommendations for pedestrian and bicycle improvements included in the Glenn County Active Transportation Plan (2019).*
- CIRC-2b** *Work with appropriate agencies to implement a regional bikeway system that connects the City to other communities, recreation destinations, and scenic areas in Glenn County.*
- CIRC-2c** *Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.*
- CIRC-2d** *Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.*

- CIRC-2e** *Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County and City service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.*
- CIRC-2f** *Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.*
- CIRC-2g** *Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.*

## GOODS MOVEMENT

### Goal CIRC-3

Support the movement of goods through trucking, rail, air, and other forms of freight service to and from businesses in the City.

#### Policies

- CIRC 3.1:** Develop a truck network connecting Surface Transportation Accountability Act (STAA) and California legal trucks to industrial areas.
- CIRC 3.2:** Consider implementing vehicle weight limit restrictions on roadways near sensitive uses like schools and residential neighborhoods to discourage cut-through truck traffic.
- CIRC 3.3:** Require new industrial development to pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear.
- CIRC 3.4:** Minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel.
- CIRC 3.5:** Support the provision of freight rail service into industrial developments on rail spurs.
- CIRC 3.6:** Support safety improvements at current at-grade rail crossings.
- CIRC 3.7:** Promote the expansion and improvement of existing airport facilities and service at the Willows-Glenn County Airport.

#### Actions in Support of Goal CIRC-3

- CIRC-3a** *Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.*
- CIRC-3b** *Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (MUTCD).*
- CIRC-3c** *Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.*

- CIRC-3d** *Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).*
- CIRC-3e** *Pursue funding for improved gates at current at-grade rail crossings.*
- CIRC-3f** *Maintain a working relationship between the City and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.*
- CIRC-3g** *Encourage Glenn County to pursue State and Federal aeronautics funds to support improvements to airport facilities and service.*

## TRIP REDUCTIONS

### Goal CIRC-4

Plan for the future in a way that reduces the environmental impacts of transportation.

#### Policies

- CIRC 4.1:** Support land use with increased densities and mixed uses, consistent with the Land Use Element, to reduce vehicle miles traveled and promote the use of walking, biking, and transit.
- CIRC 4.2:** Encourage employers to provide programs for carpooling/transit/biking/walking subsidies, bicycle facilities, ridesharing, telecommuting, and working at home.
- CIRC 4.3:** Monitor the deployment of new transportation technologies and services and develop policies that implement best practices to ensure these technologies and services benefit the public and the multimodal transportation system.
- CIRC 4.4:** Support the creation of electric vehicle charging stations at commercial, government, and other employment and community destinations.

#### Actions in Support of Goal CIRC-4

- CIRC-4a** *Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.*
- CIRC-4b** *Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.*

### Vehicle Miles Traveled

VMT is a measure of the total distance traveled by all vehicles for all trips beginning or ending in the City of Willows on a typical weekday. VMT impacts are calculated and assessed using an efficiency metric: VMT per capita for residential development projects, for example, or VMT per worker for commercial or industrial development projects. Lower VMT per capita or per worker indicates more efficient travel, with less driving needed to complete a trip, lower pollutant emissions, and lower greenhouse gas emissions.

### Transportation Demand Management

TDM uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and vehicle miles traveled. These programs help people walk, bike, ride transit, and telecommute. TDM measures may be

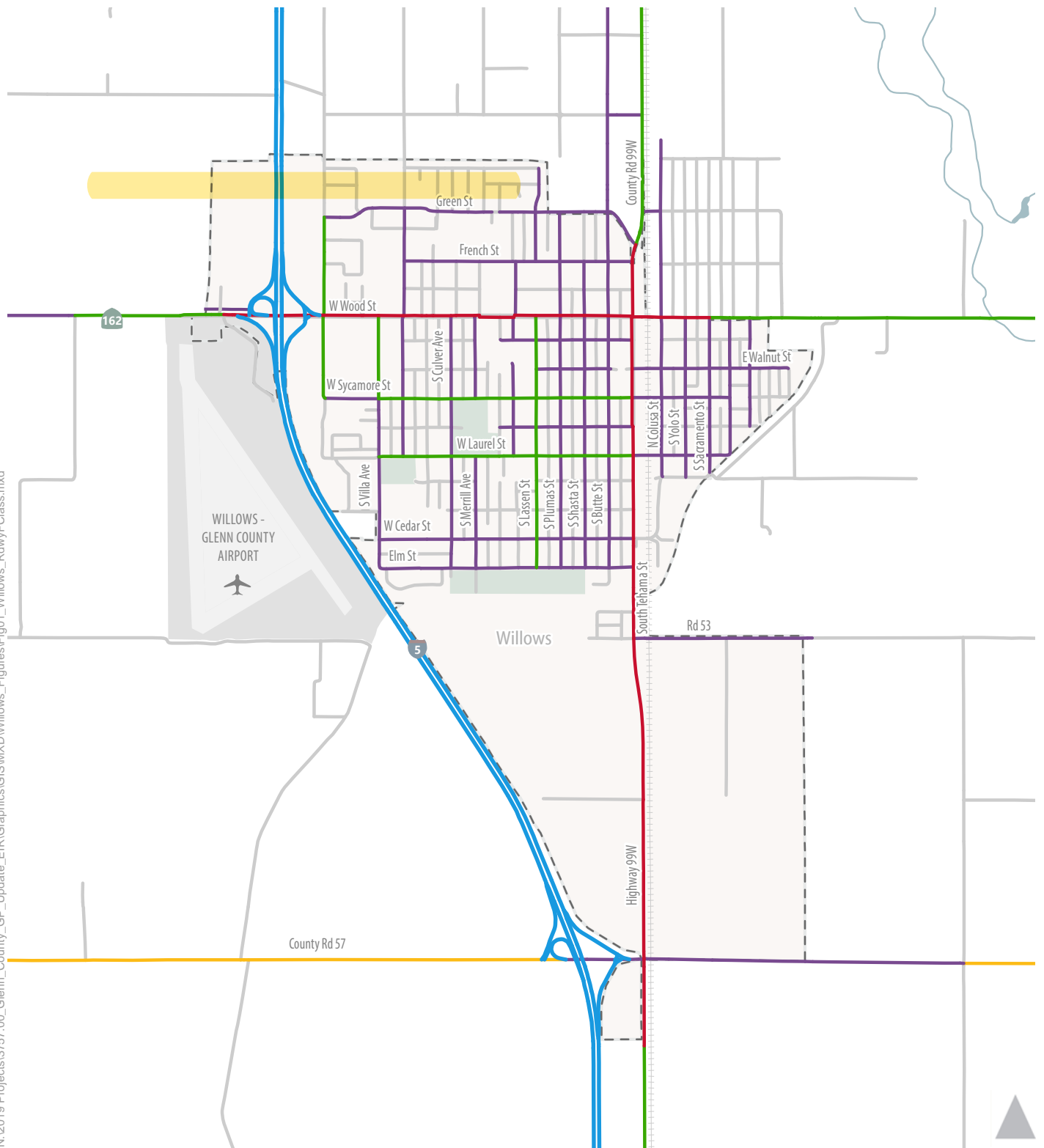
**CIRC-4c**

*Require proposed development projects that could have a potentially significant VMT impact to consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner consistent with state guidance on VMT reduction.*

**CIRC-4d**

*Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.*

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- Functional Classification
- Interstate
  - Other Freeway or Expressway
  - Other Principal Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Local

Figure CIRC-1  
Circulation Element Map



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# CONSERVATION AND OPEN SPACE ELEMENT

## INTRODUCTION

State law requires the General Plan to address conservation and open space issues. As required by State law, the Conservation and Open Space Element addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, and soils/hillsides.

The Conservation and Open Space Element also addresses the following topics:

- Open Space
- Parks and Recreation
- Trees and Vegetation
- Historic Resource
- Cultural Resources
- Ecosystem and Habitat Resources
- Energy Conservation
- Solid Waste Reductions
- Agricultural Resources
- Water Resources
- Mineral Resources

Background information regarding conservation, natural resources, and open space conditions is presented in Chapter 5 of the Willows General Plan Update Existing Conditions Report.

## OPEN SPACE

### Goal COS-1

Ensure the provision and preservation of open spaces throughout the Planning Area

#### Open Space

California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

#### Policies

- COS 1.1:** Preserve open space for conservation, agricultural, and recreation, uses.
- COS 1.2:** Recognize open space as essential to maintaining a high quality of life within the Willows Planning Area.
- COS 1.3:** Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the Planning Area.
- COS 1.4:** Encourage public and private efforts to preserve open space.
- COS 1.5:** Support and encourage the preservation of agricultural lands throughout the Planning Area.
- COS 1.6:** Maintain permanent agricultural lands surrounding the Planning Area to serve as community separators and continue the agricultural heritage of Willows.

#### Actions in Support of Goal COS-1

- COS-1a** *Continue to work with regional agencies and Glenn County to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.*
- COS-1b** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of open space and agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.*

## PARKS AND RECREATION

### Goal COS-2

Ensure the provision of a diverse and comprehensive system of high quality parks, trails, and recreation facilities, and recreational programs and services that meets the needs of all segments of the community.

### Policies

- COS 2.1:** Ensure the provision of sufficient land that is well distributed and interconnected throughout the community for parks, trails, and recreation facilities.
- COS 2.2:** Recognize that some of the recreational resources available to City residents may be owned and/or operated by other entities, including the County and neighboring conservation areas and habitat preserves, while still meeting the recreational needs of Willows residents.
- COS 2.3:** Strive to achieve and maintain an overall citywide ratio of 5 acres of park land for every 1,000 residents.
- COS 2.4:** Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community.
- COS 2.5:** Promote the development of a diverse network of parks, trails, and recreation facilities that support traditional and non-traditional recreational uses, and passive recreational opportunities.
- COS 2.6:** Encourage the provision and dedication of parkland within future development projects in order to ensure that the City maintains an extensive network of neighborhood parks that serve all areas of the community.
- COS 2.7:** Encourage community and volunteer efforts to assist in the maintenance and beautification of parks, trails, and recreation facilities in Willows
- COS 2.8:** Develop new parks, trails, and recreation facilities through developer fees in areas which are accessible and convenient to the community, prioritizing areas that are lacking these facilities.

- COS 2.9:** Require new residential development to pay park impact fees to use for the acquisition and development of park land and recreational facilities, and update the fees periodically to ensure they reflect current costs of land acquisition.

#### **Actions in Support of Goal COS-2**

- COS-2a** *Periodically evaluate open space, park and recreation facility acquisition opportunities.*
- COS-2b** *Pursue all forms of possible funding, including Federal, State, County, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.*
- COS-2c** *Utilize park impact fees for the acquisition and development of parks and recreation facilities. Periodically review, and update as necessary, the City's Park and Recreational Facilities Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.*

## TREES AND VEGETATION

### Goal COS-3

Conserve, protect and enhance trees and native vegetation

#### Policies

- COS 3.1:** Preserve existing native trees and vegetation where possible and integrate regionally native trees and plant species into development and infrastructure projects where appropriate.
- COS 3.2:** As feasible utilize locally-sourced native and drought-tolerant plants and trees for landscaping on public projects consistent with the City's "Master Street Tree List", if feasible. Strongly encourage the use of native drought tolerant trees for landscaping on private projects.
- COS 3.3:** Avoid removal of large, mature trees that provide wildlife habitat, visual screening, or contribute to the visual quality of the environment through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations. Replacement trees for high-quality mature trees should generally be of like kind, and provide for comparable habitat functionality, where appropriate site conditions exist.
- COS 3.4:** Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.
- COS 3.5:** Strongly discourage the removal of healthy trees on public and private property.

The "Master Street Tree List" includes trees designated and approved by the city council of the city of Willows, for planting in the streets of the city of Willows. The master street tree list shall be reviewed from time to time by the city council. This list shall be kept on file by the city of Willows for public information.

#### Actions in Support of Goal OSC-3

- COS-3a** *Update Tree Protection Regulations (Municipal Code Chapter 12.30) to:*
- *Provide more detailed tree replacement criteria to address the aesthetic loss, and habitat value of the tree being removed; and*
  - *Consider adding additional tree species to the master tree list (particularly native species).*

*COS-3b*

*Seek grant funding (“greening” grants) to help offset the cost of landscape improvements along special corridors and public rights-of-way.*

*COS-3c*

*Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Water Efficient Landscape Ordinance (WELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.*

*COS-3d*

*Allocate sufficient funds in the annual budget to maintain the City’s trees and to replace trees that are diseased or dying.*

## HISTORIC RESOURCES

### Goal COS-4

Protect and preserve historic resources—including places, buildings, or landmarks with historic, architectural, cultural, and/or aesthetic significance—In order to preserve and promote the City’s heritage for future generations

#### Policies

- COS 4.1:** Recognize significant historic resources and use these resources to promote a sense of place and history in Willows. Continue to protect and enhance these areas through the implementation of Historic Downtown & Wood Street design guidelines, the Downtown Revitalization Plan, and project level site review.
- COS 4.2:** Evaluate the condition of historical buildings, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives when considering the demolition of historic structures; as feasible, encourage the adaptive re-use of the historic structure.
- COS 4.3:** Use the preservation standards outlined in the City’s Design Guidelines for Historic Buildings and the current Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.
- COS 4.4:** Provide readily available public information on the Mills Act and encourage people to renovate historic homes in disrepair using property tax savings available through the Mills Act.

#### The Mills Act

The Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Program is administered and implemented by local governments, and contracts are between the property owner and the local government granting tax abatement.

Each local government establishes their own

#### Actions in Support of Goal COS-4

- COS-4a** *Developing a citywide Historic Resources Inventory with new sites or buildings that are of local, State or federal significance.*
- COS-4b** *Create incentives to promote historic preservation, maintenance and adaptive reuse by property owners, such as, expedited permits, lower permit fees, and Mills Act Contracts for tax benefits.*



*COS-4c*

*Continue to implement the City's Historic Downtown & Wood Street Design Guidelines and periodically review and modify them as necessary in order to ensure that it continues to meet the City's historic preservation goals.*

*COS-4d*

*Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:*

- School age programs, and on-line exhibits; and*
- Collaboration with community groups, and educational institutions to promote local awareness and appreciation of Willows' rich history.*

## CULTURAL RESOURCES

### Goal COS-5

Preserve and protect historic, prehistoric, archaeological, and paleontological resources in Willows

#### Policies

- COS 5.1:** Review proposed developments and work in conjunction with the California Historical Resources Information System, Northwest Information Center to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- COS 5.2:** If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- COS 5.3:** Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.
- COS 5.4:** Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the City shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.

## Actions in Support of Goal COS-5

**COS-5a** *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources, as determined by the California Historical Resources Information System, Northwest Information Center. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

*Adopt an ordinance codifying these requirements into the Willows Municipal Code.*

**COS-5b** *Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

- If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Services Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Services Department.*
- If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Services Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.*

*Adopt an ordinance codifying these requirements into the Willows Municipal Code.*

## ECOSYSTEMS AND HABITAT RESOURCES

### Goal COS-6

Protect and maintain Ecosystems and Natural Habitats within Willows

#### Policies

- COS 6.1:** Preserve and enhance biological communities that contribute to the City's and the region's biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.
- COS 6.2:** Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.
- COS 6.3:** Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

#### Special-Status Species

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

#### Sensitive Habitat

Habitat is considered sensitive if it provides habitat for plant or animal species or communities that are locally unique, or are recognized by the State or Federal Resource Agencies as being rare, threatened endangered, or a species of special concern.

#### Actions in Support of Goal COS-6

- COS-6a** *Update the municipal code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate "green" infrastructure, and encourage greater use of permeable paving surfaces.*
- COS-6b** *Require development projects which have the potential to result in impacts to biological resources to submit a biological resources evaluation which determines whether significant adverse impacts will occur. Evaluations shall be carried out consistent with applicable state and federal guidelines. Projects shall be designed to avoid or reduce impacts to the maximum extent feasible.*

*COS-6c*

*Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:*

- Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;*
- Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and*
- Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat*

## ENERGY CONSERVATION

### Goal COS-7

Conserve energy through consumption reduction programs and the use of renewable resources

#### Policies

- COS 7.1:** Require all development projects to comply with the mandatory energy efficiency requirements of the California Green Building Standards Code (CALGreen) and Building and Energy Efficiency Standards.
- COS 7.2:** Support and encourage the implementation of innovative and green building best management practices including, but not limited to, sustainable site planning, solar opportunities, LEED certification, and exceeding the most current “green” development standards in the California Code of Regulations (CCR), Title 24, as feasible.
- COS 7.3:** As feasible, promote energy efficiency throughout City operations and install, as feasible, energy-efficient lighting, appliances, and alternative-energy infrastructure in City facilities during routine maintenance and as upgrades are needed.
- COS 7.4:** As City fleet vehicles are replaced, procure alternative energy and fuel-efficient City vehicles and equipment that meet or surpass state emissions requirements, to the extent feasible.
- COS 7.5:** Promote incentives from local, state, and federal agencies for improving energy efficiency and expanding renewable energy installations.

#### CALGreen

CALGreen (California Green Building Standards Code), is a mandatory statewide code for all new residential and non-residential construction projects. CALGreen consists of five categories, Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality.

#### LEED

LEED (Leadership in Energy and Environmental Design) is an ecology-oriented building certification program under the U.S. Green Building Council (USGBC). LEED concentrates its efforts on improving performance across five key areas of environmental and human health: energy efficiency, indoor environmental quality, materials selection, sustainable site development and water savings.

### Actions in Support of Goal COS-7

- COS-7a** Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CalGreen standards as well as the energy efficiency standards established by the General Plan and the Willows Municipal Code.*
- COS-7b** Consider offering reduced permit fees and or expedited permit applications on solar installation projects and promote State, federal, and private rebate programs.*
- COS-7c** Consider use of alternative fuel vehicles or electric vehicles for City use. If deemed appropriate, identify vehicle purchase needs in the City's Fleet Replacement Plan.*
- COS-7d** Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.*

## SOLID WASTE REDUCTIONS

### Goal COS-8

Reduce the generation of solid waste and promote environmentally responsible solid waste disposal throughout the City using innovative waste diversion programs and strategies

### Policies

- COS 8.1:** Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.
- COS 8.2:** Participate in source reduction and recycling efforts to reduce the amount of solid waste sent to the landfill and extend the life of the landfill.
- COS 8.3:** Comply with Assembly Bill 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills. Continue to strengthen local recycling efforts in order to assist the State in meeting the Statewide source reduction, recycling, and composting requirements established by Assembly Bill 341.
- COS 8.4:** Increase the City's role in the source reduction and recycling components of waste management through recycling programs at City facilities to reduce the quantity of City-generated waste.
- COS 8.5:** Ensure that special waste—including hazardous materials, tires, medications, infectious waste, asbestos waste, construction waste, and electronic waste—are recycled and disposed of in a manner that is safe for the environment, residents, and employees.
- COS 8.6:** Educate the public on ways to divert household waste from the landfill, including education programs on reducing, reusing, and recycling material.
- COS 8.7:** Consistent with SB 1383 conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.



### **Actions in Support of Goal COS-8**

- COS-8a** Continue existing, and develop new, diversion strategies (including source reduction, recycling, composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*
- COS-8b** Pursue public funding sources, such as grants, to reduce fiscal impacts of continued implementation of recycling programs.*
- COS-8c** Continue to implement, and update as necessary, the City's Municipal Code to regulate issues related to solid waste, including but not limited to Chapter 8.05 (Garbage, Rubbish and Weeds).*
- COS-8d** Develop and promote citywide reuse events such as a Community Garage Sale, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill.*
- COS-8e** Provide a conservation page (or similar page) on the City's website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*

## AGRICULTURAL RESOURCES

### Goal COS-9

Preserve and protect agricultural lands in the Willow's Planning Area

#### Policies

- COS 9.1:** Support and encourage the preservation of agricultural lands throughout Planning Area, consistent with the adopted Land Use Map.
- COS 9.2:** Support the continuation of agricultural uses on lands designated for urban use, until urban development transitions are approved.
- COS 9.3:** Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries and or in areas adjacent to existing development prior to conversion of unconnected agricultural lands, so that farmland is not subjected to premature development pressure or leapfrog developments.
- COS 9.4:** Promote agricultural lands surrounding the City's Planning Area that serve as buffers and continue the agricultural heritage of Willows.
- COS 9.5:** Minimize conflicts between agricultural and urban land uses.
- COS 9.6:** Limit incompatible uses (i.e., schools, hospitals, and high density residential) near agricultural operations.
- COS 9.7:** As feasible, utilize buffers such as greenbelts, drainage features, parks, or other improved and maintained features in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations.
- COS 9.8:** Require new development to have structural setbacks that respect agricultural operations.
- COS 9.9:** Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.

- COS 9.10:** Promote best management practices in agricultural operations to reduce emissions, conserve energy and water, and utilize alternative energy sources.
- COS 9.11:** Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the City Limits, provided that the operations do not conflict with existing adjacent urban uses. Support farmers markets and other local resources that support local agriculture and provide fresh local foods.
- COS 9.12:** Encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, biofuels, and solar or wind farms.

#### **Actions in Support of Goal COS-9**

- COS-9a** *Explore opportunities to update the Willows Municipal Code to adopt a Right to Farm ordinance in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.*
- COS-9b** *Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*
- COS-9c** *Amend Title 18 (Zoning) of the Willows Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses.*
- COS-9d** *Work with Glenn County to implement consistent policies for agricultural lands in Willows Planning Area.*
- COS-9e** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.*

## WATER RESOURCES

### Goal COS-10

Preserve and protect water quality in the Willow's Planning Area

#### Policies

- COS 10.1:** Protect floodways and other areas with high groundwater water recharge capability.
- COS 10.2:** Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare.
- COS 10.3:** Protect surface water quality and prioritize the use of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.
- COS 10.4:** Promote water conservation among water users.
- COS 10.5:** Support and promote the use of drought-tolerant and regionally native plants in landscaping.
- COS 10.6:** Where feasible, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.
- COS 10.7:** Monitor groundwater extraction activities and ensure the health of the groundwater basin.

#### Actions in Support of Goal COS-10

- COS-10a Continue to identify stormwater and drainage facilities in need of repair and address these needs through the CIP process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.*
- COS-10b Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*
- COS-10c Participate in and collaborate with Glenn County, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.*

## MINERAL AND EXTRACTIVE RESOURCES

### Goal COS-11

Manage mineral and other extractive resources while preserving development and conservation options for the future

#### Policies

- COS 11.1:** Support new or expanded mineral resource extraction operations only if they are compatible with surrounding land uses. Manage resources to ensure that extraction results in the fewest environmental impacts.
- COS 11.2:** Ensure that mineral extraction activities within the Planning Area conform to the State Mining and Reclamation Act (SMARA) requirements, including financial assurances and reclamation plans.

#### Actions that Support Goal COS-11

- COS 11a** *Consider updates to the Municipal Code to address production of mineral resources, including oil and gas wells.*
- COS 11b** *Identify and evaluate areas within the Planning Area with potential resource value, including oil, gas, sand, and gravel.*
- COS 11c** *Work with surrounding jurisdictions to ensure establishment of implementation measures for mineral resource and extractive activities management consistent with local and state laws and regulations.*

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# SAFETY ELEMENT

## INTRODUCTION

The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Willows. Inclusion of the Safety Element in the General Plan is required by State law.

The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Geologic and Seismic Hazards
- Flooding and Flood Protection
- Emergency Preparedness
- Emergency Services
- Fire Hazards
- Hazardous Materials
- Climate Resiliency and Adaptation
- Airport Operations

Background information regarding safety and hazards is provided in Chapter 4 of the Willows General Plan Existing Conditions Report.



## GEOLOGIC AND SEISMIC HAZARDS

### Goal SA-1

Minimize community exposure to geologic and seismic hazards

#### Policies

- SA 1.1:** Require development to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and unstable soil conditions.
- SA 1.2:** Ensure that all new development and construction is in conformance with applicable building standards related to geologic and seismic safety.
- SA 1.3:** Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.
- SA 1.4:** Development in areas subject to unstable soil and/or geologic conditions shall be reviewed by qualified engineers and or geologists prior to development in order to ensure the safety and stability of all new construction.
- SA 1.5:** Require an erosion and sediment control plan prepared by a civil engineer, or other professional who is qualified to prepare such a plan, as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation.
- SA 1.6:** Prevent land subsidence and maintain adequate groundwater supplies.
- SA 1.7:** Control erosion and prevent sedimentation or damage to off-site properties.

## **Actions in Support of Goal SA-1**

- SA-1a**      *Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.*
- SA-1b**      *Periodically review the structural integrity of all existing City-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.*
- SA-1c**      *Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.*
- SA-1d**      *Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.*
- SA-1e**      *Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.*
- SA-1f**      *As part of any tentative map, review preliminary grading plans, and ensure they are designed to control erosion and prevent sedimentation or damage to off-site property erosion.*

## FLOODING

### Goal SA-2

Reduce risks to human life, property, and public services associated with flooding

#### Policies

- SA 2.1:** Support and participate in planning efforts undertaken at the local, regional, State, and Federal levels to improve flood management facilities and dam safety.
- SA 2.2:** Require all new development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.
- SA 2.3:** Ensure that construction activities and new development projects will not result in adverse impacts to existing properties and flood control and drainage structures.
- SA 2.4:** Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain. All new development within an identified Flood Hazard Area shall be built according to Federal Emergency Management Agency standards.
- SA 2.5:** Require evaluation of potential flood hazards prior to approval of development projects to determine whether the proposed development is reasonably safe from flooding and consistent with California Department of Water Resources Urban Level of Flood Protection Criteria (ULOP). The City shall not approve the execution of a development agreement, a tentative map, or a parcel map for which a tentative map is not required, or a discretionary permit or other discretionary entitlement that would result in the construction of a new building, or construction that would result in an increase in allowed occupancy for an existing building, or issuance of a ministerial permit that would result in the construction of a new residence for property that is located within a 200-year flood hazard zone, unless the adequacy of flood protection as described in Government Code §65865.5(a), 65962(a), or 66474.5(a), has been demonstrated.

- SA 2.6:** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of drainages, creeks, and detention ponds. Where appropriate and feasible, encourage the use of water detention facilities for use as groundwater recharge facilities.
- SA 2.7:** Encourage flood control measures that respect natural drainage features, vegetation, and natural waterways, while still providing for adequate flood control and protection.
- SA 2.8:** Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues and erosion.
- SA 2.9:** Ensure that new development or and infrastructure improvements does not compound the potential for flooding.
- SA 2.10:** Maintain and periodically update, City flood safety plans, floodplain management ordinances, zoning ordinance, building codes and other related sections of the Municipal Code to reflect Safety Element goals, policies and standards, applicable Federal and State law, and National Flood Insurance Program requirements.
- SA 2.11:** Ensure that the impacts of potential flooding are adequately analyzed when considering areas for future urban expansion.
- SA 2.12:** Update flood hazard maps as necessary to reflect impacts from climate change in terms of long-term flood safety and long-term flood event probabilities.

## **Actions in Support of Goal SA-2**

- SA-2a** *As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify BMP protections and include standards established and recommended by the City that shall be incorporated into development.*
- SA-2b** *Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).*
- SA-2c** *Continue to review projects in flood hazard areas to ensure compliance with Municipal Code Chapter 15.65 (Floodplain Management).*
- SA-2d** *Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater.*
- SA-2e** *Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.*
- SA-2f** *Periodically Review Municipal Code Chapter 15.65- (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.*
- SA-2g** *Coordinate with the Glenn County, and the local reclamation districts to improve levee systems.*

## EMERGENCY PREPAREDNESS

### Goal SA-3

Protect life, safety and property throughout the community by ensuring emergency preparedness

#### Policies

- SA 3.1:** Ensure that new critical facilities are located in areas that minimize exposure to potential natural hazards.
- SA 3.2:** Promote ongoing training of City staff on their functions and responsibilities in disaster preparedness.
- SA 3.3:** Ensure that critical facilities are properly supplied and equipped to provide emergency services.
- SA 3.4:** Support local and regional disaster planning and emergency response planning efforts, and look for opportunities to collaborate and share resources with other municipalities in the region.
- SA 3.5:** Continue to promote public safety through public education programs.
- SA 3.6:** Maintain effective mutual aid agreements for police, fire, medical response, and other functions as appropriate.

**Critical Facilities** refers to essential public facilities, such as emergency communications facilities, and emergency shelters identified for disasters relief and response.

#### Actions in Support of Goal SA-3

- SA-3a** *Coordinate with the Glenn County Office of Emergency Services (OES) and other local agencies, as necessary, to participate in and implement the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for Glenn County.*
- SA-3b** *Conduct periodic emergency response training exercises and or participate in regional exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within Willows should also be annually assessed to ensure they are properly supplied.*
- SA-3c** *Encourage residents and community leaders to participate in disaster training programs.*
- SA-3d** *Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).*

**SA-3e**

*Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.*

**SA-3f**

*As part of the development review process, consult with the fire department in order to ensure that the project provides adequate emergency access.*

## EMERGENCY SERVICES AND FIRE PROTECTION

### Goal SA-4

Maintain a safe community through adequate levels of efficient and high quality police, fire, and emergency services.

#### Policies

- SA 4.1:** Provide adequate funding for fire and law enforcement services, facilities and personnel to accommodate existing and future citizens' needs to ensure a safe and secure environment for people and property.
- SA 4.2:** Emphasize the use of physical site planning as an effective means of enhancing safety and preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces should be designed with maximum feasible visual exposure to community residents.
- SA 4.3:** Ensure that fire and emergency medical services meet existing and future demand.
- SA 4.4:** Ensure that adequate water supplies are available for fire-suppression throughout the City.
- SA 4.5:** Support efforts to remedy any deficiencies in the water delivery system to ensure adequate fire-suppression flows.
- SA 4.6:** Require development to construct and fund all fire suppression infrastructure and equipment needed to provide adequate fire protection services.
- SA 4.7:** Promote fire safety through education and building design.
- SA 4.8:** Promote public outreach to increase community safety. Public outreach should include information related to defensible space and evacuation routes.
- SA 4.9:** Ensure development projects are reviewed for consistency with consistent with the Glenn County Multi-Jurisdiction Hazard Mitigation Plan.



## Actions in Support of Goal SA-4

- SA-4a** *As part of the development review process, consult with the Sheriff's Department in order to ensure that the project does not impair the provision of law enforcement services through inappropriate site design. The use of physical site planning as an effective means of preventing crime, including lighting, visibility, and video surveillance requirements shall be determined by the Department, where applicable.*
- SA-4b** *As part of the development review process, consult with the Fire Department in order to ensure that development projects facilitate adequate fire services and fire prevention measures.*
- SA-4c** *Continue to require all new development to be reviewed for consistency with the relevant State and local Fire Safe Regulations, and the most recently adopted fire code standards.*
- SA-4d** *Work with Glenn County and other partner agencies to review and update local hazard plans including emergency operation plans, and the Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan to include an analysis of evacuation routes, fire breaks and other community needs.*
- SA-4e** *Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster*
- SA-4f** *Promote cooperation between the Willows Fire Department, Willows Rural Fire Protection District, and other countywide fire districts for training and mutual aid.*
- SA-4g** *Review and require all projects to adhere to Municipal Code requirements to ensure adequate safety services. These include but are not limited to Chapter 19.05 (Impact Fee Ordinance), which requires development impact fees to be charged to fund improvements to the City's infrastructure. Chapter 2.25 (Fire Department) describes the duties of the municipal fire department and the responsibilities of the fire chief in determining imminent health and safety hazards, and the powers associated with such a determination. Chapter 17.25 (Improvements) describes the requirements of a subdivider to provide and connect water mains and fire hydrants to Cal Water's water system.*

**SA-4h**

*Review procedures for local implementation of the County Emergency Operations Plan (EOP) and help to educate the community on the need for emergency preparedness.*

## HAZARDOUS MATERIALS

### Goal SA-5

Protect residents and the environment from hazardous materials

#### Policies

- SA 5.1:** Encourage residents and businesses to minimize the use of toxic materials and products including the application of pesticides.
- SA 5.2:** Encourage local producers and users of hazardous materials to reduce the amounts of hazardous materials generated.
- SA 5.3** Require hazardous waste generated within the City to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.
- SA 5.4:** Require hazardous materials to be stored in a safe manner, consistent with all applicable local, State, and Federal laws.
- SA 5.5:** Require compliance with the Glenn County Air Pollution Control District Hazardous Waste Generator Program.

#### Actions in Support of Goal SA-5

- SA-5a** *Work with existing business to require acceptance of oils, paints and other recyclable hazardous materials.*
- SA-5b** *Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials prepare and file a Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS). The HMMP and HMIS shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.*
- SA-5c** *Provide educational opportunities for generators of small quantity, household, and urban agriculture waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.*
- SA-5d** *Provide information about drop-off programs for the local disposal of household hazardous waste offered in Glenn County. The availability of the programs should be widely publicized throughout the community.*

**SA-5e**

*Refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require mitigation measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*

## CLIMATE RESILIENCY AND ADAPTATION

### Goal SA-6

Minimize risks to life, property, and the environment through climate adaptation strategies that enhance and promote community resiliency.

#### Policies

- SA 6.1:** Consider climate change impacts and adaptive responses in long-term planning and current development decisions.
- SA 6.2:** Consider the needs of vulnerable populations and individuals with limited mobility when planning for access to safe and comfortable shelter during extreme heat events or other severe weather events.

#### Actions in Support of Goal SA-6

- SA-6a** *Identify and designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters. Extend the hours that air-conditioned sites are open to the community during periods of extreme heat or power outage, and ensure that the emergency sites are also supported by backup battery storage or generators.*
- SA-6b** *Periodically assess and monitor the effects of climate change and the associated levels of risk to the Willows community in order to adapt to changing climate conditions.*

#### Climate Resiliency

The ability of human and ecological systems to adapt to climate-related stresses while retaining the same basic structure and way of functioning, including the capacity of those systems to cope with, adapt to and recover fully or partially from climate-related stress and change.

#### Climate Adaptation

The process of adjustment to actual or expected climate change and its effects. At the local level this means actions that the city can take to reduce the impacts to its population and infrastructure resulting from climate change impacts.

## AIRPORT OPERATIONS

### Goal SA-7

Minimize risks to the community from hazards associated with airport operations.

#### Policies

- SA 7.1:** Ensure that land uses within the vicinity of the Willows Airport are compatible with airport operations.
- SA 7.2:** Ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse impacts to airport operations.
- SA 7.3:** Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public's needs and applicable regulations from the Caltrans Division of Aeronautics and the Federal Aviation Authority (FAA).

#### Actions in Support of Goal SA-7

- SA-7a** *As part of the development review process, new development and expansion proposals near the Willows Airport shall be:*
- *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;*
  - *Provided to the Airport Land Use Commission for review.*

#### Airport Land Use Plan (ALUP)

Land uses surrounding airports and airstrips can result in hazards to aircraft as well as hazards to persons on the ground associated with aircraft accidents and community exposure to noise.

An ALUP is a guidance document used by local agencies and property owners to promote land uses in the vicinity of airports that are compatible with airport operations.

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# NOISE ELEMENT

## INTRODUCTION

The Noise Element is a State mandated component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Willows. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Background information regarding noise sources and noise conditions is provided in Chapter 4 of the Willows General Plan Existing Conditions Report.

### *ACOUSTIC TERMINOLOGY*

**Stationary Noise** means a source of sound or combination of sources of sound that are included and normally operated within the property lines of a facility. Common examples include: commercial facilities, industrial facilities, repair or storage garages, and truck terminals.

**A-weighted decibels**, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

**Average noise exposure** over a 24-hour period is presented as a day-night average sound level, or Ldn.

The **L<sub>MAX</sub>**, or **maximum sound level**, descriptor is the highest sound level measured during a single noise event (such as a vehicle pass by), in which the sound level changes value as time goes on. The maximum sound level is important in judging the interference caused by a noise event with common activities

**Outdoor Activity Areas** include back yard spaces, first floor rear patio/deck areas, rear or internal courtyard seating and play areas, and rooftop decks. Front yard spaces, elevated balconies, side yards, etc., are not considered to be outdoor activity areas.



## EXCESSIVE NOISE

### Goal N-1

Preserve and enhance the existing and future noise environment by minimizing exposure to harmful and excessive noise throughout the community

#### Policies

#### Sensitive Receptors

are noise sensitive locations and uses where human activity may be adversely affected by nuisance noise from nearby stationary, non-transportation, and transportation noise sources. Examples include residential areas, schools, hospitals, personal care, public assembly uses etc.

- N 1.1:** Consider the noise compatibility of existing and future development when making land use planning decisions.
- N 1.2:** Require development projects and changes to existing uses to be consistent with the standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.
- N 1.3:** Require new development to reduce excessive noise to the standards indicated in Tables N-1 and N-2 through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.
- N 1.4:** Ensure that new development does not result in indoor noise levels exceeding 45 dBA  $L_{dn}$  for residential uses by requiring the implementation of construction techniques and noise reduction measures for all new residential development.
- N 1.5:** Require acoustical studies for new noise-generating and noise-sensitive developments, and transportation improvements that would increase roadway capacity, move traffic closer to sensitive receptors.
- N 1.6:** For projects that are required to prepare an acoustical study, the following stationary and transportation noise source criteria shall be used to determine the significance of those impacts.

### Stationary and Non-Transportation Noise Sources

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or for instances where the ambient noise level is already above the standards contained in this element, the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater.
- This does not apply to construction activities which are conducted according to the best practices outlined in Action N-1b. Compliance with these requirements shall be sufficient to reduce temporary construction-related noise impacts to a less than significant level.

### Transportation Noise Sources

- Where existing traffic noise levels are 60 dB  $L_{dn}$  or less at the outdoor activity areas of noise-sensitive uses, a +5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant;
- Where existing traffic noise levels are greater than 60 dB  $L_{dn}$  and up to 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +3 dB  $L_{dn}$  increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant.

**N 1.7:** Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State transportation projects.

**N 1.8:** Support noise-compatible land uses along Highway 99 / S Tehama St, and Interstate 5.

**N 1.9:** Regional and pass-thru truck traffic shall comply with Chapter 10.40 of the Willows Municipal Code (Truck Routes).

- N 1.10:** Work cooperatively with the Glenn County Airport Land Use Commission to minimize noise impacts from airspace activities in Willows, such as airplane and helicopter flights.
- N 1.11:** Temporary special events including, but not limited to, festivals, concerts, parades, and other similar activities may be allowed to exceed the noise standards established in this General Plan through approval and issuance of a special event permit.
- N 1.12:** Temporary emergency operations or emergency equipment usage may be exempt from noise standard criteria set by this element.
- N 1.13:** Require proposed developments in close proximity to rail lines (within 100 feet or less of the rail line measured from the property line of proposed development) to demonstrate that groundborne vibration and noise nuisance associated with rail operations have been adequately addressed and would not exceed the Federal Transit Administration guidelines prior to approving the development of sensitive uses.

### **Actions in Support of Goal N-1**

**N-1a** *Require that new discretionary development projects to be reviewed for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2, and where necessary, require mitigation measures to achieve the noise standards. As applicable the City should:*

- *Require acoustical studies for new discretionary development projects which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with the noise standards included in this element.*
- *Require developers to prepare a construction management/noise mitigation plan that defines best management practices to reduce construction noise, and includes proposed truck routes as part of the entitlement process.*
- *Provide for additional scrutiny of potential noise impacts when considering approval of new "late-night activities" (land use activities operating from 11:00 p.m. to 6:00 a.m., not including the lawful, reasonable and customary use of residential uses or professional offices that does not interfere with the reasonable use and enjoyment of other properties).*

**N-1b**

*Update the Municipal Code to include the following construction noise best practices and requirements:*

- *Establish standards for when a construction staging and phasing plan shall be required for new development projects and significant remodels.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited.*
- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*