

and use low voices when entering or leaving the facility area. Never park illegally on the streets surrounding the center or in spaces not intended for the center's use. If you are having trouble finding appropriate parking, please ask our friendly staff for help. We always want you to feel safe at Sundial Collective. If you need an escort to your vehicle, just let our staff know. Report any suspicious or illegal activity. Being a good neighbor will help us to maintain a positive relationship with our community and be able to serve your needs for years to come”.

State Requirements:

The applicant will obtain a Type 10 State license, which allows for a storefront retail cannabis use, which also allows for delivery. The Project is required to adhere to State Department of Cannabis Control licensing and operating procedures in addition to operational provisions of the WMC.

Design Review/Project Analysis:

The projects' site proximity to sensitive uses are being reviewed with the use permit, as well as the requirements for odor control, and a security plan requirement.

Competent Design: The proposed 9,510 SF building has been professionally designed by a licensed architect.

Relationship between Structures within the Development and between Structures and Site: The addition of the new building will be noticeable from the roadway. There is a drainage easement that abuts the eastern edge of the parcel and a detention basin on the south side. Building on these easements is not permitted.

Relationship between Development and Neighborhood: The addition of a new commercial building which will be approximately 27 feet in height and will not be out of character for the light manufacturing/commercial zoned neighborhood as most surrounding uses are commercial in nature. Industrial buildings within this Commercial Center are allowed building heights of 50 feet maximum. Therefore, the proposed building meets the zoning and Design Standards requirement. The Rumiano building across Harvest Drive is 50 feet at its highest point.

Drives, Parking and Circulation: There are two entry points to the subject property with paved inlets onto the lot, which allows for ease of vehicle circulation. Sufficient parking is shown on the site plan for the retail cannabis use, plus additional parking for a future proposed deli store, to be located on the same parcel.

Materials and Colors Used. The new building will have metal siding of a wood grain metal finish (golden bamboo color), metallic silver metal siding, and a limestone veneer finish for accent.

Wall, fences or screening: No new fencing is proposed. The HVAC units will be located on the roof and screened by a parapet wall.

Exterior Lighting: New outdoor security lighting is proposed on the new building. Any new lighting shall comply with requirements that lighting shall not glare onto adjacent property. A photometric plan shall be submitted with the building plans and reviewed by the city for light compliance.

Utility Service: Electricity will be undergrounded to the building with this project. Water service will be provided by CalWater, and sewer service to be provided by the City of Willows. All connection requirements are within the conditions of approval.

Landscaping: New landscaping is proposed to be planted within the parcel, including the parking areas and around the outer edges of the parcel. A future dog park is being proposed in a landscaped area south of the new retail building. A revised final landscape plan is required to be submitted for city review.

Signs: No new signage is proposed at this time. Any signage proposed shall obtain planning department approval prior to installation.

Public Notification

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing.

Environmental Review and Analysis

The project site lies within an approved subdivision for the phased construction of commercial and light industrial buildings on a parcel that is currently vacant and relatively flat. Prior to the subdivision, the site was part of a 1989 city-initiated annexation with the specific purpose/intent of urban development.

The project site was reviewed pursuant to the California Environmental Quality Act (CEQA) in 2009 for significant environmental impacts to the environment. The previously adopted Commercial/Industrial Tentative Map (*File# TPM-09-01/PD-09-01/UP-09-01*) was fully analyzed utilizing an Initial Study/Mitigated Negative Declaration which was adopted by the Planning Commission of the City of Willows on the 29th of July 2009, resolution #08- 2009. (SCH# 2009062074). Additionally, adopted with the Tentative Map were Planned Development Standards and Uses, which included retail uses.

Therefore, Staff determines that the proposed retail use does not result in new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in the adopted 2009 MND, and thereby does not require additional CEQA review, or require the preparation of an Addendum to the previously adopted MND, pursuant to Section 15164 of CEQA. The proposed use is consistent with what was proposed with the 2009 MND with no changes to the prior mitigation measures previously adopted are warranted. The project is subject to the mitigation measures listed within the adopted Initial Study/Mitigated Negative Declaration as conditioned and the final adopted conditions of approval.

Fiscal Impact:

There is no fiscal impact to the city for processing these applications.

Attachments:

1. Draft PC resolution
2. Draft Conditions of approval
3. Site Plans
4. Floor Plan

5. Neighborhood Context Map
6. Architectural Plans
7. Adopted PD Standards and Uses
8. Adopted PD Design Guidelines
9. Initial Study/MND for Commercial Map 2009
10. Adopted COAs for Tentative Map
11. 1000-foot sensitive uses setback map



Proposed Project Site



Rumiano Building north of project site

PC RESOLUTION NO. _____-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING
USE PERMIT APPROVAL (FILE# UP-22-08) TO SUNDIAL COLLECTIVES WILLOWS LLC TO
ALLOW A RETAIL COMMERCIAL CANNABIS DISPENSARY AND DESIGN REVIEW
APPROVAL (FILE#DR-22-06) FOR NEW 9,510 SF RETAIL COMMERCIAL BUILDING AND
SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 102 HARVEST DRIVE ASSESSORS
PARCEL NUMBER 017-350-008**

WHEREAS on October 24, 2022, after complete processing of Phase 1 and Phase 2 applications in response to the city's RFP solicitation for a retail commercial cannabis business license, an application was submitted by Sundial Collective Willows LLC requesting Use Permit approval to establish a commercial cannabis retail facility selling both medical and adult use cannabis products, and

WHEREAS City of Willows Municipal Code Section 9.20.070 allows for the commercial sale of cannabis and cannabis products for medical and nonmedical uses, subject to the conditions set forth in this code, and only in zones in which such sales are permitted uses pursuant to WMC Title [18](#); and

WHEREAS subject property is located within the CG/ML/PD zone, which requested use is allowed per Willows Municipal Code Section 18.60.030(11); and

WHEREAS the applicant has applied for Design Review approval for a new commercial retail facility with project site improvements; and

WHEREAS City of Willows Municipal Code Section 18.141 states that all new commercial buildings and improvements require Design Review approval, and,

WHEREAS notice of the Planning Commission meeting held on December 14, 2022 was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS the Planning Commission did, on December 14, 2022, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS the Planning Commission finds that the proposal to allow the retail use on subject property has previously been analyzed under the California Environmental Quality Act (CEQA) pursuant to a July 29, 2009, adopted Mitigated Negative Declaration (MND) for the Tentative Map, and therefore no further environmental review is required; and

WHEREAS the previously adopted Mitigation Measures for the adopted MND and final conditions of approval for the Commercial/Industrial Map, shall apply to development on the subject property.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 18.135 (Conditional Use Permit), the Planning Commission of the City of Willows finds and determines:

- A. That granting the use permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located, as conditions of approval shall provide standards to adhere to.
- B. That the proposed cannabis retail facility is consistent with the General Plan land use designation of Commercial/Industrial Combining Use designation, which designation provides for general commercial uses or light industrial uses.
- C. That on November 28, 2017, the Willows City Council adopted a Cannabis Ordinance (#736-2017) finding Cannabis Retail uses appropriate in areas designated as Commercial/Industrial Combining on the land use map.
- D. That the subject site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and with the absence of physical constraints as the proposed use (establish a retail commercial cannabis dispensary) is consistent with the purposes of the district in which the site is located (CG/ML/PD).
- E. That WMC Chapter 9.20.070(5) states that no license will be issued unless and until the applicant holds a use permit.
- F. That WMC Chapter 9.20.072(c)(1)-review by City Manager and forwarding to the City Council—shall take place after the approval of the use permit.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Use Permit approval to establish a store front retail commercial cannabis dispensary for medical and adult use products, is consistent with the City of Willows Municipal Code, City of Willows General Plan and hereby approves Use Permit File#UP-22-08, and does hereby find that Design Review File#DR-22-06, for the new retail building and site improvements is consistent with the City of Willows Municipal Code, City of Willows General Plan and hereby approves Design Review request, subject to the attached conditions of approval set forth in Attachment #2.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular public meeting of the Planning Commission of the City of Willows on Wednesday, the 14th day of December 2022 by the following vote, to wit:

AYES

NOES

ABSTAIN

ABSENT

APPROVED:

Pedro Bobalilla, Chairperson

ATTEST: _____

Recording Secretary

USE PERMIT #(MUP-22-08) /DESIGN REVIEW (#DR-22-06)

**CONDITIONS OF APPROVAL FOR
SUNDIAL COLLECTIVE WILLOWS, LLC
RETAIL COMMERCIAL CANNABIS DISPENSARY PROJECT
LOCATED AT 102 HARVEST DRIVE, APN: 017-350-008
PC approval date: _____, 2022**

General

1. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies, and fees of the City of Willows.
2. The project shall be subject to the general provisions listed in WMC Chapter 9.20.080.
3. A retail/dispensary cannabis business license is nontransferable to another person, entity or location, and no such transfer may be made except in accordance with this section. Any such transfer made without the prior consent of the City of Willows shall result in the revocation of the license. Any change in ownership of five percent or more, singly, or cumulatively, shall be considered a “change in ownership” and constitute a “transfer” for purposes of this section.
4. If the use (retail cannabis dispensary) is not made on the project subject to the permit within one (1) after the date of granting the use permit, then without further action, the permit shall be null, and void and such use shall not be made of the property except upon the granting of a new permit.
5. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
6. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. .
7. This Use Permit adopts the conditions of approval set forth, within the final conditions of approval for the South Willows Commercial Industrial Center Tentative Map, adopted July 29, 2009. The record of compliance with mitigation measures and conditions of approval is to be kept on file at the City Manager’s Office, City of Willows, 201 North Lassen Street, Willows, California 95988.
8. Per Section 9.20.071(4)) the use permit is valid for one year. Renewal is required thereafter per code section 9.20.072(1) Renewal – which states; *An application for renewal of a retail/dispensary cannabis business license, together with all applicable fees, must be submitted to the city manager at least 90 days before the expiration of the then-current license. Failure to submit a renewal application at least 90 days prior to the expiration date of the then-current license will result in the automatic expiration of the license on the expiration date.*
9. A retail commercial cannabis dispensary shall obtain a retail/dispensary cannabis business license from the City Council, obtain, and maintain a business license from the City of Willows. Prior to commencing business operations pursuant to a cannabis retail/dispensary business license issued by the City of Willows, the applicant shall hold a certificate of authorization issued by the City of Willows. Certificates of authorization shall be issued only to applicants who hold (a) a retail/dispensary cannabis sales license issued by the City of

Willows, (b) a use permit issued by the City of Willows Planning Commission, and (c) California state-issued A-license and/or M-license.

10. A sign permit application shall be submitted to the City Planning staff for review and approval for any proposed business sign plans prior to installation.
11. The developer shall adhere to the design and specification of the Architectural Design Review approval to allow construction of a new 9,510 SF commercial building, and site improvements, as shown on the project site plans.
12. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the city for an extension of not more than one year from the original date of expiration, if he/she finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
13. All contractors/sub-contractors doing work on the project shall obtain a city business license prior to commencing operation.
14. A final landscape plan shall be submitted to the city for review and approval. Landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement. Landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
15. The trash enclosure shall be constructed so the doors are mounted on the outside of the enclosure, so they do not get hit when rolling bins in and out for service.

16. Building Department

17. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
18. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
19. Development impact fees shall be paid at the time of building permit issuance.
20. The final adopted conditions of approval for this Design Review approval and the adopted final conditions of approval for the Use Permit, shall be on the plans submitted for review.
21. Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City for review. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide

adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.

Fire Department:

22. All applicable fire impact fees shall be paid prior to the issuance of a building permit.
23. A fire and alarm system shall be installed and must meet the approval of the Fire Chief per WMC 15.15.120.
24. A Knox box shall be installed per Fire Chief approval per WMC 15.15.130.
25. The building address shall meet all WMC 15.15.100 criteria and be reviewed and approved by the Fire Department prior to installation.
26. Fire extinguishers shall be provided in accordance with the 2019 CFC.
27. Provide illuminated exit signs over all exit doors in accordance with the 2019 CBC and CFC.
28. All exit doors shall have no knowledge door locks, be posted "this door to remain unlocked when building occupied" and swing in the direction of exit travel.
29. On-site hydrant will be required to have dedicated right-of-way easements to Cal Water. On-site hydrant will follow Cal Water design and planning process.
30. Red curbs maybe required and will be evaluated at the time of construction by the Fire Chief.
31. Building must conform public safety communication standards and not negatively impact ability to communicate via radio while inside the structure. Chapter 5, section 510 of the 2019 California Fire Code outlines minimum standards for ingoing and outgoing signal strengths.

Glenn County Environmental Health Department

32. Cannabis businesses that sell or manufacture edible cannabis products shall have a valid Glenn County health permit. Permit holders shall comply with Health and Safety Code Section [13700](#) et seq., and Glenn County health permit requirements.

Cal Water Service Company

33. Cal Water can serve the proposed project. There is not currently domestic or fire service to this parcel. Water improvements associated with this project shall be subject to the requirements of Cal Water.

Engineering Department

General Conditions:

34. Developer shall design and construct all improvements and facilities shown on the approved site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a site plan depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
35. The developer shall be responsible for all City plan check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The

amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.

Improvement Plan and Construction Conditions:

36. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
37. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils, and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
38. Improvements plans shall include a storm water pollution prevention plan. Erosion control measures.
39. The portion of the project abutting the existing drainage channel (on the east side of the property) and the detention basin (on the south side) shall be fenced to prevent access to the channel access, the storm drain channel and the detention pond.

40. Roadway Improvements:

- a. The structural section of all onsite driveways and parking lot improvements shall be designed to support fully loaded emergency vehicles. At a minimum, parking lot structural sections shall be 2-inches of asphalt over 6-inches of Class 2 aggregate base compacted to at least 95% relative compaction.
- b. Where new driveway improvements abut existing paving, the conform shall be per City Standard 227.

41. Water and Sanitary Sewer Improvements:

- a. For both the water and sewer services for this development, the developer shall utilize the existing water and sewer services that were stubbed to this lot with the South Willows Commercial & Industrial project and shall not be allowed to excavate into the paving in Harvest Drive.
- b. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the city, must be mitigated by either raising finished floor elevation(s), installing backflow protection device(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- c. Sewer laterals shall be construction per City Standard 150 and other applicable City Standards. For the sewer service to the future building, a temporary end of line cleanout shall be provided that extends above finished grade for easy location identification in the future. The finished elevation of the cap shall be at least 3-inches above the adjacent grade to ensure that no surface water can enter into the sewer system.

42. Drainage Improvements:

- a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.

The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:

Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses.

- b. Post-development off-site flows shall not exceed pre-development flows.
- c. With the submittal of the improvement plans, the developer's engineer shall submit to for review and approval a Final Storm Water Low Impact Development Submittal prepared by a Registered Civil Engineer in conformance with the State Storm Water LID regulations.
- d. Maintenance and inspection of all storm water Best Management Practice (BMP) facilities on private land are the responsibility of the property owner. This responsibility shall run with the land and be legally recorded, executed, and transferred upon sale of the property. Property owners shall inspect, or ensure the inspection by a qualified professional, of all storm water BMP facilities at least once a year. Records of maintenance and inspections shall be retained on the property for a period of 5 years.
- e. All storm water from the site directed toward Harvest Drive shall be directed such that they empty into the existing vegetated swales adjacent to Harvest Drive.
- f. All storm water directed to the south toward the existing retention basin shall either be via sheet flow into the basin or, if concentrated via pipe(s), shall have adequate energy dissipation and erosion protection at the outlet of the pipe into the detention basin.
- g. The proposed secured trash enclosure area shall be designed such that it does not drain to the parking lot (must be contained in a sump condition just for the trash enclosure area.) This prevents any leakage from trash bins from entering the storm drain system. If the trash enclosure has a cover of the entire enclosure that will prevent storm water, a drain connected to the sewer line shall be permitted.

Construction Conditions:

- 43. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.

44. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
45. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
46. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
47. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
48. All streets, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
49. Dust control must be maintained to the City's satisfaction.
50. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.
51. Prior to issuance of a certificate of occupancy, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.

SHEET INDEX

SHEET-A1 ——— TITLE SHEET / SITE PLAN
SHEET-A2 ——— NEIGHBORHOOD CONTEXT MAP
SHEET-A3 ——— PROPOSED FLOOR PLAN

BUILDING CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA HISTORICAL CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA REFERENCED STANDARD CODE











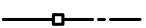
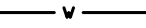
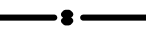

DIFFERED PERMIT ITEMS

1. AN ACCESSIBILITY EVALUATION WILL BE REQUIRED AT THE TIME OF FILING FOR A CONSTRUCTION PERMIT.
2. A BUILDING AND SITE LIGHTING PLAN WITH A PHOTOMETRIC ANALYSIS SHALL BE PROVIDED AT THE TIME OF FILING FOR A CONSTRUCTION PERMIT.
3. FULL LANDSCAPE PLANS TO BE PROVIDED WITH CONSTRUCTION DRAWINGS FOR PERMITTING. TO BE DESIGNED BY A LICENSED DESIGN PROFESSIONAL.

SITE AREA

TOTAL SITE	90,279	SQ. FT.
SUNDIAL COLLECTIVE SOUTH LLC	9,510	SQ. FT.
FUTURE BUILDING	9,375	SQ. FT.
TOTAL BUILDING FOOT PRINT	18,885	SQ. FT.
TOTAL PARKING LOT	31,072	SQ. FT.
TOTAL LANDSCAPE AREA	40,322	SQ. FT.

PLAN LEGEN

-  = AREAS INTENDED FOR LANDSCAPING OPEN SPACES. ARCHITECTURAL LANDSCAPING PLAN TO BE PROVIDED.
-  = CONCEPTUAL REPRESENTATION OF TREE LOCATIONS. LOCATION, SPECIES, AND NUMBER WILL BE DETERMINED BY ARCHITECTURAL LANDSCAPING PLAN TO BE PROVIDED.
-  = EXISTING ELECTRICAL BOX
-  = EXISTING FIREHYDRANT
-  = STORM DRAIN CATCH BASIN
-  = REPRESENTS NEW/EXISTING LIGHT POLE. LOCATION ON PLAN IS CONCEPTUAL ONLY.
-  = EXISTING MANHOLE COVER
-  = EXISTING WATER SERVICE ACCESS
-  = EXISTING SEWAGE CLEANOUT
-  = CONCEPTUAL DIRECTION OF SURFACE WATER FLOW
-  = NEW DRAINAGE PIPE WITH NEW CATCH BASIN AS NEEDED TO CONNECT LANDSCAPE AND PARKING LOT SURFACE FLOW TO DRAINAGE DITCH.
-  = CONCEPTUAL WATER LINE LOCATION TO SERVICE BUILDINGS.
-  = CONCEPTUAL WATER LINE LOCATION TO SERVICE BUILDINGS.
-  = EXISTING BROADBAND AND ELECTRIC DROP..

SCOPE OF WORK

TO OBTAIN A PHASE 2 APPROVAL FOR THE SUNDIAL
COLLECTIVE SOUTH LLC FOR A CANNABIS RETAIL DISPENSARY
BUSINESS LICENSE.

CONTRACTOR / DESIGNER OF RECORD

JURISDICTION

OWNER

SITE PLAN

ENGINEER INFO
COMPANY:
MICHAEL ROBERTS CONST.
CONTACT NAME:
MICHAEL ROBERTS
PHONE:
330-921-3746

BUILDING DEPARTMENT

NAME:
CITY OF WILLOWS

ADDRESS:
201 N. LASSEN ST.
WILLOWS CA 95988

PHONE:
930-934-7041

OWNER INFO

NAME:
JAYTHEN MARTINEZ

ADDRESS:
102 HARVEST DR.
WILLOWS, CA 95988

PHONE:
707-298-8105

CONSTRUCTION SITE

SITE ADDRESS:
102 HARVEST DR.
WILLOWS, CA 95988

SITE APN:
017-350-008

DRAWING INFORMATION

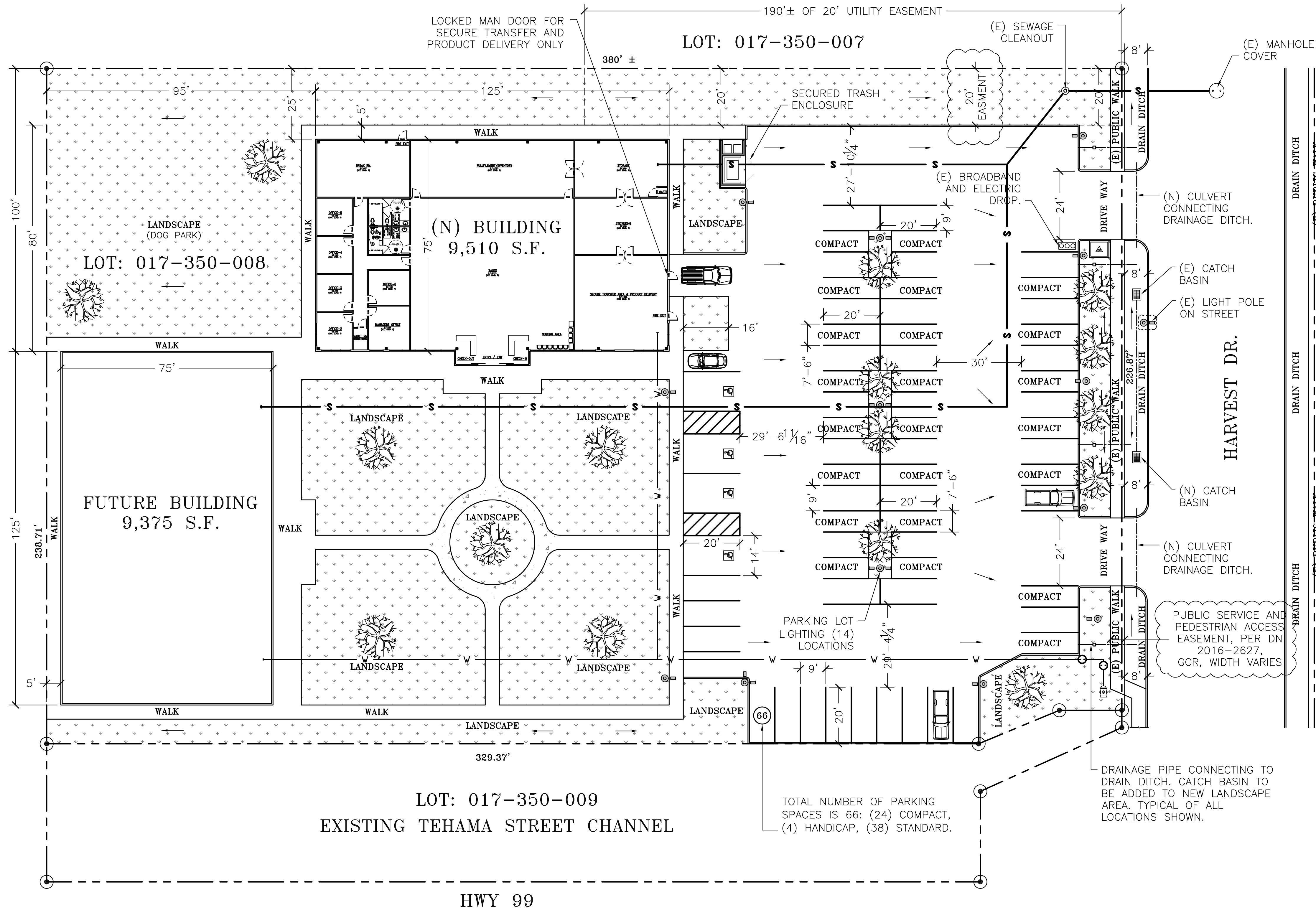
LATEST REVISION DATE:	
08-18-22	
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10-07-22	RV.2
11-29-22	RV.3

DRAWN BY:
DR

TITLE NAME:
2-0718-LAYTHEN

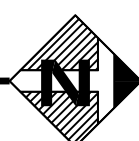
DRAWING SCALE:
" = 20'

A1



(E) SITE PLAN

SCALE: 1" = 20'



NOTE: THIS SITE PLAN IS FOR THIS PROJECT ONLY. INFORMATION GATHERED TO GENERATE THIS SITE PLAN IS FROM EITHER ASSESSORS RECORDS OR FIELD MEASURED AND NOT PREPARED BY A LICENSED SURVEYOR AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.



(E) SITE PLAN

SCALE: 1" = 100'

NOTE: THIS SITE PLAN IS FOR THIS PROJECT ONLY. INFORMATION GATHERED TO GENERATE THIS SITE PLAN IS FROM EITHER ASSESSORS RECORDS OR FIELD MEASURED AND NOT PREPARED BY A LICENSED SURVEYOR AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

ADJACENT BUSINESSES

- 1 · RUMIANO CHEESE PLANT Attachment 5
- 2 · WILLOWS SEWER PLANT
- 3 · UNKNOWN FARMING/AGRICULTURAL

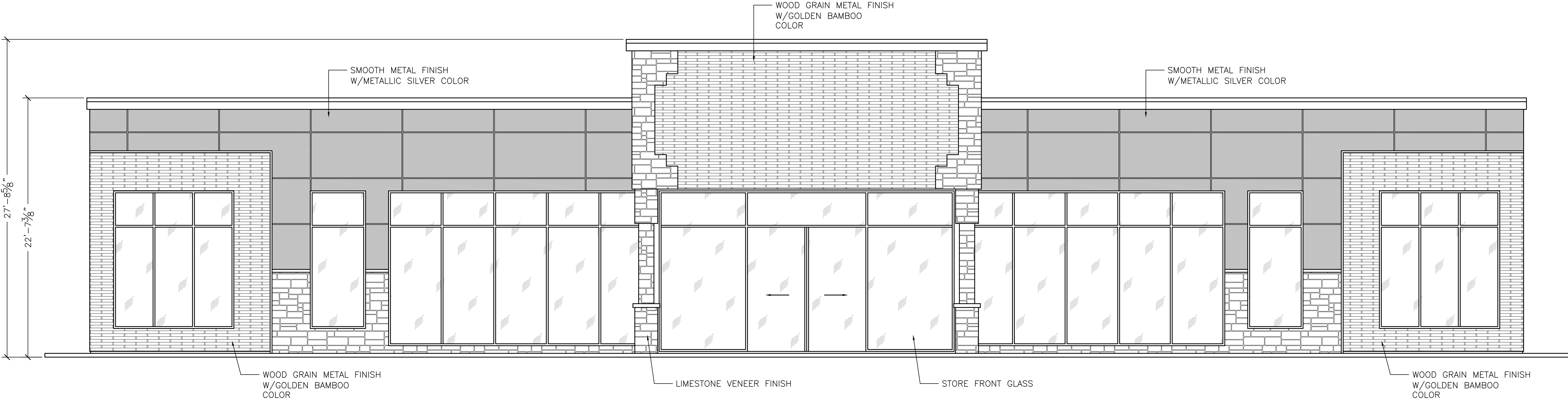
ENGINEER INFO
COMPANY: MICHAEL ROBERTS CONST.
CONTACT NAME: MICHAEL ROBERTS
PHONE: 530-921-3746
Attachment 4

JURISDICTION
BUILDING DEPARTMENT
NAME: CITY OF WILLOWS
ADDRESS: 201 N. LASSEN ST. WILLOWS CA 95988
PHONE: 530-934-7041

OWNER
OWNER INFO
NAME: LAYTHEN MARTINEZ
ADDRESS: 102 HARVEST DR. WILLOWS, CA 95988
PHONE: 707-298-8105

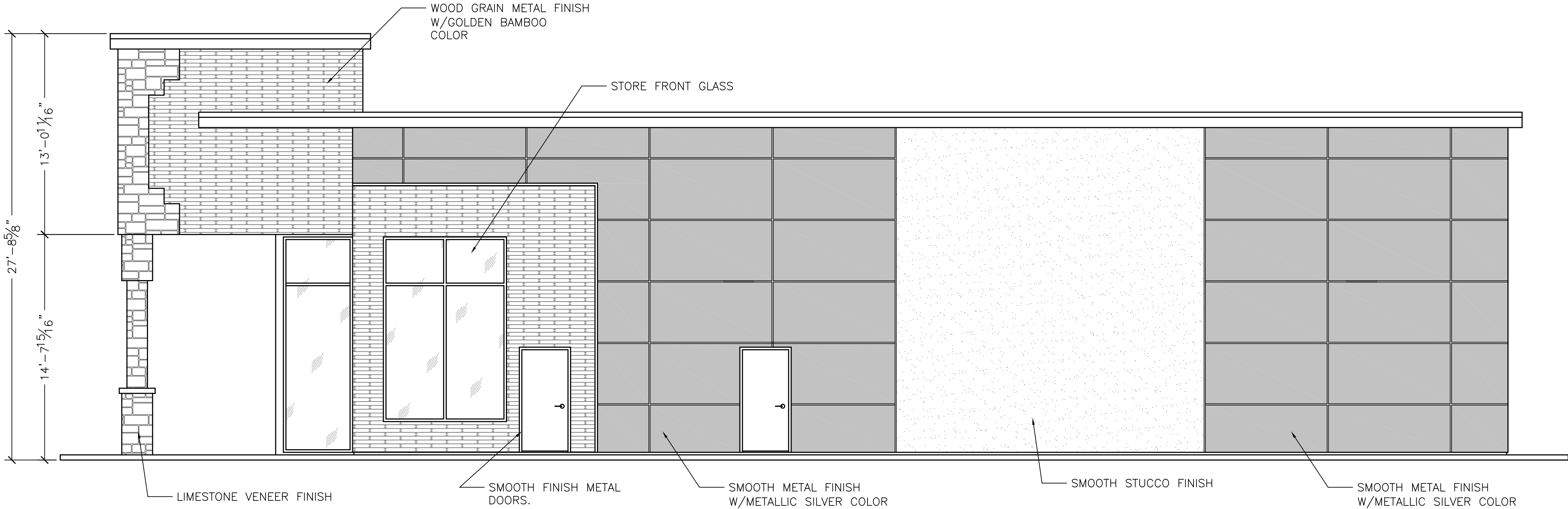
NEIGHBORHOOD CONTEXT MAP
CONSTRUCTION SITE
SITE ADDRESS: 102 HARVEST DR. WILLOWS, CA 95988
SITE APN: 017-350-008
DRAWING INFORMATION
LATEST REVISION DATE:
08-18-22
09-27-22
10-07-22
11-29-22
RV.1
RV.2
RV.3

DRAWN BY: GDR
FILE NAME: 22-0718-LAYTHEN
DRAWING SCALE: 1" = 100'



FRONT ELEVATION (SEE SHEET A3.3 FOR FINISH DETAILS)

SCALE: NOT TO SCALE



RIGHT SIDE ELEVATION (STREET VIEW) (SEE SHEET A3.3 FOR FINISH DETAILS)

SCALE: NOT TO SCALE

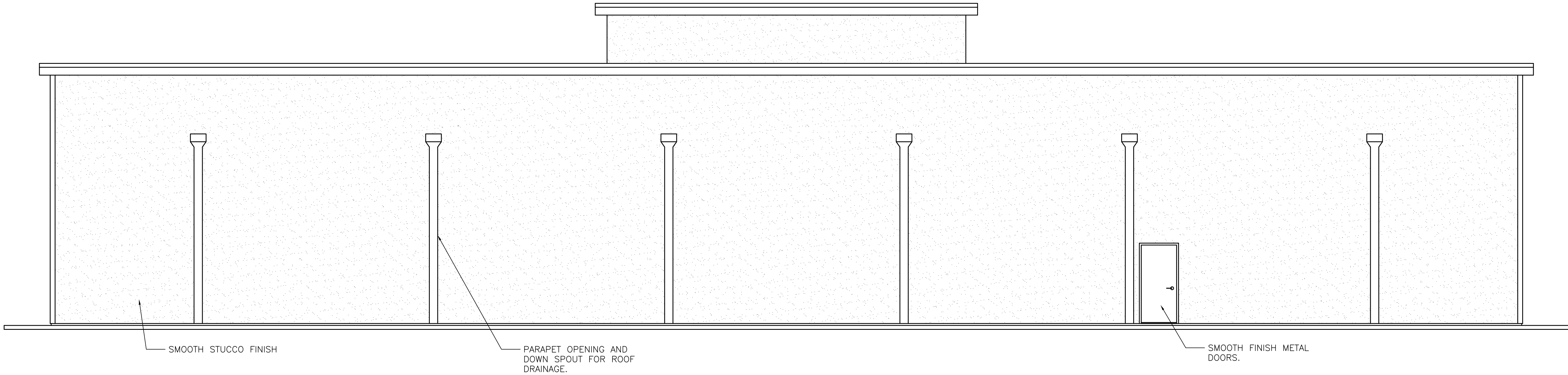
CONTRACTOR / DESIGNER OF RECORD	ENGINEER INFO
	COMPANY: MICHAEL ROBERTS CONST.
	CONTACT NAME: MICHAEL ROBERTS
	PHONE: 530-921-3746

JURISDICTION	BUILDING DEPARTMENT
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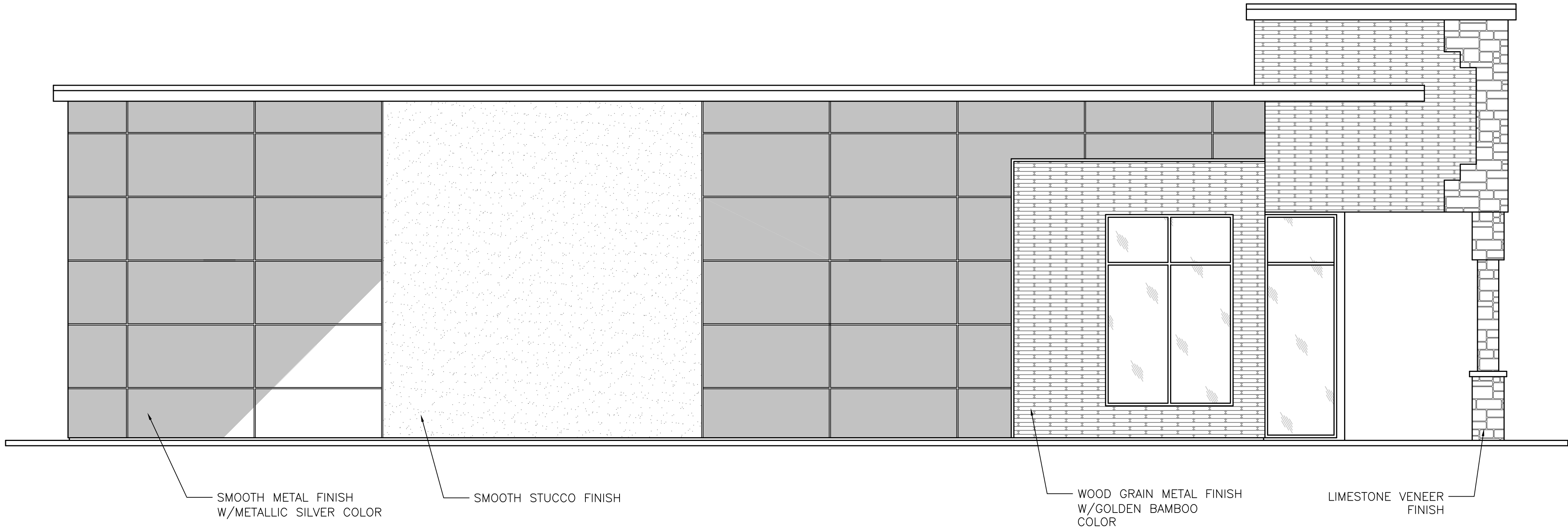
ELEVATIONS	CONSTRUCTION SITE	
	SITE ADDRESS: 102 HARVEST DR. WILLOWS, CA 95988	
	SITE APN: 017-350-008	
	DRAWING INFORMATION	
	LATEST REVISION DATE:	
	12-07-22	
	XX-XX-XX	RV.1
	XX-XX-XX	RV.2
	XX-XX-XX	RV.3

DRAWN BY: GDR
FILE NAME: 22-0718-LAYTHEN
DRAWING SCALE: 3/16" = 1'



REAR ELEVATION (SEE SHEET A3.3 FOR FINISH DETAILS)

SCALE: NOT TO SCALE



LEFT SIDE ELEVATION (SEE SHEET A3.3 FOR FINISH DETAILS)

SCALE: NOT TO SCALE

ENGINEER INFO

COMPANY:
MICHAEL ROBERTS CONST.

CONTACT NAME:
MICHAEL ROBERTS

PHONE:
530-921-3746

JURISDICTION

BUILDING DEPARTMENT

NAME:
CITY OF WILLOWS

ADDRESS:
201 N. LASSEN ST.
WILLOWS CA 95988

PHONE:
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OWNER

OWNER INFO

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PHONE:
707-298-8105

CONSTRUCTION SITE

SITE ADDRESS:
102 HARVEST DR.
WILLOWS, CA 95988

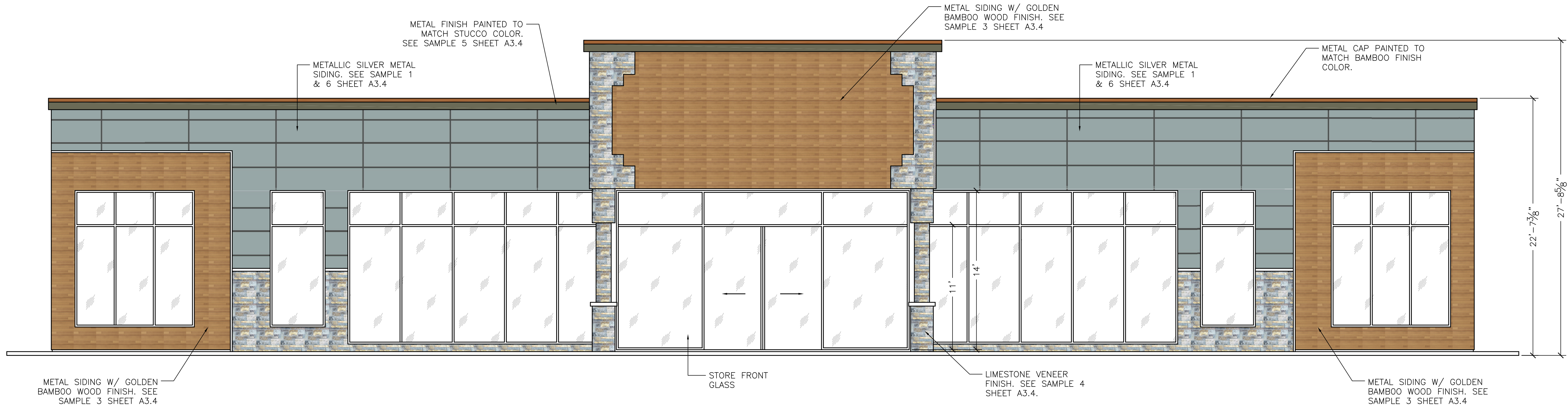
SITE APN:
017-350-008

DRAWING INFORMATION	
LATEST REVISION DATE:	
12-07-22	
XX-XX-XX	RV.1
XX-XX-XX	RV.2
XX-XX-XX	RV.3

DRAWN BY:
GDR

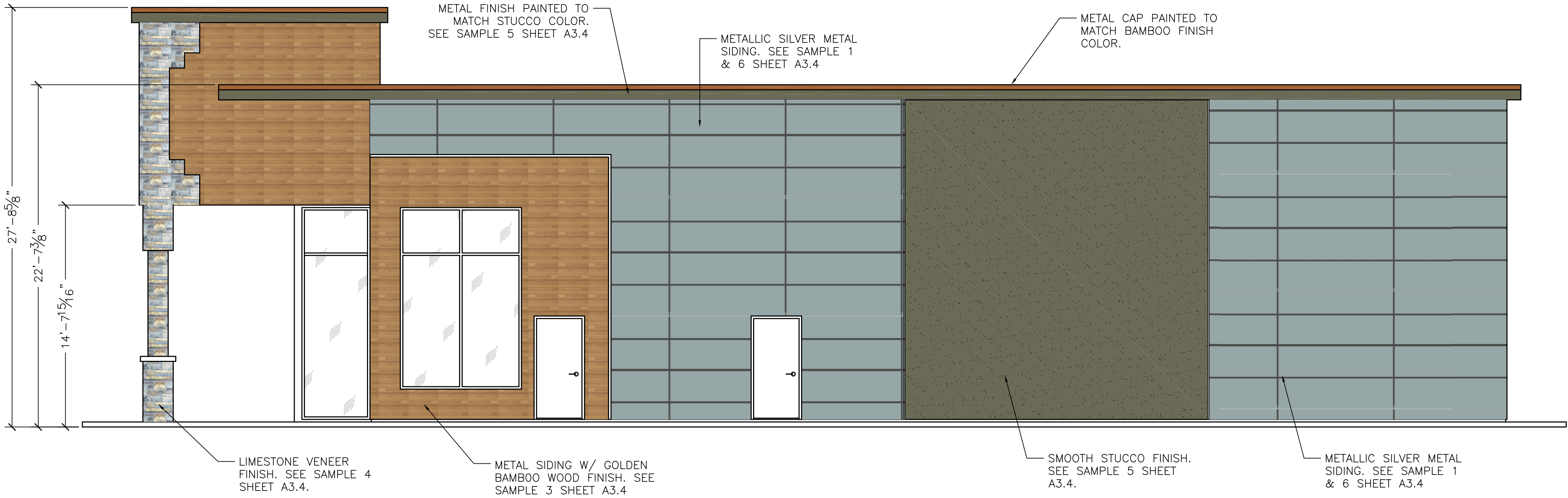
FILE NAME:
22-0718-LAYTHEN

DRAWING SCALE:
3/16" = 1'



FRONT ELEVATION

SCALE: NOT TO SCALE



RIGHT SIDE ELEVATION (STREET VIEW)

SCALE: NOT TO SCALE

ENGINEER INFO
COMPANY:
MICHAEL ROBERTS CONST.
CONTACT NAME:
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WILLOWS, CA 95988
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017-350-008

DRAWING INFORMATION
LATEST REVISION DATE:
12-07-22
XX-XX-XX RV.1
XX-XX-XX RV.2
XX-XX-XX RV.3

DRAWN BY:
GDR
FILE NAME:
22-0718-LAYTHEN
DRAWING SCALE:
3/16" = 1'

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

A3.4

SOUTH WILLOWS COMMERCIAL CENTER

PLANNED DEVELOPMENT STANDARDS

June 29, 2009

From the CC District

- 1) Banks, business offices, food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments.
- 2) Music and dance studios.
- 3) Printing shops and photographic stores.
- 4) Cafes, restaurants and catering shops.
- 5) Art and antique shops, pawn shops, and florists.
- 6) Newspapers and commercial printing shops and repair shops.
- 7) Laundries.
- 8) Barber shops and beauty parlors.
- 9) Libraries.
- 10) Movie theaters.
- 11) Museums and galleries.
- 12) Bakeries, including only retail sales on the premises and baking to supply not more than three (3) retail outlets.
- 13) Outdoor advertising signs and structures pertaining to the use or operation on the site and not exceeding two (2) square feet of sign per linear foot of site frontage.
- 14) Professional offices, studios, and clinics.
- 15) Public utility offices, substations, communications equipment buildings and related structures and uses unless a Conditional Use Permit is required for such uses by other provisions of the City of Willows Zoning Ordinance.
- 16) Incidental storage when contained within an enclosed building and when it is clearly incidental to an integral to the operation of the primary business.
- 17) Other uses, which, in the opinion of the Planning commission are similar to those uses listed above.
- 18) Health Clubs (moved from conditional).
- 19) Hotels, motels and similar lodging facilities (moved from conditional).
- 20) Churches and civic clubs (moved from conditional).

From the CG District

- 21) Pet shop and veterinarian offices.
 - 22) Mortuaries and funeral parlors.
 - 23) Private schools and business colleges.
 - 24) Commercial parking lots and parking garages.
 - 25) Automobile service stations.
-

From the ML District

- 26) Assembly and storage of goods, materials, liquids and equipment, except storage of flammable or explosive matter or materials which create dust, odors or fumes,
- 27) Wholesale and storage warehouses.
- 28) Feed stores.
- 29) Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, materials or produce by electric power, oil or gas (except operations involving fish fats and oils, bones and products or similar substances commonly recognized as creating offensive conditions in the handling thereof).
- 30) Dyeing and dry cleaning plants, rug cleaning plants, laundries, veterinary hospitals and enclosed animal kennels, cabinet shops, and construction materials yards (including gravel, rock and cement materials yards).
- 31) The following, when conducted within a building or enclosed within a solid wall or fence of a type approved by the Planning Commission not less than six (6) feet in height: Major automobile repairs, body and fender repair shops, auto painting shops, cooperage and bottling works, sheet metal shops, welding shops, truck terminals and retail lumberyards.
- 32) Automobile sales and service including used car lots.
- 33) Caretaker's residence provided that the legally established use requires the continuous supervision of a caretaker or security person.

SECTION 2.0: CONDITIONAL USES

- 1) Boarding houses and group dwellings,
- 2) Bars and cocktail lounges,
- 3) Adult businesses.
- 4) Other uses which, in the opinion of the Planning Commission, are of similar nature to those uses listed above.

SECTION 3.0: DEVELOPMENT STANDARDS

	Commercial Lots	Industrial Lots
Maximum Acreage'	15 acres	50 acres
Minimum Lot Size	5,000 square feet	10,000 square feet
Yards		
Front	0	0
Side	0	0
Rear	12 feet if accessible from a street or alley	0
Lot Coverage (Gross Building sq.ft.)	75%	60%
Height	35 feet, maximum	50 feet, maximum
Loading	1 private off-street	1 private off-street

	space per 25,000 gross square feet of building area	space per 50,000 square feet of building area
Parking	Section 9 of the City of Willows Zoning Ordinance, June 2000	Section 9 of the City of Willows Zoning Ordinance, June 2000
Signs	Section 10 of the City of Willows Zoning Ordinance, June 2000	Section 10 of the City of Willows Zoning Ordinance, June 2000
Noise Regulations: Uses within the South Willows Commercial Center shall be subject to and follow the noise regulations established by the City of Willows.		

¹: **This regulation limits the total commercial acreage in the 50 acre project to 15 acres. The total SO acre project may be built out with industrial uses.**

SOUTH WILLOWS COMMERCIAL CENTER

DESIGN GUIDELINES

June 29, 2009

South Willows Commercial Center Design Guidelines

I) PURPOSE: The purpose of the Design Guidelines is to communicate with the development community in advance the design expectations for all future projects within the South Willows Commercial/Industrial Center to facilitate the review process. The goal is to facilitate the fair and consistent application of design objectives which will guide future development to ensure each new building: is appropriately placed on each site; the height, bulk and mass of the building is consistent with the desires of the community and the surrounding commercial projects; and that the materials utilized for the building reflect the agricultural setting of the site.

II) APPLICABILITY: To accomplish this purpose, the guidelines within this section apply to all new development in the South Willows Commercial Center. These guidelines should be used by owners/developers when designing projects. Substantial changes to these guidelines will require approval by the City of Willows planning staff.

III) ORGANIZATION: The Design Guidelines in this section are organized into two main sections: Site Design and Architecture.

IV) SITE DESIGN:

A) Circulation and Parking

Design Objective: Develop a circulation system within the project that promotes the safe movement of motor vehicles and pedestrians.

Design Guidelines:

- i. Integrate signage and other elements that facilitate way finding and emergency vehicle access.
- ii. Provide proper internal vehicle stacking distance at entrances.
- iii. Include safe and convenient pedestrian connections across parking lots and driveways. Delineate pedestrian pathways by providing physical separation or visual separation in texture or color.
- iv. Where practical, develop parking areas that are shared by multiple buildings
- v. For buildings/projects primarily dedicated to retail use:
 - a. Use canopy trees in the customer parking lots to provide additional shading and to reduce "heat island" impacts.
 - b. Where practical, keep truck access/delivery areas separate from customer parking areas.

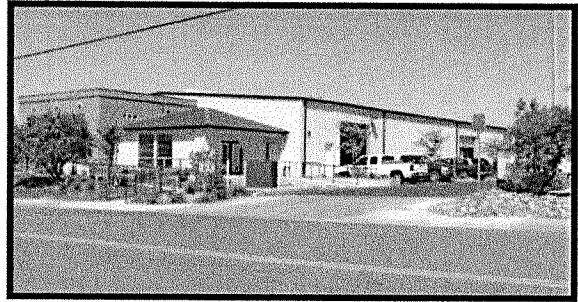


B) Building Placement and Orientation

Design Objective: For sites located adjacent to the Commercial Street, locate buildings to make a positive contribution to the streetscape

Design Guidelines for lots adjacent to the Commercial Street:

- i. Orient building to screen storage and outdoor yard areas to the maximum extent feasible.
- ii. Orient office uses forward, toward the front of the site
- iii. For lots adjacent to the Commercial Street, design vehicle, equipment and material storage areas on the side or rear of buildings to minimize views from public areas. Utilize fencing and/or landscaping to screen views.
- iv. Separate public/visitor areas from truck delivery and maneuvering areas where practical.
- v. Screen trash enclosures with walls, fencing and/or vegetation.
- vi. At primary pedestrian building entrances, provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions
- vii. Parking spaces should be accessible to building entries.
- viii. Fencing should be constructed of chain link with wood or plastic slats. No fence shall exceed ten feet in height.
- ix. For buildings developed on the rear lots, not adjacent to the Commercial Street:
 - a. Access must be from the dedicated common driveway.
 - b. The common driveway may not be used for parking or stacking.
 - c. The lot must be fenced from the adjacent lots if not under the same ownership.
- x. For buildings developed primarily for retail use:
 - a. Customer parking should be located in proximity to customer entrances.
 - b. Truck loading should be located away from pedestrian/customer areas.



C) Signage and Lighting

Design Objective: Provide building and pedestrian lighting that promotes safety and enhances architectural details

Design Guidelines:

- i. In multi-building projects, coordinate signage design and materials, including building addresses, to create a consistent style of building identification.

- ii. In multi-building projects, street number signs should be provided at main entrances using directory signs. On individual buildings, building address numbers should be readable from the street.
- iii. Building signage shall clearly communicate business name and if desired company product.
- iv. Select lighting fixtures that complement the general architectural style of the development.
- v. Provide security lighting that is both effective and attractive to promote a safe and secure facility.
- vi. Light sources should be concealed or shielded to the maximize extent necessary in order to reduce and minimize the effects of light glare and shall be directed away from the vision of passing motorists.
- vii. Use energy efficient light fixtures
- viii. Locate fixtures away from tree canopies when possible.

D) LANDSCAPING

Design Objective: Install landscaping that makes a positive contribution to the streetscape.

Design Guidelines:

- i. Design the project landscape to enhance the Commercial Street.
- ii. Low water use and drought tolerant trees, plants and ground cover are preferred
- iii. Shade trees should be located in the larger customer parking lots serving primarily the retail uses. Enclosed service, loading and storage areas are excluded
- iv. Coordinate landscaping plans with above and below ground utility locations.
- v. Use a combination of evergreen and deciduous trees and shrubs.
- vi. Use trees and shrubs to break up large building expanse.

V) ARCHITECTURE:

A) Building Design

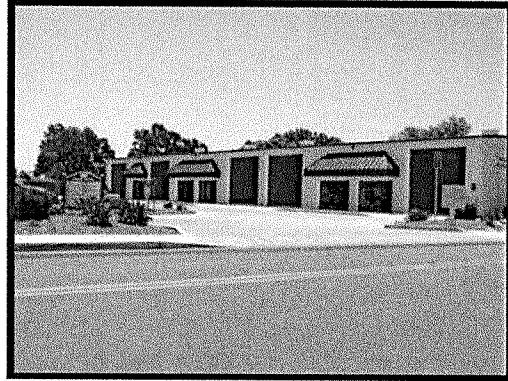
Design Objectives: Develop attractive, functional and lasting buildings consistent with the desires of the community and the surroundings.



Design Guidelines:

- i. Forms and shapes should be used to break up building mass where practical and where consistent with the proportions of the architectural style selected and surrounding uses.
- ii. Where the building mass cannot be broken up due to unique use constraints (i.e. manufacturing or warehouse space) building walls should be articulated through the use of texture, color, material changes, shadow lines and other façade treatments including providing landscaping along the building walls.

- iii. Encourage the architectural integration of exposed industrial systems and equipment as a design option where practical.
- iv. All elevations generally visible from public view should reflect the overall design, colors and textures used on the front façade
- v. Design multi-building projects to include consistent design elements throughout the project.
- vi. Roof mounted mechanical equipment should be screened to the extent practical.
- vii. Where practical, orientate favorable elevation of office or warehouse toward Commercial Street.
- viii. For lots adjacent to the Commercial Street, design loading docks on the sides or rear of buildings to minimize views from the road. Utilize setbacks and/or landscaping to minimize view from neighboring property.



B) Building Materials and Colors

Design Objectives: Use building materials and colors that clearly support a projects overall design concept, style and blend with local surroundings.

Design Guidelines:

- i. For building siding, utilize metal, concrete, textured concrete, stone/concrete block, and /or stucco.
- ii. Details can introduce accent colors and materials; however, avoid too many bright colors which overpower the building.
- iii. Paint roll-up doors and service doors to blend with the main building colors.
- iv. Buildings should have clearly defined public and employee entrances incorporating a combination of elements
- v. Building colors shall reflect the agricultural setting of the site and compliment colors of surrounding building or structures.

VI) APPLICATION REVIEW PROCESS:

A) Administrative Review: City of Willows Planning Department Staff will utilize the South Willows Commercial Center Design Guidelines to review and approve, or approve with conditions all future development within the project boundary.

B) Planning Commission Review: In the event that City of Willows Staff is concerned with the proposed design of a project within the South Willows Commercial Center, at the discretion of the City Manager, said development applications may be forwarded to the Planning Commission for final Design Review.



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



CEQA INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Project Title: South Willows Commercial and Industrial Center
CASE NUMBER: TM09-01; #UP09-01; #PD09-01

Lead Agency Name and Address: City of Willows
 201 North Lassen Street
 Willows, CA 95988

Project Location: Tehama Street (southern portion of City of Willows, and of Interstate Hwy 5)
APN: 001-09-1-012-0; 001-10-1-003-0; 001-10-2-014-0; 017-17-0-011-0; 017-17-0-017-9.

Project Sponsor's Name and Address: Basin Street Properties
 201 First Street, Suite 100
 Petaluma, CA 94952

General Plan Designation(s): Commercial and Industrial

Zoning: General Commercial (CG); Light Industrial (ML); Planned Development (PD).

Contact Person: Brian Millar, Contract City Planner

Phone Number: 530.934.7041

Date Prepared: June 10, 2009

Public Review Period: June 19, 2009 – July 20, 2009

Project Description: The project site is located in the southern portion of the City of Willows. It occupies an area immediately east of California Interstate Highway 5 and west of Tehama Street. The total ownership encompasses approximately 200 acres. The project (55+- acres) consists of a major subdivision, use permit application, and Planned Development (PD) combining district application to develop the South Willows Commercial/Industrial Center consisting of 22 lots, 2 commonly owned parcels (Parcels A and B, detention pond areas), and a remainder parcel (143+- acres). The remainder parcel would be developed under a separate land use entitlement (Planned Development) at a future date. The remainder parcel will focus on residential development consistent with the site's General Plan Land Use Designation and zoning. The development is intended to accommodate future general commercial and/or light industrial uses. The subdivision proposes a range of lot sizes from 1 to 3+ acres in size. Included as part of this application are development standards proposed by the applicant, as well as a list of proposed permitted and conditional uses which would apply to the proposed PD. Access to the project site would be provided by the proposed Commercial Street which would intersect Tehama Street approximately 2000' south of County Road 53.

The applicant proposes to develop the property in four phases. Phase 1 will include the installation of off-site public utilities; improvements to existing Tehama Street and construction of Commercial Street (on-site); on-site public utilities within the limits of Phase 1, the development of Lots 12-17; and the

development of Parcels A and B. Phase 2 will include the extension of all public improvements and utilities through the limits of Phase 2, and the development of Lots 9-11 and 18-20. Phase 3 will include the extension of all public improvements and utilities through the limits of Phase 3, and the development of Lots 3-6 and 21. Phase 4 will include the completion of all public improvements and utilities through the limits of the Project and the development of Lots 1-5. All on-site power lines will be placed underground.

The project will include the installation of new public water mains, fire hydrants and building sprinkler lines to comply with Fire Department requirements. Project drainage improvements and detention ponds will be installed consistent with the South Willows Drainage Study prepared by Lafranchi & Associates (May 2009) to ensure proper site drainage and storm water management. The project will install a new 16" public water main along Tehama Street from the existing California Water Company facilities near the intersection of County Road 53 and Tehama Street to the proposed Commercial Street intersection. The project will provide a new 12" water main in the proposed public street from the new 16" public water main to the end of the public road to service the project. The proposed on-site system will be publicly owned and maintained. A new sanitary sewer main will be installed from the intersection of Tehama Street and the proposed Commercial Street under the existing water channels and Southern Pacific Railroad tracks to the existing 18" sanitary sewer trunk line located east of the railroad tracks. The size of the sewer main will be determined by the City during the plan review and approval process.

The applicant proposes an irrevocable offer of dedication on Lot 21 that would extend from the proposed Commercial Street to the southern common property line. This offer would also be utilized as an Emergency Vehicular Access (EVA) connecting to an EVA (a farm access road) that runs along the southern property line. Draft Development Standards and Design Guidelines have been prepared by the applicant and are part of the overall project review process.

Environmental Setting and Surrounding Land Uses: The City of Willows is located in Glenn County approximately 85 miles north of Sacramento on Interstate Highway 5. The majority of the City lies east of Interstate Highway 5 and has developed with a grid street pattern and relatively traditional residential/commercial/industrial uses types and construction.

The project area is currently vacant and is relatively flat, having been in agricultural use for many years. The 200+- acre ownership lies immediately south of the Glenn-Colusa Canal, and is situated between Interstate Highway 5 to the west and Tehama Street to the east. Agricultural fields and operations are located throughout this vicinity. There is an existing drainage channel located adjacent to Tehama Street. There are no curb, gutter or sidewalk improvements along the site frontages.

A 5.3 acre wetland area has been identified in the southwest corner of the project area. Proposed Lot 22 (8.5 acres) encompasses the wetland area and will not be developed.

The surrounding land uses include:

- North: Vacant, agricultural, Glenn-Colusa Canal
- South: Agricultural, low density single-family residential
- East: Tehama Street, Southern Pacific Railroad, agricultural
- West: Interstate Highway 5, agricultural

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Glenn County Air Pollution Control District
- Regional Water Quality Control Board
- City of Willows Building Department
- City of Willows Public Works Department
- City of Willows Fire Department
- California Water Service
- Glenn-Colusa Irrigation District

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature:

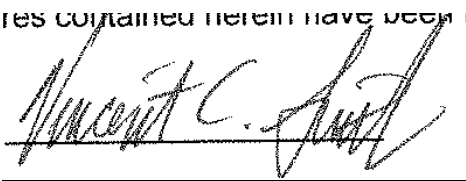


Date June, 18, 2009

Planner's Printed Name Brian Millar, Contract
Staff

City of Willows

The mitigation measures contained herein have been reviewed and accepted by the project applicant:

Applicant's Signature 

Date: 6/17/09

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment.

I. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project proposes a subdivision for the phased construction of commercial and light industrial buildings on a parcel that is currently vacant and relatively flat. The site is situated adjacent to the east side of Interstate Highway 5. This segment of Interstate 5 is not designated as highly scenic by the State of California. There are no known scenic overlay zones in this vicinity. Portions of the site are planted with agricultural crops such as winter wheat, while other portions of the site are dominated by various non-native grass species.

It is anticipated that future construction on the site would introduce light sources in an area that currently has minimal night lighting. Future light sources would primarily be comprised of exterior lighting on commercial and industrial structures, as well as parking lot security lighting. In addition, structure roofing and glass windows may result in glare, which could impact neighboring residences and travelers on Interstate 5.

In order to address potential aesthetic concerns, the applicant retained the services of Land Image, Landscape Architects and Planners. Application materials include a series of six renderings dated May 27, 2009 depicting conceptual lot configuration, master landscape entry treatment, master landscape plan, construction perspective from Tehama Street with 7-10 year vegetation growth, construction perspective from I-5 with 7-10 year vegetation growth, and elevation from proposed Commercial Road. In addition, the applicant has prepared a proposed set of Design Guidelines which would be adopted by the City to facilitate review of future construction on this site. The stated purpose of the Design Guidelines is to communicate to the development community in advance what the design expectations are for future projects located within the South Willows Commercial and Industrial project area. The proposed guidelines address the following items: site design, circulation and parking, building placement and orientation, signage and lighting, landscaping, and architectural building design objectives, including building materials and colors.

The project is situated immediately south of relatively developed residential and commercial area that exists in the City north of the Glenn-Colusa Canal. The project area is located within the city limits of Willows, and has been identified as a future growth area for residential, commercial, and industrial uses. The proposed subdivision would create new parcels consistent with much of the existing development adjacent to I-5 in this vicinity and would not substantially degrade the existing visual character or quality

of the site and its surroundings. The applicant has submitted landscaping plans, design guidelines, and PD requirements which are intended to address aesthetics considerations and potential impacts related to this issue. Development associated with this project would increase the amount of night time light and daytime glare in this area, however, given mitigation as listed below, impacts from this proposal are anticipated to be **less than significant**. (a, b, c, d)

Mitigation Measures:

1. Future construction shall adhere to the Design Guidelines and Planned Development requirements as adopted for this project.
2. All reflective structure surfaces such as windows and roofs shall be designed, treated, and installed as to reduce glare and sun reflection off-site, especially in the direction of Interstate 5. Building plans shall be reviewed by the Planning Director to ensure compliance with this condition prior to the issuance of building permits.
3. Prior to the issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Planning Director. The Final Lighting Plan shall include, but not be limited to, the following:
 - a. Details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does not adversely shine towards neighboring properties, or toward the night sky.
 - b. Lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow.
 - c. Sufficient details regarding the proposed wattage and area of coverage for all site lights
4. A Final Landscaping Plan shall be submitted to the City by the project applicant for review and approval by the Planning Director prior to the issuance of building permits. This plan shall include, but not be limited to, the following:
 - a) A planting legend that includes the names, location, coverage area, and canopy cover of all vegetation proposed for the site;
 - b) A planting schedule for all vegetation installed on the site; and
 - c) A maintenance schedule for on-site vegetation, including a watering schedule and irrigation system design.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed project would allow for the subdivision of 55 acres of land currently zoned for commercial and industrial use. Although the project site shows evidence of past and present agricultural use, the site is not zoned for agricultural uses. The project site is not in an agricultural preserve. According to the Glenn County Farmland Mapping and Monitoring Program map published April 2008 by the California Department of Conservation, the project site is designated as Prime Farmland.

A review of both the Glenn County General Plan and City of Willows General Plan indicate that the subject property has been slated for development for several years. Consideration has been given to providing for growth within the City limits in areas where public services and infrastructure are readily available. It is recognized by both of the above referenced general plans that development of this area supports compact development and reduces the potential sprawl of development further into surrounding agricultural lands located outside of the Willows Urban Limit Line.

The site was annexed with the specific purpose/intent of urban development in 1989. The City's General Plan has anticipated urban development since that time, and is further recognized through the Zoning Map for such uses. The site is fully within the Urban Limit Line established with Glenn County. The project does not involve and will not encourage premature annexation or conversion of agricultural lands for urban use (the site is in the City and has been planned for urban use for many years). Necessary public infrastructure such as City services (water and sewer lines) will be located in Tehama Street right-of-way and will not, by extension to the site, interfere with or result in any changes to area agricultural operations. The urban uses of the site will not conflict with or otherwise interfere with surrounding agricultural uses.

Given the above, impacts associated with this issue are considered to be less than significant and no further analysis or mitigation relative to this topic is required. (a, b, c)

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The Glenn County Air Pollution Control District (GCAPCD) reviewed the proposed project. In a comment letter dated April 15, 2009, the GCAPCD stated that the proposed project is located in proximity to the Wilbur-Ellis Company d.b.a. Glenn Fertilizer which handles and stores large amounts of various pesticides and fertilizers, including anhydrous ammonia and ammonium hydroxide solution (aqua ammonia). The anhydrous ammonia and aqua ammonia are listed as Federally Regulated Extremely Hazardous Substances. Glenn Fertilizer has prepared a risk management plan which addresses the offsite consequences of several possible release scenarios of these materials. According to the GCAPCD, the proposed project is within the range for both the worst case release scenarios and the alternate release scenarios. The GCAPCD indicates, that in the event of a spill or leak, the project area could be vulnerable given the proximity of this project to Glenn Fertilizer. In order to address this concern, the applicant has incorporated emergency access routes into the subdivision circulation plans to alleviate emergency evacuation concerns. The applicant proposes an irrevocable offer of dedication on Lot 21 that would extend from the proposed Commercial Street to the southern common property line. This offer would also be utilized as an Emergency Vehicular Access (EVA) connecting to an EVA that runs along the southern property line. Mitigation for this item is included in Section 7, Hazards and Hazardous Materials, of this Initial Study.

Additionally, the GCAPCD commented that the District may require "Authorizations to Construct" for any boilers, generators (over 50HP), or other diesel, natural gas, or propane fired equipment that will be permanently kept at the site. Finally, the GCAPCD stated that contractors hired for the construction and build out phases of the project shall comply with the California Air Resources Board Portable Equipment Registration Program requirements.

With respect to air quality related to vehicle emissions, it is noted that the project plans call for the inclusion of a bus stop near the entrance to the project area.

The primary odor/dust receptors of concern are the occupants of the residences located in the general vicinity. There are relatively few residences in this vicinity at this time. The proposed project will result in short-term impacts associated with construction activities, including grading activities. Adequate dust suppression methods should be implemented during grading and construction activities in order to minimize the generation of fugitive dust. Methods may include the use of palliatives, frequent watering, or other similar methods. (a, b, c, d, e)

Mitigation Measures:

5. Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods.
6. The applicant shall secure a grading permit from the Building Division and shall adhere to all grading permit conditions, including Best Management Practices. All fill areas and other areas disturbed by grading shall be treated in a manner that will reduce dust, including landscaping or erosion control hydro seeding.
7. During construction activities, the contractor shall remove daily accumulation of mud and dirt on paved roads that serve the project site.
8. Glenn County Air Pollution Control District "Authorization to Construct" will be required for any boilers, generators (over 50HP), or other diesel, natural gas, or propane fired equipment that will be permanently kept at the community.
9. Contractors hired for the construction and build out phases of the project shall comply with the California Air Resources Board Portable Equipment Registration Program requirements.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

WRA, Environmental Consultants Inc. performed an assessment of biological resources at the 55 acre project site and reported their findings in a report titled Biological Resources Assessment dated March 20, 2009. Based upon a review of available resources and databases as described in the WRA report, 19 special status plant species have been documented in the vicinity of the Study Area; however, none of these species are likely to occur in the Study Area due to its long-term agricultural use. No special status plant species were observed in the Study Area during the assessment site visit. No critical habitat has been designated for any listed species for the Study Area. No further surveys or mitigation measures regarding special status plant species are recommended.

Eleven special status wildlife species have a moderate or higher potential to occur within the Study Area. Potential impacts to special status species may be summarized as potential impacts to bats, potential impacts to sensitive bird species or potential impacts to sensitive herpetofauna.

The Pallid Bat has the potential to roost in the trees and buildings in the southeastern portion of the Study Area (proposed Parcel B). Disturbance or removal of these trees and buildings may impact potential bat roost sites, however based upon the project description supplied by the applicant, the project does not proposes any changes to the trees and building described in the WRA report. According to the WRA report, disturbance or removal of these trees and buildings may impact potential bat roost sites. As with birds, bat roost sites can change from year to year, so pre-construction surveys are usually necessary to determine the presence or absence of bat roost sites in a given area. Pre-construction bat surveys do not need to be performed if work is conducted between September 1 and October 31, after young have matured and prior to the bat hibernation period. However, if it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys should be conducted. Pre-construction bat surveys involve surveying trees and buildings subject to removal or demolition for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found and project impacts cannot be avoided, then biologists should conduct acoustic surveys between April and September under appropriate conditions using an acoustic detector, to determine whether a site is occupied. If bats are found, they should be excluded from occupied roosts in the presence of a qualified biologist during the fall prior to construction. Mitigation is included below in the case where these buildings and/or trees would be disturbed by the subject project. No further study of mitigation is required with respect to the Pallid Bat if this area is left undisturbed.

The WRA assessment determined that five sensitive bird species may use the Study Area for breeding habitat: White-tailed Kite, Swainson's Hawk, Loggerhead Shrike, Grasshopper Sparrow and Song Sparrow (Modesto Population). The WRA report recommends that any vegetation removal in or adjacent

to the Study Area be removed during the non-breeding season (September through February). If this is not possible, it is recommended that pre-construction breeding bird surveys be conducted within 14 days of ground disturbance to avoid disturbance to active nests, eggs, and/or young. In addition, if site grading occurs during the Swainson's Hawk breeding season (March-August), the project proponent should conduct CDFG-recommended protocol-level surveys prior to construction per the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (CDFG 2000b). The area to be surveyed should include a 0.5-mile radius area including and surrounding the Study Area. If active nests are found, consultation with CDFG will be required and mitigation measures consistent with the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (CDFG 1994) would most likely be instituted. No action is required if the grading is completed from September thru February such that the site does not provide foraging habitat during the breeding season.

Pond turtle may use the canal for foraging and may use the uplands as potential breeding habitat. The WRA report recommends that the ditch adjacent to the Study Area be drained prior to construction activities in order to encourage pond turtle to vacate the Study Area. If this is not feasible due to issues associated with Section 404 Waters of the United States (see discussion below), it is recommended that an exclusion fence be installed adjacent to the ditch in order to preclude turtles from nesting in the Study Area.

The WRA concluded that the ditch at the eastern end of the Study Area may also provide suitable foraging and estivation habitat for the Giant Garter Snake (GGS). Visual encounter surveys were initiated in spring 2007. Ten surveys were conducted by qualified biologists from May 4th to June 1st, 2007. The ditch was surveyed from the southern portion of the Study Area, north, until its terminus at the Glenn-Colusa Canal. The portion of the canal from Interstate Highway 5 to South Tehama Street was surveyed as well. No GGS were observed. The WRA indicates that an exclusion fence is recommended to be installed along the drainage ditch.

WRA prepared a Section 404 "Waters of the United States" Determination and prepared a report dated May 2009 describing their results. The WRA study concluded that the project area contains "5.3 acres of wetland and 6,110 linear feet of other Waters that may be considered jurisdictional under Section 404 of the Clean Water Act." The report indicated that the wetland area had extended ponding for greater than 14 days. In response to the wetland delineation described above, the applicant revised their proposal and established Lot 22 which is 8.5 acres in size and encompasses the identified 5.3 acre wetland area. In addition, the applicant has proposed a 10' setback from this area to ensure greater protection of the wetland.

The Glenn-Colusa Canal will be crossed with clear span bridge at the future extension of Commercial Street. Footings will be placed up and outside of the canal, and will not encroach on the canal. There will be no impacts to vegetation within the canal or the canal itself based upon the bridge design.

With respect to the drainage channel adjacent to Tehama Street, water was observed in the drainage ditch at the time of the WRA field inspection. The ditch conveys runoff and water from the Glenn-Colusa Irrigation Canal into the project area and agricultural fields to the south. The WRA report states that "As per 33 CFR 328.3(a)(5) of the Clean Water Act, the Corps has jurisdiction over 'tributaries of navigable waters'. This definition extends to agricultural drainage ditches given they are tributary to a jurisdictional water. Therefore, as a tributary to the Glenn-Colusa Canal, the agricultural drainage ditch may be regulated by the Corps as a "water of the U.S." Mitigation is recommended below to address this issue. (a, b, c, d, e, f)

Mitigation Measures:

10. The Pallid Bat has the potential to roost in the trees and buildings in the southeastern portion of the project area (proposed Parcel B). Disturbance or removal of these trees and buildings may impact potential bat roost sites. If these trees and buildings are left undisturbed, no further mitigation is required. If this area is to be disturbed as part of this project, pre-construction

surveys will be required to determine the presence or absence of bat roost sites. Pre-construction bat surveys do not need to be performed if work is conducted between September 1 and October 31, after young have matured and prior to the bat hibernation period. However, if it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys shall be conducted pursuant to criteria specified in the WRA Biological Assessment dated March 20, 2009.

11. With respect to the five sensitive bird species identified in the WRA Biological Assessment, vegetation removal in or adjacent to the project site should take place during the non-breeding season (September through February). If this is not possible, pre-construction breeding bird surveys shall be conducted 14 days prior of ground disturbance to avoid disturbance to active nests, eggs, and/or young. If site grading occurs during the Swainson's Hawk breeding season (March-August), the project proponent shall conduct CDFG-recommended protocol-level surveys prior to construction per the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (CDFG 2000b). The area to be surveyed shall include a 0.5-mile radius area including and surrounding the project site. If active nests are found, consultation with CDFG will be required and mitigation measures consistent with the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (CDFG 1994) will be required. No action is required if the grading is completed from September thru February such that the site does not provide foraging habitat during the breeding season.
12. According to the WRA report dated March 20, 2009, the Pond turtle may use the waters in the project vicinity for foraging and may use the uplands as potential breeding habitat. The WRA report recommends that the ditch adjacent Tehama Street east of the project site be drained prior to construction activities in order to encourage pond turtle to vacate this area. If this is not feasible due to issues associated with Section 404 Waters of the United States (see discussion below) or other concerns, an exclusion fence shall be installed adjacent to the ditch in order to preclude turtles from nesting in this location.
13. WRA Section 404 "Waters of the United States" Determination dated May 2009 concluded that the project area contains "5.3 acres of wetland" Lot 22, which is 8.5 acres in size and encompasses the identified 5.3 acre wetland area, shall remain undisturbed and shall include a 10' setback as described in the tentative map.
14. With respect to the drainage channel adjacent to Tehama Street, the WRA report dated May 2009 states that "As per 33 CFR 328.3(a)(5) of the Clean Water Act, the Corps has jurisdiction over 'tributaries of navigable waters', and as a tributary to the Glenn-Colusa Canal, the agricultural drainage ditch may be regulated by the Corps as a "water of the U.S." Any development at this location shall conform with Army Corps of Engineers requirements should it be determined that the drainage ditch is considered to be within their jurisdiction.
15. That there is evidence in the record that this project will contribute to cumulative impacts upon fish and wildlife due to a reduction in natural habitat and therefore does not qualify for a de minimus exemption from State Fish and Game fees. The applicant will be responsible for payment of these fees as authorized by Section 711.4 of the Department of Fish and Game Code.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project site is undeveloped, but has experienced past and present extensive agricultural uses which have repeatedly disturbed the project surface and soils to varying depths. It is noted that unknown resources could be uncovered during construction activities. A May 17, 2007 letter from the NE Information Center in Chico stated that, based on records search, there are no recorded prehistoric or historic sites on the subject property or in the project area. The project site contains no known paleontological resources or unique geologic sites. No human remains are likely to be encountered, as the project site has not been known to be used as a burial ground. Section 7050.5 of the California Health and Safety Code outlines procedures to be followed in the event that any human remains are found. (a, b, c, d)

Mitigation Measures:

16. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The following information has been excerpted from the Miller Pacific Geotechnical Investigation dated May 27, 2009: The site is relatively flat. Current (preliminary) grading plans call for cuts of between one and four feet within the future drainage basins at the north and south ends of the development. For drainage purposes, building pad grades will be raised by as much as 4 ½ feet. Preliminary cut/fill balance numbers call for approximately 140,000 cubic yards of import. Retaining walls in excess of three feet retained height are not likely. Other likely improvements include exterior concrete flatwork and asphalt paved driveways and parking areas.

The site is located within seismically active Northern California and will therefore experience the effects of future earthquakes. Such earthquakes could occur on any of several active faults within the region. The CDMG (1998) has mapped various active and inactive faults in the region. Active faults are defined as those that show evidence of movement in the past 11,000 years (i.e. Holocene) and have reported

average slip rates greater than 0.1 mm per year. Numerous earthquakes have occurred in the region within historic times. The results of a computer database search indicate that 25 earthquakes (Richter Magnitude 5.0 or larger) have occurred within 150 kilometers of the site area between 1836 and 2009.

Soil mapping by the United States Department of Agriculture (USDA) shown near surface site soils are predominately Meyers Clay with an area of Willows Clay mapped at the southwest corner. The USDA characterizes both the Meyers and Willows Clays as moderate to high plasticity with moderate to high shrink/swell potential. Free water was observed at approximately five feet below ground surface in borings left open for several hours after drilling. Groundwater levels are expected to fluctuate seasonally and would likely be lower during the dry seasons and could be even nearer to the ground surface during periods of intense rainfall and for a period of time after significant rainfall.

The principal geologic hazards associated with the planned development of this site are strong seismic ground shaking and relatively weak and potentially expansive near-surface soils. The site is not located within an Alquist-Priolo Special Studies Zone. The potential for fault surface rupture at the site is therefore remote. Subsurface exploration, laboratory testing, and analysis conducted by Miller Pacific indicates that the soils at and beneath the site are not prone to liquefaction. Therefore, the risk of liquefaction at the site is considered to be low and mitigation is not required with respect to this item. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These topographic conditions do not exist at the site. Thus, the site is not highly susceptible to erosion.

The site is not located adjacent to the ocean or near to significant bodies of water. Therefore, the potential hazard from seiche and tsunami is considered to be insignificant and no mitigation measures are required. The Miller Pacific report indicates that a review of FEMA flood hazard maps indicate that the property has not been designated relative to its flood potential. The area just north of the property is designated within a 100-year flood zone and areas to the southeast are designated within a 500-year flood zone.

Based on the Miller Pacific findings conclude that the site is suitable for the planned development. The primary geotechnical concerns relative to site development are relatively weak (from a pavement design point-of-view) and potentially expansive near-surface soil, careful site preparation and grading to avoid non-uniform foundation conditions at fill to native transitions, and appropriate foundation design to resist future seismic ground shaking.

Mitigation Measures:

17. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
18. Site preparation and grading, structure seismic design, foundation design, slab on-grade design, pavement design, and wintertime construction considerations shall be adhered to as described in the Miller Pacific Geotechnical Investigation dated May 27, 2009 and as adopted as part of the approved subdivision improvement plans.

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

It is not anticipated that the proposed project would require long-term storage, treatment, disposal, or transport of significant quantities of hazardous materials. Should future uses on-site handle or store hazardous materials, it will be necessary for business owners to establish a risk management plan for review and approval by the Glenn County Air Pollution Control District (GCAPCD).

A typical issue of concern is worker and public exposure to hazardous materials during construction. These hazards could result from construction-related fuel spills. Only small quantities of petroleum hydrocarbons and their derivatives (e.g. gasoline, diesel fuels, oils, lubricants, and solvents) required to

operate the construction equipment should be stored, used, and handled during project construction. These relatively small quantities associated with the construction would be below reporting requirements for hazardous materials business plans. Recommended mitigation measures below would reduce potentially significant impacts to less than significant levels with respect to this issue.

The Glenn County Air Pollution Control District (GCAPCD) reviewed the proposed project. In a comment letter dated April 15, 2009, the GCAPCD stated that the proposed project is located in proximity to the Wilbur-Ellis Company d.b.a. Glenn Fertilizer which handles and stores large amounts of various pesticides and fertilizers, including anhydrous ammonia and ammonium hydroxide solution (aqua ammonia). The anhydrous ammonia and aqua ammonia are listed as Federally Regulated Extremely Hazardous Substances. Glenn Fertilizer has prepared a risk management plan which addresses the offsite consequences of several possible release scenarios of these materials. According to the GCAPCD, the proposed project is within the range for both the worst case release scenarios and the alternate release scenarios. The GCAPCD indicates, that in the event of a spill or leak, the project area could be vulnerable given the proximity of this project to Glenn Fertilizer. In order to address this concern, the applicant has incorporated emergency access routes into the subdivision circulation plans to alleviate emergency evacuation concerns. The applicant proposes an irrevocable offer of dedication on Lot 21 that would extend from the proposed Commercial Street to the southern common property line. This offer would also be utilized as an Emergency Vehicular Access (EVA) connecting to an EVA that runs along the southern property line. Mitigation for this item is included below.

The proposed project would not be located on or near a hazardous materials site, based on a review of the California Department of Toxic Substances Control (DTSC) Calsites Database and Cortese List. A Leaking Underground Storage Tank report maintained by the Regional Water Quality Control Board did not list any leaking tanks on the project site. (a, b, c, d)

The project site is located approximately $\frac{3}{4}$ of a mile SE of the Willows Glenn County Airport, public use airport. The site is not located in either the Clear Zone or the Approach Safety Zone of the airport. However, a small portion of Lot 21 is located within the Overflight Safety Area. Future development on Lot 21 will be subject to review and comment by the Glenn County Airport Land Use Commission which will ensure that potential hazards are properly minimized.

The project would not interfere with an adopted emergency response or evacuation plan, as roads in the area would remain open. Nothing in the public record would indicate a significant wildfire hazard exists on the site. (e, f, g, h)

Mitigation Measures:

19. During construction, whenever feasible, equipment fueling and service should be conducted at a designated location other than the project site, including local gas stations or repair shops. Any spills resulting from fueling or hydraulic line breaks will be contained and cleaned up immediately. No refueling or servicing shall be done without absorbent materials (i.e. absorbent pads, mats, socks, pillows, and granules) or drip pans underneath to contain spilled materials.
20. According to the Glenn County Air Pollution Control District, in the event of a spill or leak, the project area could be vulnerable given the proximity of this project to the existing Glenn Fertilizer facility. In order to address this concern, the applicant has incorporated an emergency access route into the subdivision circulation plans to alleviate emergency evacuation concerns. The applicant shall provide an irrevocable offer of dedication on Lot 21 as the project phase develops that would extend from the proposed Commercial Street to the southern common property line. This area would be utilized as an Emergency Vehicular Access (EVA) connecting to an EVA that runs along the southern property line east to Tehama Street.

8. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Preclude	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Project drainage was analyzed in the South Willows Drainage Study prepared by Steven LaFranchi & Associates, Inc dated May 2009. The report indicates that the existing general direction of storm water run-off from the site is to the southwest. The project's proposed grading plan splits the site into two approximately equal halves with the north part draining into the proposed Parcel A detention basin and the southern half draining into the Parcel B detention basin. The LaFranchi report concludes that there will be enough storage volume in each of the proposed detention basins to accommodate up to six 100-year storm events without any discharge. It is anticipated that storm water treatment will naturally occur due to the flat grades in the detention basins and the long transit times to outlet. Furthermore, the report concludes that there should be little impact to existing facilities as a result of the project due to the flexibility in run-off detention as described above.

The EPA General Permit for Stormwater Release from Construction Sites regulates sites when an acre or more of land is to be disturbed as part of construction activities. The Regional Water Quality Control Board (RWQCB) monitors and implements the National Discharge Elimination System (NPDES) aspects of the General Stormwater Permit on behalf of the EPA in California. Since the project would disturb more than one acre, NPDES permit requirements would apply. The NPDES permit process requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which identifies pollutants generated by construction activities and describes the Best Management Practices that would be employed to reduce or eliminate contamination of surface waters. The project would not cause erosion or siltation either on-site or off-site after its completion.

The project would not violate nor be inconsistent with Federal, State or local water quality standards and waste discharge requirements, as it would use the City's water supply and sewer disposal systems. This project would not have a significant impact on ground water supplies or quality, as the project would use no wells.

Runoff from commercial and industrial areas may contain pesticides, oil, grease, heavy metals, motor vehicle fluids, other organics, and nutrients. Because these pollutants accumulate during the dry summer months, the first major autumn storm can flush a highly concentrated load to receiving waters and catch basins. However, after the "first flush," contaminant concentrations in runoff would be greatly reduced. (a, b, c, d, e, f)

The site is designated within Flood Zone C by the Federal Emergency Management Agency (FEMA). FEMA notes that sites within Flood Zone C are areas of minimal flooding, and are outside of the 100-year and 500-year flood boundary. Therefore, the proposal would not expose people, housing or structures to a significant risk of loss, injury or death involving flooding or flooding from levee failure or would otherwise impede or redirect flood flows. Further, the absence of dams in the project area would preclude inundation as a result a dam failure. Additionally, the proposal would not be subject to inundation by seiche, tsunami, or mudflow given the project's location. (g, h, i, j)

Mitigation Measures:

21. The project applicant shall secure a NPDES General Stormwater Permit for construction activities prior to the start of any land disturbance. As part of the NPDES permit process, the project applicant shall prepare a SWPPP that outlines the Best Management Practices (BMPs) to be employed during construction activities to minimize storm water pollution. The SWPPP also shall include Best Construction Practices to be employed in the clearing and grading of the project site and for other scheduled construction activities.
22. During construction, the applicant and the contractor of record shall exercise BMPs, such as daily street sweeping and the placement of erosion control measures on-site, to minimize storm water pollution. The BMPs shall be listed in the required SWPPP for the project. The contractor shall designate a primary contact person who shall be available to the City of Willows in the event of

noted storm damage or storm event. Said person shall be responsible for inspection of all erosion control facilities.

23. Site grading and drainage improvements shall be installed consistent with the recommendations and findings contained in the South Willow Drainage Study prepared by Steven LaFranchi & Associates, Inc dated May 2009.

9. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed project would be constructed within the City of Willows city limits in an area which is designated as commercial and industrial in the City's General Plan. (a)

The proposed project is consistent with the site's General Plan designation and zoning. Therefore, it would not require any amendments to the City's General Plan or a rezoning. The site was annexed with the specific purpose/intent of urban development in 1989. The City's General Plan has anticipated urban development since that time, and is further recognized through the Zoning Map for such uses. The site is fully within the Urban Limit Line established with Glenn County. The project does not involve and will not encourage premature annexation or conversion of agricultural lands for urban use (the site is in the City and has been planned for urban use for many years). Necessary public infrastructure such as City services (water and sewer lines) will be located in Tehama Street right-of-way and will not, by extension to the site, interfere with or result in any changes to area agricultural operations. The urban uses of the site will not conflict with or otherwise interfere with surrounding agricultural uses.

The remainder parcel would be developed under a separate land use entitlement (Planned Development zone) at a future date. The remainder parcel will focus on residential development consistent with the sites General Plan Land Use Designation and zoning.

Mitigation measures listed in this Initial Study would reduce potential conflicts the project would have with General Plan policies designed to avoid or mitigate environmental effects. The project is not inconsistent with the airport Comprehensive Land Use Plan. No other applicable land use plans, policies, or regulations by agencies with jurisdiction over the project apply. (b)

As mentioned in Section 4 (Biological Resources), no habitat conservation plans or natural community conservation plans apply to the project site. (c)

10. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is not in an area containing any known mineral resources. The City's General Plan has not designated the site as a mineral resource area. No mining or other mineral extraction activities occur on the site. The project would not have an impact on mineral resources. (a, b)

11. NOISE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Project construction activities would likely lead to increased noise levels for the surrounding area. Noise associated with the project generally would be limited to construction equipment, typically consisting of water trucks, rubber-tired backhoes, trenchers, dump trucks, and other equipment. Potential sensitive receptors are the existing residential units in the area, of which there are few (3-4 units) in the immediate vicinity. Construction noise generally is treated differently from permanent noise generators as it is a temporary source. Unless the construction noise occurs during period of normal sleep, it is generally considered less than significant. However, in order to avoid potential conflicts, a mitigation limiting the hours of operation/construction will address potential impacts associated with construction noise. Mitigation measures below would ensure that potential noise impacts are maintained at an insignificant level.

Noise after project completion generally would be generated by traffic and light industrial activities should they occur at this location. The amount of traffic the project would generate is estimated at 4,800 trips per day (Dowling Associates, May 2009) upon project build-out. Given the project's location adjacent to I-5 and Tehama Street, increased noise levels associated with traffic is not anticipated to significantly increase ambient noise levels in the area. Additionally, the lack of sensitive noise receptors in this vicinity is very low, and therefore impacts associated with this issue are not expected to be significant. (a, b, c, d)

As noted in Section 7 (Hazards and Hazardous Materials), there is a public use airport in the vicinity. However because the project is located at a sufficient distance from the airport, anticipated noise impacts associated with the airport are not anticipated at this location, especially given the commercial and industrial nature of the projected uses on this site. The project would not be exposed to significant noise from airport activities. (e, f)

Mitigation Measures:

24. The hours of construction shall be limited to 7:00 A.M to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 4:00 P.M. on Saturday, with no construction to occur on Sundays and holidays.

12. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project proposes a phased commercial and industrial development. The addition of employment opportunities can lead to an increase in population if jobs are filled by individuals from outside the area who choose to relocate to Willows. However, the City's General Plan designates adequate areas within the existing City limits for additional residential development should the need arise for more homes based upon jobs created by the subject project. The Willows General Plan projects population growth based in part upon its land use designations in the Land Use Diagram and the Housing Element. The project is consistent with the General Plan designation for the site; as such, it would not alter population growth projections used by the General Plan.

The project site is vacant, with no residences or other structures. Therefore, no housing units would be lost, and no people would be displaced. No mitigation is required with respect to this item. (a, b, c)

13. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The subject project lies within the service area of the City of Willows Fire Department. The applicant hired LaFranchi & Associates, Inc. to prepare fire flow calculations for the subject project. A report was prepared dated March 2009 which stated that the existing California Water Company water main located at the intersection of Tehama Street and Road 53 will be extended to the project area. Fire protection design has been based upon the premise that there is 42 p.s.i. currently at the intersection of Tehama Street and Road 53 and that there will be two hydrants open at the same time. The hydrant model is based upon a 6-inch lateral and a 4.5 inch hose connection. In order to meet fire flow requirements at the hydrant of 1500 gpm at 20 p.s.i., a 16 inch main is proposed for the extension south on Tehama Street and a 12 inch service main would be installed along the proposed Commercial Street within the subdivision. The California Water Company has provided written comments to the City that they can provide adequate water service to the subject project, both in terms of water supply and fire protection.

To date, the Willows Police Department and other City departments have not indicated that new or expanded facilities would be required for the provision of services to the project site.

Willows Unified School District currently serves approximately 1750 students in four local schools. A review of the District's web site did not indicate that the District schools were at capacity. Given the nature of the subject project, it is not anticipated that the local schools will be significantly impacted by this proposal. As discussed in Section 12 (Population and Housing), the project may attract some number of additional residents to the City, some of which likely would be children. However, it is not anticipated that the increase in the number of children directly attributed to this project would have a significant impact on Willows Unified School District facilities.

The City manages three parks – Jensen Park, Sycamore Park, and Central Park. It is anticipated that any additional residents the project would attract would place a minimal additional demand on park services. No additional mitigation is required with respect to this item. (a, b, c, d, e).

Mitigation Measures:

25. The subject project will be developed with water main extensions designed pursuant to the Fire Flow Calculation Report prepared by LaFranchi & Associates, Inc. dated March 2009.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

As noted in Section 13 (Public Services), the project could indirectly generate an additional demand for park services by increasing employment and overall population of the City of Willows. However, given the relatively small population increase estimates for the project site, the project is not expected to have a significant impact on existing parks and recreational facilities within the City of Willows. No further mitigation is required with respect to this issue. (a, b)

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The applicant retained the services of Dowling Associates, Inc, transportation and engineering consultants. Dowling and Associates prepared a traffic evaluation dated May 13, 2009 which concluded the following: 1) the project would marginally contribute to projected unacceptable level of service conditions at three intersections that were previously identified in other studies and that have already been proposed for signalization. These signal improvements are included in the City's development fee impact program for traffic improvements. Payment of the standard development impact fees by the project proponents is an appropriate mitigation for these marginal impacts. The impacted intersections are Airport at W. Wood Street, I-5 Southbound Ramps at W. Wood Street, and I-5 Northbound ramps at W. Wood Street; 2) the project would impact the level of service at the Butte Street and West Wood intersection under cumulative development conditions. This intersection is projected to have unacceptable conditions and need of signalization even without the proposed South Willow Commercial/Industrial project. Appropriate mitigation for the subject project would include contribution to the cost of signalizing this intersection. The project proponents should pay a fair share contribution towards the cost of signalizing this intersection; and 3) less than significant changes in delay and LOS are projected at other locations, and no additional mitigation is required.

Relative to the site itself, the Dowling Associates report noted that: 1) the subdivision circulation plans include a proposed array of internal roads, an emergency access route from Commercial Street to the southern boundary of the site, and easements oriented in conjunction with proposed Commercial Street; 2) the project access intersection with Tehama Street would not meet the peak hour traffic volume

warrants as to require signalization, 3) acceleration and deceleration lanes should be provided at the site entrance to Tehama Street.(a, b)

The project site is located approximately ¾ of a mile SE of the Willows Glenn County Airport, public use airport. The site is not located in either the Clear Zone or the Approach Safety Zone of the airport. There are no significant airport-related issues identified relative to potential development at this location. The proposed road from the subdivision would intersect Tehama Street at a right angle, thereby providing motorists adequate line of sight.(c, d)

Emergency access to the project site as proposed would be adequate. The project would comply with the City's Zoning Ordinance parking requirements or as approved as part of the PD combining district and/or Design Guidelines. A bus stop is proposed at the entrance of the subdivision near the intersection of Tehama and Commercial Streets.(e, f, g)

Mitigation Measures:

26. The project would marginally contribute to projected unacceptable level of service conditions at Airport at W. Wood Street, I-5 Southbound Ramps at W. Wood Street, and I-5 Northbound ramps at W. Wood Street. The project shall pay the City's development impact fee which will represent the Project's fair share of the cost of these improvements.
27. The project would impact the level of service at the Butte Street and West Wood intersection under cumulative development conditions. The Project shall pay a fair share, as determined by the City, toward the portion of the cost of signalizing this intersection that is not covered by funds identified from other sources.
28. Final subdivision circulation improvement plans for Tehama Street shall include provisions for an inbound left turn lane, acceleration and deceleration lanes, and outbound right turn and left turn lanes.

16. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The California Water Company would provide water to the project site. The water company has commented that they can provide service for the subject property. The project will require the installation of a new 16" public water main along Tehama Street from the existing California Water Company facilities near the intersection of County Road 53 and Tehama Street to the proposed Commercial Street intersection. The project will provide a new 12" water main in the proposed public street from the new 16" public water main to the end of the public road to service the project. The proposed on-site system will be publicly owned and maintained.

A new sanitary sewer main will be installed from the intersection of Tehama Street and the proposed Commercial Street under the existing water channels and Southern Pacific Railroad tracks to the existing 18" sanitary sewer trunk line located east of the railroad tracks. The size of the sewer main will be determined by the City during the plan review and approval process. To date, review of available information indicates adequate sewer capacity at the existing wastewater sewage treatment plant located SE of the subject proposal.

As noted in Section VIII (Hydrology and Water Quality), the project will require the construction of storm drainage facilities. Mitigation measures described in the Hydrology and Water Quality section would require submittal of a storm drainage plan that the City would review. (a, b, c, d ,e)

Solid waste disposal is provided at the Glenn County Landfill. Although landfill fees are increasing, the County has not indicated that the landfill is nearing capacity. While the project would generate solid waste, the amount of additional waste will depend upon the types of uses that ultimately populate this site. At this date, waste disposal is not anticipated to be a significant issue. The proposed project design guidelines make provision for the proper placement of trash enclosures, including screening and access provisions. Future subdivision tenants will be required to adhere to applicable federal, state and local statutes and regulations related to solid waste, including state recycling requirements. (f, g)

Given project mitigation as described earlier in this report relative to storm water management and the provisions of water supply, no further mitigation or analysis is required with respect to this issue.

29. A new sanitary sewer main will be installed from the intersection of Tehama Street and the proposed Commercial Street under the existing water channels and Southern Pacific Railroad tracks to the existing 18" sanitary sewer trunk line located east of the railroad tracks. Installation of the new sewer system shall be in accordance with approved project improvement plans.

17. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Section 1 (Aesthetics) provides an analysis of issues surrounding visual considerations related to the proposal. Given recommended mitigation measures as provided in this Initial Study, no significant impacts are anticipated. The project could have adverse impacts on humans due to dust emissions, as discussed in Section 3 (Air Quality). However, mitigation measures described in Section 3 would reduce potential impacts to a less than significant level. As discussed in Section 4 (Biological Resources), the project would have no significant impacts on plant and animal species and communities given adherence to recommended mitigation measures as described in this Initial Study. The project could have impacts on cultural resources that are currently unknown. Mitigation measures described in Section 5 (Cultural Resources) would reduce any potential impact to a level that is less than significant. With respect to geology (Section 6, Geology and Soils) and hazards (Section 7, Hazards and Hazardous Materials) potential impacts can be reduced to an insignificant level given adherence to recommended mitigation measures. Section 8 (Hydrology and Water Quality) describes potential impacts and recommended mitigation measures associated with this topic. Section 11 (Noise) provides mitigation regarding potential noise generators at this site. Section 13 (Public Services) recommends mitigation to address potential impacts associated with fire protection issues. As discussed in Section 15 (Transportation/Traffic), the project, in conjunction with other development, would add to traffic in the City of Willows vicinity, with related impacts to air quality and noise. However, the impacts of the project associated with these issues are less than significant, and are not cumulatively considerable given recommended mitigation measures. (a, b, c)

REFERENCES

1. City of Willows General Plan. July 1996
2. City of Willows Municipal Code - Zoning Regulations. Title 18, 1991
3. City of Willows Municipal Code – Subdivisions, Title 17, 1991
5. Applicant's written statement and application submittal, May 27, 2009
6. California Department of Conservation, Farmland Mapping and Monitoring Program. Glenn County Important Farmland 2008 (map).
7. California Department of Toxic Substances Control. Hazardous Waste and Substances Sites List. www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm.
8. Central Valley Regional Water Quality Control Board, Web site - GeoTracker for Regulated Facilities.
9. California Integrated Waste Management Board. Solid Waste Information System (SWIS) database. www.ciwmb.ca.gov/SWIS/.
10. Traffic Impact Analysis – Dowling & Associates, Inc. May 13, 2009.
11. Geotechnical Investigative Analysis – Miller Pacific, May 2009.
12. Fire Flow Calculation Report – Steven J. Lafranchi & Associates, March 2009.
13. South Willows Drainage Study - Steven J. Lafranchi & Associates, May 2009.
14. WRA Section 404 Waters of the United States Determination, May 2009.
15. Design and Landscaping, Land Image Architects and Planners, May 2009.
16. WRA Biological Assessment, March 2009.
17. Phase I Environmental Analysis – Harris and Lee Environmental Sciences, July 2006

CONDITIONS OF APPROVAL
SOUTH WILLOWS COMMERCIAL/INDUSTRIAL DEVELOPMENT
#TM09-01/#UP09-01/#PD09-01
SW CORNER OF TEHAMA STREET AND CR 53, EAST OF INTERSTATE 5
ASSESSOR PARCEL #'s 017-170-011; 001-091-012; 001-102-014; 001-101-003

Public Works/City Engineer Conditions of Approval
for the
South Willows Development
(Basin St. Properties)
July 2009

Note: Underlined text added by Planning Commission – July 29, 2009

General Conditions:

1. The Developer shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a tentative map depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
2. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
3. The developer shall enter into a Subdivision Improvement Agreement with the City and provide bonding for any unconstructed portion of the development at the time the final map is recorded.
4. The developer shall provide the City with copies of the CC&R's for the development prior to recordation of the final map. The CC&R's shall include provisions for maintenance of all privately maintained landscape areas, utilities, driveways, EVA's, drainage facilities, etc. as shown on the project plans. The CC&R's shall meet the City's satisfaction prior to recording of the final map.
5. The entire list of the Conditions of Approval shall be placed on the local agency sheet of the parcel map. Development plans for each lot are subject to review and approval by the City prior to issuance of development of any lot within this development.
6. If any of the improvements which the applicant is required to construct or install is to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map for approval pursuant to Government Code Section 66457:

- a) Notify the City of Willows (hereafter "City") in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5;
 - b) Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report;
 - c) Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.
7. All existing and proposed utilities (both on-site and along project's Tehema Street frontage) shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.
 8. Any existing wells, septic tanks and/or underground fuel storage tanks found on the development site shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the applicant shall provide a copy of the Phase 1 Environmental Assessment describing the scope of the search done to make this determination.
 9. The tentative map indicates that this project will be phase. In discussions with the applicant, it is our understanding that phasing may or may not include phases as are shown on the tentative map. Accordingly, dependent on the phasing that actually occurs, additional conditions of approval may be necessary. The City reserves the right to consider either modification of these conditions or placement of additional conditions as each phase is built. The City engineer shall verify that infrastructure for each phase is sufficient to serve that phase.

Improvement Plan and Construction Conditions:

10. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, signing, striping, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable. During the plan checking process for the development, the applicant's engineer shall respond in writing to the matrix that shall be provided with the plan check containing all conditions of approval and any mitigation measures from the environmental analysis. Responses shall describe how the condition has been met and shall, where applicable state the page and/or drawing detail that demonstrates compliance with the condition. A copy of these responses shall be provided with each set of the final map and improvement plans.
11. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive

soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

12. The applicant shall provide an environmental soil analysis addressing the possible presence and appropriate mitigation of fertilizers and other contaminants at the site. The applicant shall be responsible for implementing any recommended mitigation measures with the project.
13. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
14. Improvements plans shall include a storm water pollution prevention plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
15. Landscaping/Planting:
 - a. The Applicant shall show in the improvement plans and shall install necessary root barriers to ensure that root systems from proposed street trees will not result in any encroachment that will cause damage to proposed right of way improvements, including streets, curbs, gutters, sidewalks and buried utilities (water, sewer, storm drain, and private utility company facilities.)
 - b. The Applicant shall select a street tree that shall be such that the branches do not interfere with commercial truck traffic.
 - c. The Applicant shall submit irrigation and drainage plans for all street landscaping.
 - d. If any of the areas within the development are going to be included for maintenance in the City's Landscape and Lighting Assessment District, all areas to be maintained shall be contained in a parcel that will be dedicated in fee to the City on the Parcel Map. Additionally, the applicant shall sign a waiver waiving the right to protest inclusion within the district and shall be responsible for all assessment engineering costs incurred in the initial year for annexing this property into the existing assessment district

16. Roadway Improvements:

- a. The structural section of all road improvements shall be designed based upon a geotechnical investigation that provides the basement soils R-value and expansion pressure test results. A copy of the geotechnical report shall also be submitted with the first plan check of the improvement plans.
- b. Where new roadway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer.
- c. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red painted curbing shall be installed where required. Speed limit signs and other regulatory and informational signs shall be installed at locations approved by the City Engineer.