

of 1984. RCRA is a combination of the first solid waste statutes and all subsequent amendments. RCRA authorizes the Environmental Protection Agency (EPA) to regulate waste management activities. RCRA authorizes states to develop and enforce their own waste management programs, in lieu of the Federal program, if a state's waste management program is substantially equivalent to, consistent with, and no less stringent than the Federal program.

### STATE

#### **California Integrated Waste Management Act (AB 939 and SB 1322)**

The California Integrated Waste Management Act of 1989 (AB 939 and SB 1322) requires every city and county in the state to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory state waste diversion goals of 25% by 1995 and 50% by 2000. The purpose of AB 939 and SB 1322 is to “reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible.” The term “integrated waste management” refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. The Act has established a waste management hierarchy, as follows: Source Reduction; Recycling; Composting; Transformation; and Disposal.

#### **California Integrated Waste Management Board Model Ordinance**

Subsequent to the Integrated Waste Management Act, additional legislation was passed to assist local jurisdictions in accomplishing the goals of AB 939. The California Solid Waste Re-use and Recycling Access Act of 1991 (§42900-42911 of the Public Resources Code) directs the California Integrated Waste Management Board (CIWMB) to draft a “model ordinance” relating to adequate areas for collecting and loading recyclable materials in development projects. The model ordinance requires that any new development project, for which an application is submitted on or after September 1, 1994, include “adequate, accessible, and convenient areas for collecting and loading recyclable materials.” For subdivisions of single family detached homes, recycling areas are required to serve only the needs of the homes within that subdivision.

### LOCAL

#### **Willows Municipal Code, Chapter 8.05: Garbage, Rubbish and Weeds**

Section 8.05 of the Willows Municipal Code provides rules and regulations regarding garbage collection and disposal. It includes general provisions, such as the unlawful accumulations of garbage and burying garbage (Article I), collection and transportation of garbage (Article II), weeds and rubbish removal (Article III), waste disposal sites (Article IV) and a description of fees and other requirements.

---

## THRESHOLDS OF SIGNIFICANCE

---

Consistent with Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on the environment associated with Utilities if it would:

- Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; and/or
- Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

---

## IMPACTS AND MITIGATION MEASURES

---

### **Impact 3.15-6: General Plan implementation would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals (Less than Significant)**

Future development of projects as contemplated under the proposed General Plan may increase the population within the Planning Area at buildout to approximately 7,993 persons. As described above, the Glenn County disposed of 23,232 tons of solid waste in 2018 achieving a disposal rate of 4.4 PPD per resident. Assuming these disposal rates remain constant throughout the life of the General Plan, the new growth under General Plan buildout would result in an increase of approximately 7,700 pounds per day of solid waste, which equals 3.85 tons per day or 1,405.25 tons of solid waste per year.

Glenn County owns and operates the 195+ acre Glenn County Landfill Site, located on County Road 33, west of Artois. It was a Class III landfill (a facility at which protection is provided to water quality from municipal, industrial and agricultural wastes) with a maximum permitted capacity of 2,400,000 cubic yards, however, the landfill facility closed in 2020. This site used to receive agricultural waste, construction and demolition waste, dead animal, industrial, inert, mixed municipal waste, and tires.

The Glenn County Transfer Station is a municipal solid waste, materials recovery facility, transfer station, and anaerobic digestion facility. These facilities and associated facilities, equipment and operations are to manage municipal solid waste from Glenn County (including Willows) and potentially from the City of Chico. Waste collected at the transfer station that cannot be recycled is distributed to various out-of-county landfills for disposal.

The City's projected increase in solid waste generation associated with future buildout of the proposed General Plan is within the permitted capacity of the new Glenn County Solid Waste Facilities. Therefore, this is a **less than significant** impact.

Future projects within the Planning Area would be required to comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. While there is adequate permitted landfill capacity to accommodate future growth, the proposed General Plan includes actions to further reduce the project's impact on solid waste services, as identified below. The General Plan would not exceed the permitted capacity of the landfill serving the city, and the General Plan complies with regulations related to solid waste.

### **GENERAL PLAN ACTIONS THAT MINIMIZE POTENTIAL IMPACTS**

#### **CONSERVATION AND OPEN SPACE ELEMENT POLICIES**

*COS 8.1: Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.*

*COS 8.2: Participate in source reduction and recycling efforts to reduce the amount of solid waste sent to the landfill and extend the life of the landfill.*

*COS 8.3: Comply with Assembly Bill 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills. Continue to strengthen local recycling efforts in order to assist the State in meeting the Statewide source reduction, recycling, and composting requirements established by Assembly Bill 341.*

*COS 8.4: Increase the City's role in the source reduction and recycling components of waste management through recycling programs at City facilities to reduce the quantity of City-generated waste.*

*COS 8.5: Ensure that special waste—including hazardous materials, tires, medications, infectious waste, asbestos waste, construction waste, and electronic waste—are recycled and disposed of in a manner that is safe for the environment, residents, and employees.*

*COS 8.6: Educate the public on ways to divert household waste from the landfill, including education programs on reducing, reusing, and recycling material.*

*COS 8.7: Consistent with SB 1383 conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.*

#### **SAFETY ELEMENT POLICIES**

*SA 5.1: Encourage residents and businesses to minimize the use of toxic materials and products including the application of pesticides.*

*SA 5.2: Encourage local producers and users of hazardous materials to reduce the amounts of hazardous materials generated.*

*SA 5.3: Require hazardous waste generated within the City to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.*

*SA 5.4: Require hazardous materials to be stored in a safe manner, consistent with all applicable local, State, and Federal laws.*

*SA 5.5: Require compliance with the Glenn County Air Pollution Control District Hazardous Waste Generator Program.*

#### CONSERVATION AND OPEN SPACE ELEMENT ACTIONS

*COS-8a: Continue existing, and develop new, diversion strategies (including source reduction, recycling, composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*

*COS-8b: Pursue public funding sources, such as grants, to reduce fiscal impacts of continued implementation of recycling programs.*

*COS-8c: Continue to implement, and update as necessary, the City's Municipal Code to regulate issues related to solid waste, including but not limited to Chapter 8.05 (Garbage, Rubbish and Weeds).*

*COS-8d: Develop and promote citywide reuse events such as a Community Garage Sale, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill.*

*COS-8e: Provide a conservation page (or similar page) on the City's website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*

#### SAFETY ELEMENT ACTIONS

*SA-5a: Work with existing business to require acceptance of oils, paints and other recyclable hazardous materials.*

*SA-5b: Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials prepare and file a Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS). The HMMP and HMIS shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.*

*SA-5c: Provide educational opportunities for generators of small quantity, household, and urban agriculture waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.*



### 3.15 UTILITIES AND SERVICE SYSTEMS

---

*SA-5d: Provide information about drop-off programs for the local disposal of household hazardous waste offered in Glenn County. The availability of the programs should be widely publicized throughout the community.*

*SA-5e: Refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require mitigation measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*

This section provides a background discussion of the hazards associated with wildfires in the Planning Area. Additional information related to fire hazards including the discussion of fire suppression resources is located within Chapter 3.13, Public Services and Recreation, and information related to Fire Hazards including Fire Hazard Mapping is included in Chapter 3.8 (Hazards and Hazardous Materials) of this report.

No comments were received during the NOP comment period regarding this environmental topic.

### 3.16.1 ENVIRONMENTAL SETTING

#### FIRE HAZARD SEVERITY ZONES

---

The state has charged the California Department of Forestry and Fire Protection (CalFire) with the identification of Fire Hazard Severity Zones (FHSZ) within State Responsibility Areas (SRAs). In addition, CalFire must recommend Very High Fire Hazard Severity Zones (VHFHSZ) identified within any Local Responsibility Areas (LRAs). The FHSZ maps are used by the State Fire Marshall as a basis for the adoption of applicable building code standards.

The Planning Area includes LRAs and a responsibility area (Sharpe Army Depot). No State or Federal Responsibility Areas are included within City boundaries.

#### **Local Responsibility Areas**

The Willows Planning Area is located within a Local Responsibility Area (LRA). CalFire has determined that the City of Willows has no Very High Fire Hazard Severity Zones (VHFHSZ) within Local Responsibility Areas.

#### **State Responsibility Areas**

There are no SRAs within the vicinity of the Planning Area.

#### **Federal Responsibility Areas**

There are no FRAs within the vicinity of the Planning Area.

## **3.16.2 REGULATORY SETTING**

### **FEDERAL**

---

#### **FY 2001 Appropriations Act**

Title IV of the Appropriations Act required the identification of “Urban Wildland Interface Communities in the Vicinity of Federal Lands that are at High Risk from Wildfire” by the U.S. Departments of the Interior and Agriculture.

#### **Disaster Mitigation Act (2000)**

Section 104 of the Disaster Mitigation Act of 2000 (Public Law 106-390) enacted Section 322, Mitigation Planning of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, which created incentives for state and local entities to coordinate hazard mitigation planning and implementation efforts, and is an important source of funding for fuels mitigation efforts through hazard mitigation grants.

#### **National Fire Plan 2000**

The summer of 2000 marked a historic milestone in wildland fire records for the United States. Dry conditions (across the western United States), led to destructive wildfire events on an estimated 7.2 million acres, nearly double the 10-year average. Costs in damages including fire suppression activities were approximately 2.1 billion dollars. Congressional direction called for substantial new appropriations for wildland fire management. This resulted in action plans, interagency strategies, and the Western Governor’s Association’s “A Collaborative Approach for Reducing Wildland Fire Risks to Communities and the Environment - A 10-Year Comprehensive Strategy - Implementation Plan”, which collectively became known as the National Fire Plan. This plan places a priority on collaborative work within communities to reduce their risk from large-scale wildfires.

#### **Healthy Forest Initiative 2002/Healthy Forest Restoration ACT 2003**

In August 2002, the Healthy Forests Initiative (HFI) was launched with the intent to reduce the severe wildfires risks that threaten people, communities, and the environment. Congress then passed the Healthy Forests Restoration Act (HFRA) on December 3, 2003 to provide the additional administrative tools needed to implement the HFI. The HFRA strengthened efforts to restore healthy forest conditions near communities by authorizing measures such as expedited environmental assessments for hazardous fuels projects on federal land. This Act emphasized the need for federal agencies to work collaboratively with communities in developing hazardous fuel reduction projects and places priority on fuel treatments identified by communities themselves in their Community Wildfire Protection Plans.

#### **Department of the Interior Department Manual Part 620**

Wildland Fire Management. Part 620 of the Department of the Interior Departmental Manual pertains to wildland fire management policies, with the goal of providing an integrated approach to wildland fire management. The guiding principles of the plan emphasize the need for public

health and safety considerations, risk management protocols, inter-agency collaboration, and economic feasibility of wildfire management practices, as well as the ecological role of wildfires.

## STATE

---

### **California Government Code Section 65302**

This section, which establishes standards for developing and updating General Plans, includes fire hazard assessment and Safety Element content requirements.

### **California Strategic Fire Plan**

This statewide plan is a strategic document, which guides fire policy for much of California. The plan is aimed at reducing wildfire risk through pre-fire mitigation efforts tailored to local areas through assessments of fuels, hazards, and risks.

### **California State Multi-Hazard Mitigation Plan**

The purpose of the State Multi-Hazard Mitigation Plan (SHMP) is to significantly reduce deaths, injuries, and other losses attributed to natural- and human-caused hazards in California. The SHMP provides guidance for hazard mitigation activities emphasizing partnerships among local, state, and federal agencies as well as the private sector.

### **California Government Code**

California Government Code Section 65302.5 requires the State Board of Forestry and Fire Protection to provide recommendations for a local jurisdiction's General Plan fire safety element when the jurisdiction amends its general plan. While not a direct and binding fire prevention requirement for individuals, general plans that adopt the Board's recommendations will include goals and policies that provide for contemporary fire prevention standards for the jurisdiction. While the State Board of Forestry and Fire Protection has not specifically commented on the Proposed General Plan at the time that this EIR was written, the Proposed General Plan has been developed to include best practices to ensure contemporary fire prevention standards, as described in greater detail under the impact discussions below.

California Government Code Section 51175 defines Very High Fire Hazard Severity Zones and designates lands considered by the State to be a very high fire hazard.

California Government Code Section 51189 directs the Office of the State Fire Marshal to create building standards for wildland fire resistance. The code includes measures that increase the likelihood of a structure withstanding intrusion by fire (such as building design and construction requirements that use fire-resistant building materials) and provides protection of structure projections (such as porches, decks, balconies and eaves), and structure openings (such as attics, eave vents, and windows).

### **California Public Resource Code**

The State's Fire Safe Regulations are set forth in Public Resources Code Section 4290, which include the establishment of SRAs.

Public Resources Code Section 4291 sets forth defensible space requirements, which are applicable to anyone that ...owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material (§4291(a)).

Public Resources Code Sections 4292-4296 and 14 CCR 1256, Fire Prevention for Electrical Utilities, address the vegetation clearance standards for electrical utilities. They include the standards for clearing around energy lines and conductors such as power-line hardware and power poles. These regulations are critical to wildland fire safety because of the substantial number of power lines in wildlands, the historic source of fire ignitions associated with power lines, and the extensive damage that results from power line caused wildfires in severe wind conditions.

### **Assembly Bill 337**

Per Assembly Bill 337, local fire prevention authorities and CalFire are required to identify VHFHSZs in LRAs. Standards related to brush clearance and the use of fire resistant materials in fire hazard severity zones are also established.

### **Uniform Fire Code**

The Uniform Fire Code (UFC) establishes standards related to the design, construction, and maintenance of buildings. The standards set forth in the UFC range from designing for access by firefighters and equipment and minimum requirements for automatic sprinklers and fire hydrants to the appropriate storage and use of combustible materials.

### **Senate Bill No. 1241**

California Senate Bill No. 1241 requires that the Safety Element component of city or county general plans to incorporate fire risk related to SRAs and Very High Fire Hazard Severity Zones.

### **Code of Regulations Title 8 (Cal/OSHA)**

In accordance with CCR, Title 8, Section 1270 and Section 6773 (Fire Prevention and Fire Protection and Fire Equipment), the Occupational Safety and Health Administration (Cal OSHA) establishes fire suppression service standards. The standards range from fire hose size requirements to the design of emergency access roads.

### **Code of Regulations Title 14 (Natural Resources)**

Division 1.5 (Department of Forestry and Fire Protection), Title 14 of the CCR establishes a variety of wildfire preparedness, prevention, and response regulations.

### **Code of Regulations Title 19 (Public Safety)**

Title 19 of the CCR establishes a variety of emergency fire response, fire prevention, and construction and construction materials standards.

## **3.16.3 IMPACTS AND MITIGATION MEASURES**

### **THRESHOLDS OF SIGNIFICANCE**

Consistent with Appendix G of the CEQA Guidelines, the proposed Project will have a significant impact related to wildfires if:

- Located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, the project would:
  - Substantially impair an adopted emergency response plan or emergency evacuation plan.
  - Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
  - Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
  - Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

### IMPACTS AND MITIGATION MEASURES

---

**Impact 3.16-1: General Plan implementation would not have a significant impact related to wildfire risks associated with lands in or near State Responsibility Areas or lands classified as very high fire hazard severity zones (No Impact)**

The Planning Area is not located in or near any State Responsibility Areas and there are no lands classified as very high fire hazard severity zones (VHFHSZ) within or near the Planning Area. Therefore, the General Plan would have ***no impact*** related to wildfire risks associated with lands in or near State Responsibility Areas or lands classified as very high fire hazard severity zones.

CEQA requires an EIR to evaluate a project's effects in relationship to broader changes that are occurring or that may foreseeably occur, in the surrounding environment. Accordingly, this chapter presents discussion of CEQA-mandated analysis for cumulative impacts, irreversible impacts, and growth inducement associated with the proposed General Plan.

## 4.1 CUMULATIVE SETTING AND IMPACT ANALYSIS

### INTRODUCTION

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the General Plan. According to CEQA Guidelines Section 15130(a), "an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable." "Cumulatively Considerable," as defined in section 15065(a)(3), means that "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (as defined by Section 15130). As defined in CEQA Guidelines Section 15355, a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. A cumulative impact occurs from:

*...the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

In addition, Section 15130(b) identifies that the following three elements are necessary for an adequate cumulative analysis:

1) Either:

(A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or,

(B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

2) A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and



- 3) A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

Where a lead agency is examining a project with an incremental effect that is not “cumulatively considerable,” a lead agency need not consider that effect significant, but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable.

### CUMULATIVE SETTING

---

Under CEQA, the discussion of cumulative impacts should focus on the severity of the impacts and the likelihood of their occurrence. The geographic scope for the cumulative analysis covers the entire Willows Planning Area, which includes the City limits and the Sphere of Influence, as shown on Figure 2.0-2 (see Chapter 2.0: Project Description). It should be noted that, for some environmental topics, the geographic scope for the cumulative analysis also covers the boundaries of Glenn County, the Air Basin, and/or other jurisdictional boundaries that are relevant to the particular environmental topic.

In most cases in this EIR, the buildout analysis utilizes a 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan. The year 2040 is used as the benchmark year for the cumulative analysis contained in this EIR. This year was chosen based on the fact that the General Plan was developed as a 20-year plan for Willows, and the General Plan is scheduled for adoption in late 2022.

### Land Use/Growth Projections

Table 4.0-1 includes a comparison of existing conditions, the current General Plan Land Use Map, and the proposed General Plan Land Use Map in terms of population, housing units, nonresidential development square footage, jobs, and the jobs-to-housing ratio. As shown in table 4.0-1 buildout of the proposed General Plan could yield a total of up to 3,421 housing units, a population of 8,689 people, 2,157,625 square feet of non-residential building square footage, and 3,501 jobs within the Planning Area. This represents development growth over existing conditions of up to 963 new housing units, 2,446 people, 786,233 square feet of new non-residential building square footage and 1,310 jobs.

**TABLE 4.0-1: COMPARATIVE GROWTH PROJECTIONS, EXISTING GENERAL PLAN LAND USE MAP AND PROPOSED LAND USE MAP**

| <i>ALTERNATIVE</i>                                     | <i>POPULATION</i> | <i>DWELLING<br/>UNITS</i> | <i>NON-RESIDENTIAL<br/>SQUARE FEET OF<br/>DEVELOPMENT</i> | <i>JOBS</i> | <i>JOBS PER<br/>HOUSING UNIT</i> |
|--|-------------------|---------------------------|---|-------------|----------------------------------|
| <i>EXISTING CONDITIONS</i>                             |                   |                           |   |             |                                  |
|  | 6,243             | 2,458                     | 1,371,392   | 2,191       | 0.89                             |
| <i>NEW GROWTH</i>                                      |                   |                           |   |             |                                  |
| Proposed General Plan                                  | 2,446             | 963                       | 786,233   | 1,310       | 1.36                             |
| Existing General Plan                                  | 970               | 382                       | 726,096   | 1,210       | 3.17                             |
| <i>TOTAL BUILDOUT GROWTH: EXISTING PLUS NEW GROWTH</i> |                   |                           |   |             |                                  |
| Proposed General Plan                                  | 8,689             | 3,421                     | 2,157,625   | 3,501       | 1.02                             |
| Existing General Plan                                  | 7,214             | 2,840                     | 2,097,488   | 3,401       | 1.20                             |

Source: DE Novo Planning Group 2022

Existing land uses in the Willows Planning Area can be characterized in broad terms of residential, mixed use, public facilities, commercial and office, manufacturing and industrial, and open space. Table 4.0-2 describes the existing land uses. The predominant land use in the Planning Area, in terms of total acreage, is Low Density Residential within the City limits, and Intensive Agriculture within the SOI.

## 4.0 OTHER CEQA-REQUIRED TOPICS

**TABLE 4.0-2 EXISTING LAND USES IN THE PLANNING AREA**

| <i>LAND USE</i>                        | <i>TOTAL PLANNING AREA ACREAGE</i> | <i>PARCELS</i> | <i>PERCENT OF AREA</i> |
|--|------------------------------------|----------------|------------------------|
| City                                   | 1,454.12                           | 2297           | 100.0%                 |
| Commercial/Industrial Combining Use    | 193.47                             | 25             | 1.1%                   |
| Entryway                               | 23.55                              | 78             | 3.4%                   |
| General Commercial                     | 109.65                             | 220            | 9.6%                   |
| General Industrial                     | 101.92                             | 23             | 1.0%                   |
| Highway Commercial                     | 61.89                              | 38             | 1.7%                   |
| Light Industrial                       | 157.88                             | 30             | 1.3%                   |
| Low Density Residential                | 488.57                             | 1609           | 70.0%                  |
| Multiple Family Residential            | 33.15                              | 63             | 2.7%                   |
| Office and Professional                | 44.98                              | 141            | 6.1%                   |
| Open Space                             | 42.81                              | 5              | 0.2%                   |
| Public Facilities and Services         | 168.73                             | 62             | 2.7%                   |
| ROW/Canal                              | 27.51                              | 3              | 0.1%                   |
| SOI                                    | 3,599.09                           | 722            | 100.0%                 |
| Agricultural/Residential               | 84.76                              | 3              | 0.4%                   |
| Business Park                          | 44.13                              | 2              | 0.3%                   |
| Community Commercial                   | 25.15                              | 8              | 1.1%                   |
| General Agriculture                    | 320.36                             | 12             | 1.7%                   |
| Highway and Visitor Service Commercial | 15.54                              | 5              | 0.7%                   |
| Industrial                             | 237.12                             | 25             | 3.5%                   |
| Intensive Agriculture                  | 1,682.80                           | 41             | 5.7%                   |
| Multiple Family Residential            | 24.35                              | 14             | 1.9%                   |
| Public Facilities                      | 285.30                             | 8              | 1.1%                   |
| Rural Residential                      | 240.77                             | 36             | 5.0%                   |
| Service Commercial                     | 116.28                             | 28             | 3.9%                   |
| Single Family Residential              | 158.20                             | 313            | 43.4%                  |
| Suburban Residential                   | 364.32                             | 227            | 31.4%                  |
| Grand Total                            | 5,053.21                           | 3,019          |                        |

*\*NOTE: THE WILLOWS SOI INCLUDES GLENN COUNTY'S LAND USE DESIGNATIONS.*

*SOURCES: GLENN COUNTY, 2019; GIS LAND USE DATA FILE; DE NOVO PLANNING GROUP, 2022.*

---

## CUMULATIVE EFFECTS OF THE PROJECT

---

### Method of Analysis

Although the environmental effects of an individual project may not be significant when that project is considered separately, the combined effects of several projects may be significant when considered collectively. Section 15130 of the CEQA Guidelines requires a reasonable analysis of a project's cumulative impacts, which are defined as "two or more individual effects which, when considered together are considerable or which compound or increase other environmental impacts." The cumulative impact that results from several closely related projects is: the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (State CEQA Guidelines 15355[b]). Cumulative impact analysis may be less detailed than the analysis of the project's individual effects (State CEQA Guidelines 15130[b]).

In order to assess cumulative impacts, an EIR must analyze either a list of past, present, and probable future projects (referred to as the "list approach") or a summary of projections contained in an adopted general plan or related planning document (referred to as the "projection method"). Because of the programmatic nature of the Willows General Plan, this Draft EIR uses the **projection method** for the cumulative analysis and considers buildout of the proposed General Plan in addition to buildout of the other General Plans within the County, as summarized and addressed in the Glenn County 2020 Regional Transportation Plan (2020 RTP). Development of the RTP included review of land use plans for each jurisdiction within Glenn County, including:

- Glenn County
- City of Willows
- City of Orland

According to the US Census, the population of Glenn County increased by approximately 15.1% each decade from 1970 to 2010. During the 40-year period, the population grew from 17,521 to 28,122. The California DOF projects that the population of Glenn County will increase 11.5% between 2020 and 2040, which translates to an average annual increase of 0.57%. Over the 20 year lifetime of the Regional Transportation Plan, the population of 29,585 is expected to increase to 32,977 by 2040.

### Cumulative Impacts

Cumulative impacts for most issue areas are not quantifiable and are therefore discussed in general qualitative terms as they pertain to development patterns in the surrounding region. An exception to this is a topic like traffic, which may be quantified by estimating future traffic patterns, pollutant emitters, etc. and determining the combined effects that may result. In consideration of the cumulative scenario described above, the proposed project may result in the following cumulative impacts.

### AESTHETICS AND VISUAL RESOURCES

#### ***Impact 4.1: Cumulative degradation of the existing visual character of the region (Less than Cumulatively Considerable)***

While the Willows Planning Area contains areas and viewsheds with relatively high scenic value, there are no officially designated scenic vista points in the Planning Area. Additionally, as described in Chapter 3.1, there are no officially designated scenic highways located in the vicinity of Willows. Significant visual resources in the Planning Area include distant foothill views, and views of agricultural lands surrounding the city.

The most significant visual feature outside the Willows Planning Area are Coastal Ranges to the east in Glenn County. The Coastal Ranges are a prominent landmark dominating the skyline. Willows' image is of an urban community located at the flat plain between the foothills of the Coastal Range to the West and the Sutter Buttes to the East. Extensive agricultural lands surround the city and provide visual relief and make expansive view of surrounding areas possible.

However, as noted in greater detail in the Project Description (Chapter 2.0), implementation of the proposed General Plan could lead to new and expanded urban and suburban development throughout the City. This new development may result in changes to the skyline throughout the Planning Area, which may obstruct or interfere with views of visual features surrounding the Planning Area. Furthermore, buildout under the proposed General Plan and implementation of the General Plan Land Use Map has the potential to result in new and expanded development along highway corridors with high scenic values, even though these corridors are not officially designated as State Scenic Highways.

While growth is anticipated to occur in the Willows Planning Area and within the other cities within Glenn County, the majority of growth is anticipated to occur in and around existing urban development. Development of land uses and associated infrastructure is planned to occur in the future to accommodate growth envisioned in the general plans that are effective within the cumulative analysis area, including the lands surrounding the city within Glenn County.

Regional growth has and will continue to result in a cumulative aesthetic effect by converting undeveloped land into developed and occupied areas and increasing overall levels of nighttime lighting. Cumulative development entails grading/landform alteration, the development of structures, and the installation of roadways and other infrastructure that has altered and will continue to permanently alter the region's existing visual character. This is considered a potentially significant cumulative impact. Subsequent projects implemented under the proposed General Plan would be required to be consistent with the policies and actions of the proposed General Plan and adopted regulations pertaining to aesthetics and lighting in Willows. With implementation of adopted policies and regulations provided in Section 3.1 (Aesthetics and Visual Resources), the proposed General Plan would not considerably contribute to permanent changes in visual character, such as obstruction of scenic views, conversion of existing visual character, and increased lighting. The policies and actions included within the General Plan would fully reduce the cumulative effect of the General Plan on visual character, to mitigate the proposed project's contribution to a less-

than-significant level. Therefore, the proposed General Plan's incremental contribution to this cumulative impact would be **less than cumulatively considerable**.

#### AGRICULTURAL AND FOREST RESOURCES

***Impact 4.2: Cumulative impact to agricultural lands and resources (Cumulatively Considerable and Significant and Unavoidable)***

There are no forest lands or timber lands located within the Willows Planning Area. As described in Chapter 3.2, there are Important Farmlands located within the city and SOI, including approximately 1,788.11 acres of Prime Farmland, 759.29 acres of Statewide Important Farmland and 551.05 acres of locally important farmland.

The General Plan has taken a proactive approach to developing policies and actions that provide protection and preservation of agricultural lands are identified under Impact 3.2-1 and 3.2-2. However, there are currently undeveloped parcels within the City limits and SOI that are classified as Prime Farmlands or Important Farmlands, some of which are actively farmed. While not all these farmlands are currently designated for agricultural uses, they are still considered to be agricultural resources.

As described in greater detail under Impact 3.2-1, there is no feasible mitigation available to reduce this impact to a less than significant level. Other conversions of farmland within the County over the buildout period is also likely to occur. Furthermore, there are lands within the Willows Planning Area that are currently under a Williamson Act contract. Policies and actions identified in Chapter 3.2 would reduce this impact, and other General Plans in Glenn County have also mitigated potential impacts to agricultural resources. Nevertheless, this is considered a **cumulatively considerable** and significant and unavoidable impact.

#### AIR QUALITY

***Impact 4.3: Cumulative impact on the region's air quality (Cumulatively Considerable and Significant and Unavoidable)***

With respect to local air quality emissions, toxic air contaminant emissions, and health impacts, future development under the General Plan would be required to comply with CARB, Title 24 energy efficiency standards, and the proposed General Plan policies and actions.

As described in Chapter 3.3, implementation of the proposed Project would result in an approximately increase in citywide VMT. Additionally, as described previously in Chapter 3.3, Glenn County has a State designation of Nonattainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> and is either Unclassified or Attainment for all other criteria pollutants. The County has a national designation of Nonattainment for O<sub>3</sub> and PM 2.5. The County is designated either attainment or unclassified for the remaining national standards. The Glenn County APCD does not provide criteria pollutant thresholds for General Plans (such as the proposed Project). As such, there is no programmatic threshold of significance established for criteria pollutants for which to compare the proposed General Plan.

Additionally as described in Chapter 3.14 (Transportation and Circulation) of this DEIR, the proposed General Plan would result in increased per capita VMT and would also result in an increase in total VMT in comparison to the existing condition. The policies and actions included throughout the proposed General Plan cover the full breadth of air quality issues and promote air quality and vehicle trip reductions throughout the city. However, even with implementation of the General Plan policies and actions that would reduce criteria pollutant emissions, since the proposed General Plan would new development that would increase the overall, and per capita VMT, this impact is considered **cumulatively considerable** and significant and unavoidable.

### BIOLOGICAL RESOURCES

#### ***Impact 4.4: Cumulative loss of biological resources, including habitats and special status species (Less than Cumulatively Considerable)***

Cumulative development anticipated throughout the greater Glenn County region will result in impacts to biological resources, including the permanent loss of habitat for special status species, corridor fragmentation, direct and indirect impacts to special status species, and reduction and degradation of sensitive habitat. Biological resources are a limited resource and the cumulative loss is considered significant.

Subsequent projects implemented under the proposed General Plan would be required to be consistent with the policies and actions of the proposed General Plan. The implementation of an individual project would require a detailed and site-specific review of the site to determine the presence or absence of movement corridors, special-status species, and sensitive habitat on a given project site. If movement corridors, special-status species, or sensitive habitat are present and disturbance is required, Federal and State laws require measures to reduce, avoid, or compensate for impacts to these resources. The requirements of these Federal and State laws are implemented through the permit process. However, as provided under Chapter 3.4 (Biological Resources), with implementation of the policies and actions included within the General Plan, implementation of the General Plan would not generate a significant impact on biological resources. Therefore, the proposed General Plan's incremental contribution to this cumulative impact would be **less than cumulatively considerable**.

### CULTURAL AND TRIBAL RESOURCES

#### ***Impact 4.5: Cumulative impacts on known and undiscovered cultural resources (Less than Cumulatively Considerable)***

Construction of the individual development projects allowed under the land use designations of the proposed General Plan may result in the discovery and removal of cultural resources, including archaeological, historical, and Native American resources and human remains. The proposed General Plan policies and actions, as well as State and Federal regulations, will reduce the risk to resources in the region. As discussed in Chapter 3.5 (Cultural and Tribal Cultural Resources), each project would require specific surveys for potential resources and the evaluation of any resources discovered during construction activities. Other policies and actions designed to reduce impacts to cultural and tribal cultural resources within the Planning Area and the region as a whole are also

provided in Chapter 3.5 (Cultural and Tribal Cultural Resources). Adherence to these policies, actions, and regulations will avoid and/or minimize a cumulative loss of these important resources if they are found during project-specific surveys or construction. Therefore, the proposed General Plan's incremental contribution to cumulative cultural resource impacts would be **less than cumulatively considerable**.

#### GEOLOGY AND SOILS

***Impact 4.6: Cumulative impacts related to geology and soils (Less than Cumulatively Considerable)***

Construction of the individual development projects allowed under the land use designations of the proposed General Plan may result in risks associated with geology and soils. For example, there is an ongoing possibility that a fault located anywhere in the state (or region) could rupture and cause seismic ground shaking. Additionally, grading, excavation, removal of vegetation cover, and loading activities associated with construction activities could temporarily increase runoff, erosion, and sedimentation. Other geologic risks such as liquefaction, landslide, lateral spreading, and soil expansion are also geologic risks that are present.

While some cumulative impacts will occur in the region as individual projects are constructed, the proposed General Plan policies and actions, as well as State and Federal regulations, will reduce the risk to people in the region. Considering the protection granted by local, State, and Federal agencies and their requirements for seismic design, as discussed in Chapter 3.6 (Geology and Soils), the overall cumulative impact would not be significant. As a result, the proposed General Plan's incremental contribution to cumulative geologic and soil impacts would be **less than cumulatively considerable**.

#### GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY

***Impact 4.7: Cumulative impacts related to greenhouse gases, climate change, and energy (Considerable Contribution and Significant and Unavoidable)***

Implementation of the General Plan would not directly result in the creation of GHG emissions. However, subsequent development allowed under the General Plan would result in new projects that would increase GHG emissions in the Planning Area.

There are a variety of ways in which a general plan could contribute to climate change and result in the generation of GHGs. Sprawling land use patterns that place residences far from employment and retail centers can result in increased vehicle miles traveled (VMT), which increase GHG generation. The conversion of forest lands and open space areas into urbanized uses removes vegetation and trees that have positive carbon sequestration value. Imbalances between local jobs and housing can result in increased commute times and increased VMT associated with longer travel distances between home and work.

Cumulative impacts are the collective impacts of one or more past, present, and future projects that, when combined, result in adverse changes to the environment. GHG emissions are cumulative by nature, given that they spread throughout the atmosphere on a global scale. In determining the



significance of a project's contribution to anticipated adverse future conditions, a lead agency should generally undertake a two-step analysis. The first question is whether the combined effects from both the proposed project and other projects would be cumulatively significant. If the agency answers this inquiry in the affirmative, the second question is whether "the project's incremental effects are cumulatively considerable" and thus significant in and of themselves. The cumulative project list for this issue (climate change) comprises anthropogenic (i.e., human-made) GHG emissions sources across the globe and no project alone would reasonably be expected to contribute to a noticeable incremental change to the global climate. However, legislation and executive orders on the subject of climate change in California have established a statewide context and process for developing an enforceable statewide cap on GHG emissions. Given the nature of environmental consequences from GHGs and global climate change, CEQA requires that lead agencies consider evaluating the cumulative impacts of GHGs. Small contributions to this cumulative impact (from which significant effects are occurring and are expected to worsen over time) may be potentially considerable and, therefore, significant.

As future development projects are received and reviewed by the City in subsequent years, those projects will be reviewed for consistency with the General Plan and all relevant State-level programs and requirements. All future projects must implement the most current version of the Title 24 energy efficiency requirements, as required by State law. Consistency with the General Plan and other mandatory State-level programs would ensure that future project-level contributions to global climate change would be less than significant. Moreover, as identified in Section 3.7 (Greenhouse Gases, Climate Change, and Energy), buildout of the General Plan would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In general, expanded and new energy infrastructure will be needed to serve growth contemplated in the General Plan. The environmental effect of providing the energy and gas services is associated with the physical impacts of providing new and expanded facilities. The specific impacts of providing new and expanded facilities cannot be determined at this time, as the General Plan does not propose or authorize development nor does it designate specific sites for new or expanded utilities facilities and infrastructure. However, the facilities would be primarily provided on sites with land use designations that allow such uses and the environmental impacts of constructing and operating the governmental facilities would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the General Plan. These impacts are described in the relevant chapters (Chapters 3.1 through 3.16, and 4.0) of this Draft EIR. Any future development under the General Plan would be required to comply with regulations, policies, and standards included in the General Plan, and would be subject to CEQA review as appropriate.

Nevertheless, there is no guarantee that the General Plan alone would be sufficient to limit GHGs to the extent required by AB 32 and SB 375, and other federal and state regulations. Therefore, General Plan implementation is considered to have the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation

adopted for the purpose of reducing the emissions of greenhouse gases. This impact is considered a **cumulatively considerable** and significant and unavoidable impact.

#### HAZARDS AND HAZARDOUS MATERIALS

##### ***Impact 4.8: Cumulative impacts related to hazardous materials and human health risks (Less than Cumulatively Considerable)***

As shown in Figure 3.8-1, the City of Willows and general vicinity are not categorized as “Very High” FHSZ by CalFire. State Responsibility Areas are not found in the City limits. There are no Federal Responsibility Areas within the Willows Planning Area. The proposed General Plan includes requirements for adequate water supply and water flow availability, ensuring adequate emergency access, adequate fire protection services, fire safe design site standards, and ensuring public awareness regarding fire safety. All future projects allowed under the General Plan and future projects within the cumulative analysis area would be required to comply with the provisions of Federal, State, and local requirements related to wildland fire hazards, including State fire safety regulations associated with wildland-urban interfaces, fire-safe building standards, and defensible space requirements.

Construction of the individual development projects allowed under the land use designations of the proposed General Plan may involve the transportation, use, and/or disposal of hazardous materials, which may involve the use of equipment that contains hazardous materials (e.g., solvents and fuels or diesel-fueled equipment), or the transportation of excavated soil and/or groundwater containing contaminants from areas that are identified as being contaminated. Furthermore, because of the regional nature of the General Plan, some future land uses will inevitably transport or use hazardous materials within ¼ mile of a school, or other sensitive receptors such as hospitals and residences.

New development would inevitably increase the use of some hazardous materials within the region, resulting in potential health and safety effects related to hazardous materials use. Any use of hazardous materials must be managed in accordance with federal, State, and local (including Sacramento County) regulations to minimize any risk.

Hazardous materials incidents, if any, are typically site-specific and involve accidental spills or inadvertent releases. Associated health and safety risks generally are limited to those individuals using the materials or to persons in the immediate vicinity of the materials. Hazard-related impacts tend to be site-specific and project-specific. While some cumulative impacts, such as those associated with increases in the use of hazardous materials in the City associated with additional development, will occur in the region as individual projects are constructed, the proposed General Plan policies and actions, as well as State and Federal regulations, will reduce the project’s contribution to risks to people in the region. Considering the protection granted by local, State, and Federal agencies and their requirements for the use of hazardous materials in the region, as discussed in Chapter 3.8 (Hazards and Hazardous Materials), the overall cumulative impact for hazard impacts would not be significant. Therefore, this impact is considered **less than cumulatively considerable**.

### HYDROLOGY AND WATER QUALITY

***Impact 4.9: Cumulative impacts related to hydrology and water quality. (Less than Cumulatively Considerable)***

Construction of the individual development projects allowed under the land use designations of the proposed General Plan has the potential to result in construction-related water quality impacts, impacts to groundwater recharge, and cause flooding, erosion, or siltation from the alteration of drainage patterns.

While some cumulative impacts will occur in the region as individual projects are constructed, the proposed General Plan policies and actions, as well as State and Federal regulations, will substantially reduce the impacts. Considering the protection granted by local, State, and Federal agencies and their permit and monitoring requirements, as discussed in Chapter 3.9 (Hydrology and Water Quality), and with implementation of the policies and actions included within the General Plan, the overall cumulative impact would not be significant. As a result, the General Plan's incremental contribution to cumulative hydrology impacts would be **less than cumulatively considerable**.

### LAND USE, POPULATION, AND HOUSING

***Impact 4.10: Cumulative impacts related to local land use, population, and housing (Less than Cumulatively Considerable)***

Cumulative land use and planning impacts, such as the potential for conflicts with adjacent land uses and consistency with adopted plans and regulations, are typically site and project-specific. It may be determined in the project-specific design phase of a development project that an individual project may require removal of homes and result in the displacement of people and housing; however, these effects are not cumulatively considerable because there is adequate replacement housing available under the proposed General Plan. Additionally, any removal of homes would require adequate compensation to the homeowner in accordance with Federal and State laws.

The land uses allowed under the proposed General Plan provide opportunities for cohesive new growth at in-fill locations within existing urbanized areas, as well as new growth within the Planning Area in undeveloped areas designated for urban development, but would not create physical division within existing communities. New development and redevelopment projects would be designed to complement the character of existing neighborhoods and provide connectivity between existing development and new development within the cumulative analysis area. The proposed General Plan does not include any new roadways, infrastructure, or other features that would divide existing communities. Moreover, with implementation of General Plan policies and actions intended to guide growth to appropriate areas and provide services necessary to accommodate growth, the land uses allowed under the proposed General Plan, the infrastructure anticipated to accommodate proposed land uses, and the goal and policy framework would not induce growth that would exceed adopted thresholds. Lastly, General Plan implementation would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the

proposed General Plan's incremental contribution to cumulative land use and population impacts would be **less than cumulatively considerable**.

#### MINERAL RESOURCES

***Impact 4.11: Cumulative impacts related to mineral resources (Less than Cumulatively Considerable)***

The primary mineral resources in Glenn County are sand, gravel, and natural gas. In 1997, the California Geological Survey assessed Glenn County mineral resources, with a focus on aggregate resources. Within Glenn County, 9 ARAs, including 41 subdivisions were identified as containing significant resources of concrete-grade aggregate. These areas contain an estimated minimum of 357 million tons of concrete-grade aggregate resources and a maximum of 1,031 million tons. Fourteen present production sites have an estimated 61 million tons of concrete-grade aggregate reserves, including both sand and gravel.

New urban uses available for development are within the City of city limits and SOI and would not be developed within an identified significant mineral resource area. There are no other known mineral deposits or resources extraction areas within the City that are of significant value to the region or the state.

As noted above, implementation of the proposed project would not result in loss of a mineral resource. As a result, the General Plan's incremental contribution to cumulative mineral resource impacts would be **less than cumulatively considerable**.

#### NOISE

***Impact 4.12: Cumulative impacts related to noise (Less than Cumulatively Considerable)***

Chapter 3.12 (Noise) Table 3.12-11 shows the future noise levels and the increase in noise levels associated with traffic on the local roadway network under a 20-year circulation system for the proposed General Plan, versus existing conditions.

Buildout of the General Plan may contribute to the City's transportation noises. As indicated by Table 3.12-11, the related traffic noise level increases with a circulation system buildout of the proposed 2040 General Plan are predicted to increase between 0.1 to 0.4 dB versus the existing (2019) conditions.

General Plan Policies N-1.1 through N-1.8, and Action N-1a, identified below, are intended to minimize exposure to excessive noise, including noise associated with traffic. Specifically, Policies N-1.1 through N-1.8 support noise-compatible land uses in the vicinity of traffic noise sources and require that new development and infrastructure projects be reviewed for consistency with the noise standards established in Tables N-1 and N-2. The proposed General Plan standards required under Policy N-1.3, for exposure to traffic noise meet or exceed the noise level standards of the adopted General Plan.

As described in Chapter 3.12 the noise increases associated with the proposed General Plan comply with the applicable tests of significance. Therefore, the proposed General Plan would have a **less than cumulatively considerable** contribution relative to the cumulative noise environment in the City.

### PUBLIC SERVICES AND RECREATION

#### ***Impact 4.13: Cumulative impacts to public services and recreation (Less than Cumulatively Considerable)***

Development accommodated under the General Plan would result in additional residents and businesses in the City, including new residential, industrial, office, and commercial uses. As described in Chapter 2.0 (Project Description), buildout of the General Plan could yield a total of up to 3,421 housing units, a population of 8,689 people, 2,157,625 square feet of non-residential building square footage, and 3,501 jobs within the Planning Area at buildout. As shown in Table 2.0-2, this represents development growth over existing conditions of up to 963 new housing units, 2,446 people, and 1,310 jobs.

Development and growth facilitated by the General Plan would result in increased demand for public services, including fire protection, law enforcement, schools, parks, libraries, and other public and governmental services. The General Plan includes policies and actions to ensure that public services are provided at acceptable levels and to ensure that development and growth does not outpace the provision of public services.

Cumulative growth that would occur within Glenn County and other areas within Glenn County over the life of the proposed General Plan will result in increased demand for public services, including fire protection, law enforcement, schools, parks, libraries, and other public and governmental services. As the demand for public services and recreation increases, there will likely be a need to address acceptable service ratios, response times, and other performance standards. New or expanded service structures (e.g., offices, maintenance and administrative buildings, schools, parks, fire facilities, libraries, etc.) will be needed to provide for adequate staffing, equipment, and appropriate facilities to serve growth within the cumulative analysis area.

New facilities will be needed to serve growth contemplated in the General Plan. The environmental effect of providing the public services is associated with the physical impacts of providing new and expanded facilities. The specific impacts of providing new and expanded facilities cannot be determined at this time, as the General Plan does not propose or authorize development nor does it designate specific sites for new or expanded public facilities. However, the facilities would be primarily provided on sites with land use designations that allow such uses and the environmental impacts of constructing and operating the governmental facilities would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the General Plan. These impacts are described in the relevant chapters (Chapters 3.1 through 3.16, and 4.0) of this Draft EIR. Any future development under the General Plan would be required to comply with regulations, policies, and standards included in the General Plan, and would be subject to CEQA review as appropriate.

The General Plan includes a range of policies and actions that would ensure that public services are provided in a timely fashion, are adequately funded, are coordinated between the City and appropriate service agency, and that new development funds its fair share of services. The General Plan includes policies to ensure that services keep pace with new development and that school, library, and governmental services are adequately planned and provided. Payment of applicable impact fees, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the future projects, would ensure that the City maintains acceptable service ratios. The proposed General Plan's incremental contribution to cumulative public services and recreation impacts would be **less than cumulatively considerable**.

#### TRANSPORTATION AND CIRCULATION

***Impact 4.14: Cumulative impacts on the transportation network (Cumulatively Considerable and Significant and Unavoidable)***

As described in Chapter 3.14 the Proposed General Plan would result in a similar or increased VMT per capita when compared to the existing (baseline) condition. This can be concluded based on the general plan land use designations for new job centers, such as industrial facilities and highway commercial being built on the periphery of town to the west, north, and south. The newly designated growth areas for multi-family residential are similarly far from the central city, though close to several job centers. As growth occurs on the periphery of the city, total VMT will increase and vehicle trip lengths may lengthen causing higher VMT per capita levels than that of existing development.

Furthermore, while the planned bike facilities and potential future transit improvements could improve safety and mobility, they are unlikely to decrease VMT given the general layout of Willows. Residents of Willows in the future will likely engage in similar travel patterns to existing residents based on planned land use, roadways, and alternative modes of transportation in the City, resulting in the absolute VMT of the City and increasing and the VMT per capita in Willows remaining similar to baseline in the planning horizon.

While the proposed general plan land use pattern is likely to produce similar VMT per capita levels as under existing conditions, the proposed General Plan includes policies designed to reduce vehicle travel and VMT as detailed in Chapter 3.14.

While policies and actions may result in less-than-significant VMT impacts when considered at an individual project level, they cannot be guaranteed and are not possible to fully quantify or mitigate at a citywide level as part of a programmatic General Plan. As a result, this is considered a **cumulatively considerable and significant and unavoidable** impact.

#### UTILITIES

***Impact 4.15: Cumulative impacts related to utilities (Less than Cumulatively Considerable)***

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

Water Management Plan. The proposed General Plan includes a range of policies and actions designed to ensure an adequate water supply for development and to minimize the potential adverse effects of increased water use. Given that projected water demands associated with General Plan buildout would not exceed the projected available water (including after taking into account future development within Glenn County, neighboring cities, and the broader region), and that the proposed General Plan includes a comprehensive set of goals, policies and actions to ensure an adequate and reliable source of clean potable water, impacts associated with water supplies are less than significant.

Additionally, future development in the Planning Area would be required to connect to existing water distribution infrastructure in the vicinity of each site, pay the applicable water system connection fees, and pay the applicable water usage rates. Future projects may be required to implement site specific and limited off-site improvements to the water distribution system in order to connect new project sites to the City's existing water infrastructure network. The specific impacts of providing new and expanded water distribution infrastructure cannot be determined at this time, as the General Plan does not propose any specific development projects or include details on any future development projects. However, any future improvements to the existing water distribution infrastructure would be primarily provided on sites with land use designations that allow for urbanized land uses, and the environmental impacts of constructing and operating the new water distribution infrastructure would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the proposed General Plan.

This Draft EIR addresses the potential impacts of development that may occur under the proposed General Plan, including residential, commercial, professional office, business park, light industrial, public facilities, and a range of other uses.

As development projects are proposed within the city each project will be reviewed for a variety of service requirements, conformance with local and State requirements and water availability. SB 610 and SB 221, require review of supplies and verify their availability before approving developments. Additionally, General Plan Policy LU 6-3 requires all development projects to mitigate their infrastructure service impacts or demonstrate that the City's infrastructure, public services, and utilities can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.

The City is expected to have adequate water supply to serve the buildout GPU land uses. Calwater anticipates that the water demand in 2045 would be 1,881 AFY and that the district has the capacity to serve. It is estimated that the District's service area population was 7,183 in 2020, with a 2045 Buildout assumption population of 9,117 which is within the maximum growth identified in Chapter 2.0 (Project Description).

Future development in the Planning Area would be required to connect to existing water distribution infrastructure in the vicinity of each site, pay the applicable water system connection fees, and pay the applicable water usage rates. Future projects may be required to implement site specific and limited off-site improvements to the water distribution system in order to connect new project sites

to the existing water infrastructure network. The specific impacts of providing new and expanded waster distribution infrastructure cannot be determined at this time, as the General Plan does not propose or authorize any specific development projects or include details on any future development projects. However, any future improvements to the existing water distribution infrastructure would be primarily provided on sites with land use designations that allow for urbanized land uses, and the environmental impacts of constructing and operating the new water distribution infrastructure would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the proposed General Plan.

The city has ample water supply to account for buildout of the proposed General Plan, and the City will require all development projects to demonstrate that the City's infrastructure, public services, and utilities can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired. As such, this is considered **less than cumulatively considerable**.

**Wastewater:** The City of Willows operates and maintains the sewer system consisting of gravity sewers and pumping stations to collect wastewater from residential and commercial customers. The collected wastewater is discharged to trunk sewers and interceptors owned and operated by the City of Willows and conveyed to the Willows Wastewater Treatment Plant (WWTP) for treatment.

Currently, all wastewater collected from the City is treated at the WWTP. There are approximately 2,255 residential connections and 222 commercial/industrial connections. The City of Willows completed a major upgrade to the wastewater treatment plant (WWTP) by increasing the treatment capability from secondary to tertiary quality effluent with a rated capacity of 1.2 mgd (million gallons per day). The treatment system includes influent screening, extended aeration (biolac system), activated sludge with two secondary clarifiers, nine continuous backwash sand filters, disinfection with sodium hypochlorite, dechlorination using sodium bisulfite injection, equalization and emergency storage ponds, and sludge storage lagoons. The WWTP currently has a daily dry weather average flow of approximately 0.650 million gallons per day (650,000 gallons per day) from all customers in Willows WWTP service area.

As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the General Plan, Municipal Code, and other applicable regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA.

As Willows continues to develop in the future, there will be an increased need for water and wastewater services, including a reliable source of recycled water. These needs have been addressed in the three utility districts' master plans and will require that the districts, in coordination with the City, continue to implement phased improvements to some pump stations, sewer mains, and the various wastewater treatment plants when triggered by growth.



While full buildout of the development contemplated in the proposed General Plan would increase the existing treatment demand at the districts' treatment plants, the proposed General Plan includes a range of policies designed to ensure an adequate wastewater treatment capacity for development. Specifically, General Plan Policy LU 6-3 requires all development projects to mitigate their infrastructure service impacts or demonstrate that the City's infrastructure, public services, and utilities can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.

Periodic review and update of the Sewer Master Plans will be required and as growth continues to occur within the Planning Area. It may be necessary to identify future necessary system upgrades and capacity enhancements to meet growth, prior to the approval of new development. Given that projected wastewater generation volumes associated with General Plan buildout are not expected to exceed the projected wastewater treatment volumes, the proposed General Plan's incremental contribution to cumulative wastewater impacts would be **less than cumulatively considerable**.

**Stormwater:** Development under the proposed General Plan would result in increased areas of impervious surfaces throughout the Planning Area, resulting in the need for additional or expanded stormwater drainage, conveyance, and retention infrastructure. The infrastructure and facilities necessary to serve new growth would involve development of some facilities on-site within new development projects, some facilities off-site on appropriately designated land, and may also involve improvements to existing facilities and disturbance of existing rights-of-way.

Stormwater drainage and conveyance facilities would be evaluated at the project-level in association with subsequent development projects. However, the facilities would be primarily provided on sites with land use designations that allow such uses and the environmental impacts of constructing and operating the facilities would likely be similar to those associated with new development, redevelopment, and infrastructure projects under the General Plan.

As future development and infrastructure projects are considered by the City, each project will be evaluated for conformance with the General Plan, Municipal Code, and other applicable regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA.

With the policies and actions listed in Section 3.14 (Utilities) would ensure that there is adequate stormwater drainage and flood control infrastructure to serve future development under the General Plan, and would ensure that future drainage and flood control infrastructure projects do not result in adverse environmental impacts. The proposed General Plan's incremental contribution to cumulative wastewater impacts would be **less than cumulatively considerable**.

**Solid Waste:** As described in Chapter 3.15, Glenn County disposed of 23,232 tons of solid waste in 2018 achieving a disposal rate of 4.4 PPD per resident. Assuming these disposal rates remain constant throughout the life of the General Plan, the new growth under General Plan buildout would result in an increase of approximately 7,700 pounds per day of solid waste, which equals 3.85 tons per day or 1,405.25 tons of solid waste per year.

The City's projected increase in solid waste generation associated with future buildout of the proposed General Plan is within the permitted capacity of the new Glenn County's solid waste facilities. Future projects within the Planning Area would be required to comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. While there is adequate permitted landfill capacity to accommodate future growth, the proposed General Plan includes actions to further reduce the project's impact on solid waste services. The General Plan would not exceed the permitted capacity of the landfill serving the City, and the General Plan complies with regulations related to solid waste. The proposed General Plan's incremental contribution to cumulative solid waste impacts would be **less than cumulatively considerable**.

#### WILDFIRE

***Impact 4.16: Cumulative impact related to wildfire (Less than Cumulatively Considerable)***

The Planning Area is not located in or near any State Responsibility Areas and there are no lands classified as very high fire hazard severity zones (VHFHSZ) within or near the Planning Area. Therefore, the General Plan would have **no impact** related to wildfire risks associated with lands in or near State Responsibility Areas or lands classified as very high fire hazard severity zones. Therefore, the proposed General Plan's incremental contribution to cumulative wildfire impacts would be **less than cumulatively considerable**.

## 4.2 GROWTH-INDUCING EFFECTS

### INTRODUCTION

Section 15126.2(e) of the CEQA Guidelines requires that an EIR evaluate the growth-inducing impacts of a proposed action. A growth-inducing impact is defined by the CEQA Guidelines as:

*The way in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth...It is not assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment.*

Based on the CEQA Guidelines, growth inducement is any growth that exceeds planned growth of an area and results in new development that would not have taken place without implementation of the project. A project can have direct and/or indirect growth inducement potential. Direct growth inducement would result if a project, for example, involved construction of new housing. A project would have indirect growth inducement potential if it established substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises) or if it would involve a construction effort with substantial short-term employment opportunities that would indirectly stimulate the need for additional housing and services to support the new employment demand (*Napa Citizens for Honest Government v. Napa County Board of Supervisors*). Similarly, a project would indirectly induce growth if it would remove an obstacle to additional growth and

development, such as removing a constraint on a required public service. A project providing an increased water supply in an area where water service historically limited growth could be considered growth-inducing.

The CEQA Guidelines further explain that the environmental effects of induced growth are considered indirect impacts of the proposed action. These indirect impacts or secondary effects of growth may result in significant, adverse environmental impacts. Potential secondary effects of growth include increased demand on other community and public services and infrastructure, increased traffic and noise, and adverse environmental impacts such as degradation of air and water quality, degradation or loss of plant and animal habitat, and conversion of agricultural and open space land to developed uses.

Growth inducement may constitute an adverse impact if the growth is not consistent with or accommodated by the land use plans and growth management plans and policies for the area affected. Local land use plans provide for land use development patterns and growth policies that allow for the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service, and solid waste service.

The General Plan is a long-term plan intended to accommodate projected population, housing, and employment growth, including the appropriate balance among these factors with the necessary public services and infrastructure. The proposed General Plan would serve as a comprehensive, long-term plan for the physical development of Willows. Projected growth is described in Section 3.10 (Land Use and Population), and the environmental consequences related to the potential growth are fully assessed in each topical section. By definition, the proposed Willows General Plan is intended to provide for and address future growth in the City.

Because the proposed General Plan provides a framework for development through its Land Use Map, land use designations, goals, policies, and actions, it would directly induce population and employment growth in the Willows Planning Area by designating land for development that is more intense, in some instances, than current designations allow. The analysis of the indirect growth-inducing impacts for the proposed General Plan focuses on the following factors: inducement of unanticipated population growth; encouragement of economic growth that leads to jobs and housing growth; elimination of obstacles to population growth; and resulting service, facility, or infrastructure demands in excess of existing and planned growth.

The proposed General Plan accommodates future growth in Willows, including new businesses, expansion of existing businesses, and new residential uses. Infrastructure and services would need to accommodate future growth. The General Plan is oriented toward the economic growth of the City, with emphasis given to encouraging development of a broader array of businesses, increasing local employment opportunities, and providing residential development as necessary to serve economic growth. The cumulative development scenario addressed in this Draft EIR is the maximum projected development that could occur within the existing city limits and the Planning Area, if every parcel in the city and the Planning Area developed at or near the higher end of densities and intensities allowed under the proposed General Plan.

As shown in Table 2.0-3, buildout of the General Plan could yield up to 963 new housing units, and 786,233 square feet of new non-residential building square footage within the Planning Area. Depending on growth rates, the actual growth during the life of the General Plan could be lower or higher, but would not exceed the theoretical maximum buildout described in Chapter 2.0.

Given the historical and current population, housing, and employment trends, growth in the City, as well as the entire state, is inevitable. The primary factors that account for population growth are natural increase and net migration. The average annual birth rate for California is expected to be 20 births per 1,000 population. Additionally, California is expected to attract more than one third of the country's immigrants. Other factors that affect growth include the cost of housing, the location of jobs, the economy, the climate, and transportation. While these factors would likely result in growth in Willows during the planning period of the proposed General Plan, growth will continue to occur based primarily on the demand of the housing market and demand for new commercial, industrial, and other non-residential uses. As future development occurs under the proposed General Plan, new roads, infrastructure, and services would be necessary to serve the development and this infrastructure would accommodate planned growth. However, growth under the proposed General Plan would remain within the general growth levels projected statewide and would not be anticipated to exceed any applicable growth projections or limitations that have been adopted to avoid an environmental effect. The proposed General Plan is intended to accommodate the City's fair share of statewide housing needs, based on regional numbers provided by the California Department of Housing and Community Development on a regular basis (every five to eight years).

The proposed General Plan includes policies and actions that mitigate environmental impacts associated with growth, such as air quality, noise, traffic, water supply, and water quality. Additionally, this Draft EIR identifies General Plan policies and actions, where appropriate, that would serve to reduce or eliminate potentially significant impacts associated with specific environmental issues associated with growth. Chapters 3.1 through 3.16 and 4.0 provide a discussion of environmental effects associated with development allowed under the proposed General Plan.

With implementation of General Plan policies and actions intended to guide growth to appropriate areas and provide services necessary to accommodate growth, the land uses allowed under the proposed General Plan, the infrastructure anticipated to accommodate proposed land uses, and the goal and policy framework would not induce growth that would exceed adopted thresholds. Therefore, population and housing growth associated with the proposed General Plan would result in **a less than significant impact**.

### 4.3 SIGNIFICANT IRREVERSIBLE EFFECTS

#### LEGAL CONSIDERATIONS

---

CEQA Section 15126.2(d) and Public Resources Code Sections 21100(b)(2) and 21100.1(a), requires that the EIR include a discussion of significant irreversible environmental changes which would be involved in the proposed action should it be implemented. Irreversible environmental effects are described as:

- The project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of a project would generally commit future generations to similar uses (e.g., a highway provides access to previously remote area);
- The project involves uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing of the proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Determining whether the proposed project would result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed such that there would be little possibility of restoring them. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

#### **Consumption of Nonrenewable Resources**

Consumption of nonrenewable resources refers to the loss of physical features within the natural environment, including the conversion of agricultural lands, loss of access to mining reserves, and nonrenewable energy use. The Willows Planning Area has multiple nonrenewable resources, including biological resources, water resources, and energy resources.

One of the objectives of the proposed General Plan is to conserve natural resources within the Planning Area. Many of these policies and actions, aimed at preserving natural resources, are contained within the Conservation and Sustainability Element, and have been identified throughout this EIR. Additionally, the proposed General Plan directs most new development to infill areas, and areas surrounding existing neighborhoods and urbanized areas. As a result, the proposed General Plan will minimize the potential for impacts to the nonrenewable resources in the Planning Area, including biological resources, water resources, and energy resources, to the greatest extent feasible. More detailed and focused discussions of potential impacts to these nonrenewable resources are contained throughout this Draft EIR.

Nonrenewable energy resources such as electricity, natural gas, propane, gasoline, and diesel would be consumed during the construction and operation of development projects contemplated under the General Plan buildout. The proposed General Plan includes a variety of policies that seek to conserve, protect, and enhance energy resources. These policies focus on energy efficiency in the design, materials, construction, and use of buildings, the use of alternative energy systems, and alternative transportation modes. As described in Chapter 3.7 (Greenhouse Gases, Climate Change

and Energy)), the proposed General Plan would not result in any significant adverse impacts related to project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for during General Plan buildout, including during construction, operations, maintenance, and/or removal.

### **Irretrievable Commitments/Irreversible Physical Changes**

The implementation of the General Plan would not be expected to result in environmental accidents that have the potential to cause irreversible damage to the natural or human environment through environmental accidents. While activities anticipated to occur under the General Plan would result in the limited use, transport, storage, and disposal of hazardous materials, all activities would comply with applicable state local, and federal laws related to hazardous materials transport, use, and storage, which would significantly reduce the likelihood and severity of accidents that could result in irreversible environmental damage. Implementation of the proposed General Plan would result in a commitment of land uses designated for the foreseeable future. Land use and development consistent with the General Plan would result in irretrievable commitments by introducing development onto sites that are presently undeveloped. The conversion of undeveloped lands to urban uses would result in an irretrievable loss of undeveloped land, wildlife habitat, and open space. Additionally, development will physically change the environment in terms of aesthetics, air emission, noise, traffic, open space, and natural resources. These physical changes are irreversible after development occurs.

Therefore, the proposed General Plan would result in changes in land use within the Planning Area that would commit future generations to these uses.

#### ***Impact 4.17: Irreversible effects (Significant and Unavoidable)***

In summary, the proposed General Plan includes an extensive policy framework that is designed to address land use and environmental issues to the greatest extent feasible, while allowing growth and economic prosperity for the City. However, even with the policies and actions that will serve to reduce potential significant impacts, the proposed General Plan will result in significant irreversible changes. This impact is considered a **significant and unavoidable** impact under CEQA.

### 4.4 SIGNIFICANT AND UNAVOIDABLE IMPACTS

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. The following significant and unavoidable impacts of the General Plan are discussed in Chapter 3 and previously in this chapter (cumulative-level). Refer to those discussions for further details and analysis of the significant and unavoidable impacts identified below:

- **Impact 3.2-1:** General Plan implementation would result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (Significant and Unavoidable)
- **Impact 3.2-2:** General Plan implementation may result in conflicts with existing Williamson Act Contracts (Significant and Unavoidable)
- **Impact 3.3-1:** General Plan implementation would not conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants (Significant and Unavoidable)
- **Impact 3.7-1:** General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (Significant and Unavoidable)
- **Impact 3.14-1:** General Plan implementation may conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Significant and Unavoidable).
- **Impact 4.3:** Cumulative impact on the region's air quality (Cumulatively Considerable and Significant and Unavoidable)
- **Impact 4.7:** Cumulative impacts related to greenhouse gases, climate change, and energy (Considerable Contribution and Significant and Unavoidable)
- **Impact 4.14:** Cumulative impacts on the transportation network (Cumulatively Considerable and Significant and Unavoidable)
- **Impact 4.17:** Irreversible Effects (Significant and Unavoidable)

## 5.1 CEQA REQUIREMENTS

CEQA requires that an EIR analyze a reasonable range of feasible alternatives that meet most or all of the project objectives while potentially reducing or avoiding one or more environmental effects of the project. The range of alternatives required in an EIR is governed by a “rule of reason” that requires an EIR to set forth only those alternatives necessary to permit a reasoned choice (CEQA Guidelines Section 15126.6(f)). Where a potential alternative was examined but not chosen as one of the range of alternatives, the CEQA Guidelines require that the EIR briefly discuss the reasons the alternative was dismissed.

Alternatives that are evaluated in the EIR must be potentially feasible alternatives. However, not all possible alternatives need to be analyzed. An EIR must “set forth only those alternatives necessary to permit a reasoned choice.” (CEQA Guidelines, Section 15126.6(f).) The CEQA Guidelines provide a definition for a “range of reasonable alternatives” and, thus limit the number and type of alternatives that need to be evaluated in an EIR. An EIR need not include any action alternatives inconsistent with the lead agency’s fundamental underlying purpose in proposing a project. (*In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1166.)

First and foremost, alternatives in an EIR must be potentially feasible. In the context of CEQA, “feasible” is defined as:

*... capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.* (CEQA Guidelines 15364)

## 5.2 ALTERNATIVES CONSIDERED IN THIS EIR

### FACTORS GUIDING SELECTION OF ALTERNATIVES

A Notice of Preparation was circulated to the public to solicit recommendations for a reasonable range of alternatives to the proposed project. Additionally, a public scoping meeting was held during the public review period to solicit recommendations for a reasonable range of alternatives to the proposed project. No specific alternatives were recommended by commenting agencies or the general public during the NOP public review and comment period.

The alternatives to the General Plan Update selected for analysis in the EIR were developed to minimize significant environmental impacts while fulfilling the basic objectives of the project, and address public and elected officials’ input with respect to potential land use and growth scenarios that may be appropriate for consideration as part of the General Plan Update. Significant impacts are summarized in Chapter 4.0 and described in greater detail in Sections 3.1 through 3.16. As described in Chapter 2.0 (Project Description), the following objectives have been identified for the proposed project:



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

### SIGNIFICANT AND UNAVOIDABLE IMPACTS

---

The proposed General Plan Update would result in the following significant and unavoidable impacts, which are described in Sections 3.1 through 3.16 and Chapter 4.0:

- **Impact 3.2-1:** General Plan implementation would result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (Significant and Unavoidable)
- **Impact 3.2-2:** General Plan implementation may result in conflicts with existing Williamson Act Contracts (Significant and Unavoidable)
- **Impact 3.3-1:** General Plan implementation would not conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants (Significant and Unavoidable)
- **Impact 3.7-1:** General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (Significant and Unavoidable)
- **Impact 3.14-1:** General Plan implementation may conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Significant and Unavoidable).
- **Impact 4.3:** Cumulative impact on the region's air quality (Cumulatively Considerable and Significant and Unavoidable)
- **Impact 4.7:** Cumulative impacts related to greenhouse gases, climate change, and energy (Considerable Contribution and Significant and Unavoidable)
- **Impact 4.14:** Cumulative impacts on the transportation network (Cumulatively Considerable and Significant and Unavoidable)
- **Impact 4.17:** Irreversible Effects (Significant and Unavoidable)

---

## ALTERNATIVES TO THE GENERAL PLAN UPDATE

---

Three alternatives to the General Plan Update were considered based on the analysis performed to identify the environmental effects of the proposed project. Since the General Plan Update was prepared with the intent to be a self-mitigating document, project alternatives focused on amending land uses and standards to potentially address impacts. The alternatives analyzed in this EIR include the following:

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

A summary of the growth projections, including population growth, housing units, jobs, and the job/housing balance for the Project and each Alternative is shown in Table 5.0-1.

## 5.0 ALTERNATIVES

**TABLE 5.0-1: GROWTH PROJECTIONS BY ALTERNATIVE**

| ALTERNATIVE  | POPULATION | DWELLING UNITS | NON-RESIDENTIAL SQUARE FEET OF DEVELOPMENT | JOBS  | JOBS PER HOUSING UNIT |
|--|------------|----------------|--|-------|-----------------------|
| <i>EXISTING CONDITIONS</i>                             |            |                |  |       |                       |
|  | 6,243      | 2,458          | 1,371,392                                  | 2,191 | 0.89                  |
| <i>NEW GROWTH</i>                                      |            |                |  |       |                       |
| Proposed General Plan                                  | 2,446      | 963            | 786,233                                    | 1,310 | 1.36                  |
| Alternative 1: Existing General Plan/No Project        | 970        | 382            | 726,096                                    | 1,210 | 3.17                  |
| Alternative 2: Modified Project Alternative            | 970        | 382            | 726,096                                    | 1,210 | 3.17                  |
| Alternative 3: Agriculture Protection Alternative      | 1,750      | 689            | 717,835                                    | 1,196 | 1.74                  |
| <i>TOTAL BUILDOUT GROWTH: EXISTING PLUS NEW GROWTH</i> |            |                |  |       |                       |
| Proposed General Plan                                  | 8,689      | 3,421          | 2,157,625                                  | 3,501 | 1.02                  |
| Alternative 1: Existing General Plan/No Project        | 7,214      | 2,840          | 2,097,488                                  | 3,401 | 1.20                  |
| Alternative 2: Modified Project Alternative            | 7,214      | 2,840          | 2,097,488                                  | 3,401 | 1.20                  |
| Alternative 3: Increased Density Alternative           | 7,993      | 3,147          | 2,089,227                                  | 3,387 | 1.08                  |

SOURCE: DE NOVO PLANNING GROUP, 2022

The primary difference between the proposed General Plan and Alternative 2 is the Land Use Maps associated with each of these alternatives while the primary difference between the proposed General Plan and Alternative 3 is the assumption of an infill development focus. The goals, policies, and actions contained in the proposed General Plan would also apply and be implemented under Alternatives 2 and 3. Therefore, changes to the Land Use Map and growth focus are the only variables that may increase or decrease the severity of one or more of the significant environmental impacts identified in this Draft EIR.

Throughout the preparation of the General Plan Update, the City, and community all expressed a desire and commitment to ensuring that the General Plan not only reflect the community's values and priorities, but also serve as a self-mitigating document and avoid significant environmental impacts to the greatest extent feasible. To further this goal of crafting a self-mitigating General Plan, the environmental analysis contained in this Draft EIR was completed concurrently with the development of the General Plan elements and Land Use Map in order to foster informed decision making regarding the Land Use Map and the General Plan goals, policies, and actions as they were being developed. As the Land Use Map was crafted, refined, and revised throughout the course of the General Plan Update, changes were made on a continuous basis in order to incrementally and substantially reduce potentially significant environmental impacts that were identified. The result of this approach and this process is a proposed General Plan Land Use Map that has reduced potentially significant impacts to the environment, while still meeting the project objectives identified by the City of Willows.

## ALTERNATIVE 1 - NO PROJECT

Under Alternative 1, the City would continue to implement the existing General Plan and no changes would be made to address updated General Plan Guidelines, or the requirements of State law. Since adoption of the existing General Plan, State legislation has been passed requiring the City to address new safety and circulation requirements in the General Plan and to further address greenhouse gas emissions. The General Plan goals, policies, and actions, as well as the Land Use Map, would not be updated to address the vision and concerns of the City's residents, property owners, decision-makers, and other stakeholders that actively participated in the visioning and goal and policy development process.

Alternative 1 would result in the continuation of existing conditions and development levels. New growth would be allowed as envisioned under the existing General Plan, with land uses required to be consistent with the existing General Plan Land Use Map. Table 5.0-2 shows the acreages of each land use designation for the existing General Plan Land Use Map.

**TABLE 5.0-2: ALTERNATIVE 1 (EXISTING GENERAL PLAN LAND USE DESIGNATIONS)**

| <i>LAND USE</i>                        | <i>CITY</i>    | <i>SOI</i>     | <i>TOTAL</i>   |
|--|----------------|----------------|----------------|
| Agricultural/Residential               | -              | 84.75          | 84.75          |
| Business Park                          | -              | 44.13          | 44.13          |
| Commercial/Industrial Combining Use    | 193.45         | -              | 193.45         |
| Community Commercial                   | -              | 25.15          | 25.15          |
| Entryway                               | 23.55          | -              | 23.55          |
| General Agriculture                    | -              | 320.33         | 320.33         |
| General Commercial                     | 109.64         | -              | 109.64         |
| General Industrial                     | 101.90         | -              | 101.90         |
| Highway and Visitor Service Commercial | -              | 15.54          | 15.54          |
| Highway Commercial                     | 61.89          | -              | 61.89          |
| Industrial                             | -              | 237.09         | 237.09         |
| Intensive Agriculture                  | -              | 1682.61        | 1682.61        |
| Light Industrial                       | 157.87         | -              | 157.87         |
| Low Density Residential                | 488.51         | -              | 488.51         |
| Multiple Family Residential            | 33.15          | 24.34          | 57.50          |
| Office and Professional                | 44.98          | -              | 44.98          |
| Open Space                             | 42.81          | -              | 42.81          |
| Public Facilities                      | -              | 285.26         | 285.26         |
| Public Facilities and Services         | 168.71         | -              | 168.71         |
| ROW/Canal                              | 27.50          | -              | 27.50          |
| Rural Residential                      | -              | 240.75         | 240.75         |
| Service Commercial                     | -              | 116.27         | 116.27         |
| Single Family Residential              | -              | 158.19         | 158.19         |
| Suburban Residential                   | -              | 364.29         | 364.29         |
| <b>Grand Total</b>                     | <b>1453.95</b> | <b>3598.68</b> | <b>5052.63</b> |

SOURCE: DE NOVO PLANNING GROUP, 2021

As shown in Table 5.0-2, Alternative 1 would provide for reduced acres of residential land uses and would not include new land uses such as mixed-uses used included in the proposed General Plan's land use map (See Chapter 2.0 Project Description).

As shown in Table 5.0-1, Alternative 1 would result in increased housing and job growth within the Willows city limits when compared to existing conditions, but less overall growth than the proposed Project.

Under Alternative 1 at full buildout, there would be an increase over existing conditions in residential growth (approximately 382 dwelling units) and jobs (approximately 1,210 jobs) within the Planning Area. Under cumulative conditions, development in Planning Area combined under Alternative 1 would result in a population of 7,214 and 3,401 jobs. Under Alternative 1, the existing General Plan policy framework would still be in effect, which would constitute a status quo approach to land use regulation in the City. The Proposed Land Use Map, along with the policy framework proposed by the General Plan Update, encourages and aims to achieve a community with a balanced land use pattern that meets the City's long-term housing, employment, and civic needs. The proposed General Plan was prepared in conformance with State laws and regulations associated with the preparation of general plans, including requirements for environmental protection.

Alternative 1 would not include updated policies, particularly those related to additional housing opportunities, greenhouse gases, community health, and mobility for all roadway users, as required by State law. This alternative would not include various policies proposed in the General Plan update to ensure protection of environmental resources, both at a project level and under cumulative conditions, consistent with the objectives of CEQA.

Alternative 1 fails to meet several of the basic General Plan objectives, including: Establishing a greater connection between the General Plan and current planning issues; and addressing new requirements of State law.

Therefore, Alternative 1 (No Project) is rejected from further consideration as a CEQA alternative, as it fails to meet several of the Project objectives. However, for reference, the environmental effects associated with Alternative 1 are discussed and summarized in Table 5.0-3 to provide a general comparison between the adopted Willows General Plan (Alternative 1 – No Project), the proposed project, and Alternatives 2 and 3.

---

## ALTERNATIVE 2 – MODIFIED PROJECT ALTERNATIVE

---

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

The goals, policies, and actions of the General Plan Update would apply to subsequent development, planning, and infrastructure projects under this alternative.

As shown previously in Table 5.0-1, Alternative 2 would result in approximately fewer housing units and fewer residents within Willows when compared to the proposed General Plan Land Use Map. Employment opportunities would also be slightly decreased under this alternative.

---

## ALTERNATIVE 3 – AGRICULTURE PROTECTION ALTERNATIVE

---

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

## 5.3 ENVIRONMENTAL ANALYSIS

The alternatives analysis provides a summary of the relative impact level of significance associated with each alternative for each of the environmental issue areas analyzed in this EIR. Following the analysis of each alternative, Table 5.0-1 summarizes the comparative effects of each alternative.

### **Aesthetics**

As described in Chapter 3.1 (Aesthetics and Visual Resources) impacts related to Aesthetics were found be less than significant. Project Alternatives 1 and 2 would result in similar development patterns when compared to the Proposed Project; however, as noted above, Alternative 3 would result in the least amount of dwelling units increased agricultural land conservation. The reduced development potential under Alternative 3 as compared to the Proposed General plan and Alternatives 1 and 2 would likely result in decreased building intensities and decreased densities in the Planning Areas SOI. Willows has prepared the proposed General Plan to include numerous policies and actions related to community design to maintain and enhance the Planning Area's appearance and function. Specifically, the policies and actions are intended to protect and preserve visual resources, including ensuring appropriate transitions between land uses to preserve the community's harmonious character within the Planning Area.

Maximum densities and building intensities under Alternative 1 and 2 would be generally the same as the Proposed Project, and aesthetic impacts would generally be the same under these alternatives. Visual impacts would be slightly reduced under Alternative 3 when compared to the Proposed General Plan. Additionally, Alternative 2 includes adoption of the updated policy document, which includes numerous policies and actions to preserve and protect visual resources. Therefore, Alternative 2 would be superior to the No Project Alternative (Alternative 1).

### **Agriculture and Forest Resources**

As described in Impact 3.2-1 of Chapter 3.2, impacts related to Agricultural and Forest Resources were found to be significant. There are agricultural lands identified by the CA Department Conservation's Farmland Mapping and Monitoring Program within the Willows Planning Area. Furthermore, there are lands within the Willows Planning Area that are currently under a Williamson Act contract.

There are no forest lands or timber lands located within the Willows Planning Area.

This impact would remain significant under all of the Alternatives. All Project Alternatives would result in general plan land use designations that would result in development patterns that impact agricultural resources. However, the reduced footprint of urban development and its impact to agricultural resources under Alternative 3 would be reduced when compared to all other alternatives. The impact level under all other alternative scenarios would remain roughly similar, however the additional areas designated for development under the Proposed General Plan would be greater than under the existing General Plan's Land Use Map. Therefore Alternatives 1 and 2 would have slightly reduced impacts to agricultural resources when compared to the proposed Project.

### **Air Quality**

As described in Chapter 3.3 (Air Quality) Impact 3.3-1, the proposed General Plan implementation would result in significant impacts to air quality.

As further described in Chapter 3.3, policies and actions included in the proposed General Plan would further the fundamental goals of reducing emissions of criteria pollutants associated with reducing building energy usage, and would increase opportunities for alternative transit in Willows and the surrounding areas. The General Plan policies and actions that would work to further criteria pollutant emissions reductions, including reviewing projects for conformance with applicable air quality plans and regulations, reducing energy demands, and implementing methods to reduce vehicle miles traveled. However, even with implementation of the General Plan policies and actions that would reduce criteria pollutant emissions, the proposed General Plan would increase VMT.

Under Alternative 2, the Planning Area would be developed with the existing General Plan Land Use Map, but would be required to adhere to the same policy guidance and local, state, and regional air quality measures as the Proposed General Plan. Buildout of the Existing General Plan

and Alternative 2 would result in approximately fewer housing units, fewer residents, and fewer jobs within Willows when compared to the proposed General Plan Land Use Map. Additionally Alternative 3 would result in the least overall development footprint and would result in the most infill development further reducing overall VMT. A decrease in total residential unit count, population, and jobs may also decrease the total air quality emissions and overall VMT. As such, the air quality impact is increased slightly under the Proposed General Plan when compared to all other alternatives. However, the Proposed General Plan's updated policy document, includes a range of goals and policies that would reduce air quality and toxic air contaminant emissions. As such, the air quality impacts may increase slightly under Alternative 1 and decrease slightly under Alternative 2 when compared to the proposed General Plan. Moreover, when compared to the proposed Project, Alternative 3 impacts would be reduced when compared to all other Alternatives.

### **Biological Resources**

There are various biological resources, including habitat, that occurs throughout the region. As described in Chapter 3.4 (Biological Resources) General Plan implementation would result in less than significant impacts to biological resources. Approval of the General Plan would not directly approve or entitle any development or infrastructure projects. However, implementation of the General Plan and existing Land Use Map would allow and facilitate future development in Willows, which could result in adverse impacts to special-status plant and wildlife species, as well as sensitive natural habitat or wildlife movement corridors. Subsequent development projects will be required to comply with the General Plan and adopted Federal, State, and local regulations for the protection of special status plants and animals, including habitat. The City of Willows has prepared the proposed General Plan to include numerous policies and actions intended to protect special status plants and animals, including habitat, from adverse effects associated with future development and improvement projects.

The proposed Project and Alternatives 1 and 2 would result in similar development patterns, while Alternative 3 would result in the most land conserved for agricultural uses which may provide additional habitat opportunities within the Planning Area. The proposed General Plan and Alternatives 2 and 3 would also include updated biological policies and actions aimed at protecting biological resources (as described in detail in Chapter 3.4). Therefore, impacts to biological resources under Alternative 2 would be slightly reduced when compared to the proposed General Plan and Alternative 3 would be superior to all other alternatives. Additionally, because Alternative 2 would update the biological resource policies consistent with the Proposed General Plan, impacts to biological resources would be slightly reduced when compared to the No Project Alternative, which does not include an updated policy document.

### **Cultural and Tribal Cultural Resources**

As described in Chapter 3.5 (Cultural and Tribal Cultural Resources) General Plan implementation would result in less than significant impacts to cultural and tribal cultural resources.



The proposed Project and Alternatives 1 and 2 would result in similar development patterns and a similar development footprint. Alternative 3 would include additional preservation of agricultural lands within the SOI.

Because Alternatives 2 and 3 would update cultural resource policies to include new policies and actions related to agency coordination, consultation, and monitoring consistent with the proposed General Plan Policy Document, impacts to cultural resources would be slightly reduced when compared to the No Project Alternative which does not include additional and updated policies related to cultural resources. Alternative 3 would result in the potential for the fewest impacts as the development footprint would be reduced. The impact under all other scenarios (the proposed General Plan, and Alternatives 2 a) would remain the same.

### **Greenhouse Gas Emissions and Energy**

As described in Chapter 3.7 (Greenhouse Gas Emissions and Energy), the proposed General Plan would result in significant impacts to Greenhouse Gases, Climate Change, and Energy.

As further described in Chapter 3.7, even with implementation of the General Plan policies and actions that would reduce emissions, the proposed General Plan would increase VMT.

Under Alternative 2, the Planning Area would be developed with the existing General Plan Land Use Map, but would be required to adhere to the same policy guidance and local, state, and regional air quality measures as the Proposed General Plan. Buildout of the Existing General Plan and Alternative 2 would result in approximately fewer housing units, fewer residents, and fewer jobs within Willows when compared to the proposed General Plan Land Use Map. Additionally Alternative 3 would result in the least overall levels of development and would result in the most infill development. The decrease in total residential unit count, population, and jobs may decrease the total air quality emissions and overall VMT. As such, the air quality impact is increased slightly under the Proposed General Plan when compared to all other alternatives. However, the Proposed General Plan's updated policy document, includes a range of goals and policies that would reduce air quality and toxic air contaminant emissions. As such, the air quality impacts may increase slightly under Alternative 1 and decrease slightly under Alternative 2 when compared to the proposed General Plan. Moreover, when compared to the proposed Project, Alternative 3 impacts would be reduced when compared to all other Alternatives.

As stated in Chapter 3.7, the proposed General Plan includes a range of goals and policies that would reduce GHG emissions associated with future development and improvement projects. Under Alternative 2, the Planning Area would be developed with the existing General Plan Land Use Map, but would be required to adhere to the same policy guidance and local, state, and regional greenhouse gas measures as the Proposed General Plan. Buildout of Alternatives 1 and 2 would result in fewer housing units, residents, and jobs within Willows when compared to the proposed General Plan Land Use Map, while Alternative 3 would result in the least overall levels of development. The decrease in total residential unit count and population may decrease the total greenhouse gas emissions and energy use. As such, the greenhouse gas emissions impact is increased slightly under the proposed General Plan when compared to Alternatives 2 and 3.

Moreover, when compared to Alternative 1 (No Project), the Proposed General Plan, Alternative 2 and Alternative 3 all include a range of goals and policies that would reduce GHG emissions, including policies to encourage mixed-use development, complete streets and multi modal improvements that would further reduce per capita GHG impacts. Therefore, when compared to Alternative 1 (No Project), Alternatives 2 and 3 and the proposed General Plan would be slightly superior. Alternative 3 would be superior to all alternatives as this alternative places more emphasis on infill development that presents substantially more opportunities for trip internalization and increased opportunities for walking and bicycling.

## **Geology**

As described in Chapter 3.6 (Geology), the proposed General Plan would result in less than significant impacts to Geology and Soils. All alternatives would result in similar development patterns. The proposed General Plan and Alternatives 2 and 3 would also include updated policies related to geologic hazards, including requirements for project reviews and standards for construction and building practices (as described in detail in Chapter 3.6).

All future projects within the Planning Area will be required to comply with state laws including the preparation of stormwater plans, and compliance with the provisions of the California Building Standards Code (CBSC), which requires development projects to perform geotechnical investigations in accordance with State law, engineer improvements to address potential seismic and ground failure issues, and use earthquake-resistant construction techniques to address potential earthquake loads when constructing buildings and improvements. However, impacts related to Geology and Soils would generally similar the same under all alternatives, although the reduced development footprint under Alternative 3 may slightly reduce these impacts. Additionally, the updated policy document provides for additional policies and action related to geologic hazards and safety when compared to the existing General Plan, therefore the proposed General Plan and Alternatives 2 and 3 would be considered to be slightly superior to the Alternative 1.

## **Hazards and Hazardous Materials**

As described in Chapter 3.8 (Hazards and Hazardous Materials), all impacts related to hazards and hazardous materials were found to be less than significant. The proposed General Plan and Alternative 2 would include updated policies and actions aimed at protecting the public from hazardous materials. These policies and actions in the General Plan would ensure that potential hazards are identified on a project site, that development is located in areas where potential exposure to hazards and hazardous materials can be mitigated to an acceptable level, and that business operations comply with Federal and State regulations regarding the use, transport, storage, and disposal of hazardous materials. The proposed General Plan also includes policies and actions to ensure that the City has adequate emergency response plans and measures to respond in the event of an accidental release of a hazardous substance. (as described in detail in Chapter 3.8). Additionally, under all Project Alternatives no development could take place in areas of high wildland fire risk.

All Project Alternatives would result in additional developed uses including commercial, industrial, residential, and mixed-use and public facility development. The impacts under all scenarios would remain similar, however, impacts to hazards and hazardous materials would be slightly reduced under the Proposed Project, and Alternatives 2 and 3 when compared to Alternative 3. Because Alternative 1 as this alternative does not include the adoption of the updated General Plan policy document which included additional policies and actions related to hazardous materials safety and review requirements, and emergency response.

### **Hydrology and Water Quality**

As described in Chapter 3.9 (Hydrology and Water Quality), under all impact areas, implementation of the proposed General Plan would result in less than significant impacts related to Hydrology and Water Quality.

All of the alternatives generally would allow development to occur in a manner similar to the proposed General Plan, where flood control and water quality protection measures are well established and enforced. This variation in intensity and land use designation changes would not substantially alter impacts from or to flooding, water quality, or on groundwater supplies because existing federal, State, and local regulations would apply to guard against flood hazards, water quality contamination, or impact on groundwater supplies. Impact for each alternative, like the proposed project, would be less than significant.

Alternative 2 and Alternative 1 (No Project) would result in development of the existing General Plan Land Use Map, which results in the least number of housing units and non-residential square feet when compared to the proposed General Plan and Alternative 3. Compared to the proposed General Plan, the potential water quality impacts related to construction and operation would be similar. As described in Chapter 3.9, General Plan implementation would not result in construction, or long-term impacts to surface water quality from urban stormwater runoff. All alternatives would also be required to submit a SWPPP with BMPs to the RWQCB and comply with all storm water sewer system (MS4) requirements. It would be expected that impacts related to water quality would be similar under Alternatives 2 and Alternative 3 as compared to the Proposed General Plan. The implementation of the General Plan policies and actions which includes policies aimed to enhance stormwater quality and infiltration as well as actions to review development projects to identify potential stormwater and drainage impacts and require development to include measures to ensure off-site runoff is not increased as a beyond pre-development levels would not be updated and included under Alternative 1 as this alternative does not include an update to the General Plan Policy Document to include updated policies related to permeable surfaces onsite detention, and infiltration. Therefore, this impact under the No-Project Alternative may be slightly increased when compared to all other alternatives. Additionally, Because Alternative 3 would result in the least land disturbance and the most permeable lands Alternative 3 would be superior to all other alternatives.

### **Land Use Planning and Population/Housing**

The proposed General Plan is a long-range land use plan. As described in Chapter 3.10 (Land Use, Population, and Housing) all impacts related to land use, population, and housing were found to be less than significant under the Proposed General Plan. As described previously, the proposed General Plan and Alternatives 2 and 3 would include adoption of the updated policy document consistent with the Proposed General Plan. Therefore, Alternatives 2 and 3 would also result in the same impact level as the proposed General Plan. Additionally, the amount and typology of allowable development under the Proposed General Plan, has been crafted to help assist Willows to meet the City's Regional Housing Needs Allocation (RHNA) and future housing needs, and comply with State law. Because the No Project Alternative retains the existing General Plan Land Use Map, and policy document it would result in less consistency with pertinent state and regional plans relative to the proposed General Plan and Alternative 3 in terms of the Plan's ability to meet housing needs. All alternatives would provide greater consistency with applicable state and regional plans than the No Project Alternative, due to the proposed Project and Alternatives 2 and 3 adopting the updated General Plan policy document.

### **Mineral Resources**

As described in Chapter 3.11, the proposed General Plan would result in less than significant impacts relating mineral resources. All of the alternatives, like the Proposed General Plan, accommodate development generally in the same areas, and these areas are, for the most part, are either already urbanized or are planned for the same development. Given that mineral resources would not be impacted by the proposed Project, impacts associated with each of the alternatives would be similar under all alternatives and all would remain less than significant. However, It should be noted that Alternative 3 may result in slightly reduced impacts when compared to all other alternatives as this alternative results in the least amounts of overall land committed to developed uses.

### **Noise**

As described in Chapter 3.12, and 4.0 the proposed General Plan would result in less than significant noise impacts. The proposed General Plan and Alternatives 2 and 3 include General Plan Policies intended to minimize exposure to excessive noise, including noise associated with increased traffic and stationary sources. Additional policies would ensure that new development mitigates potential noise impacts to the greatest extent feasible through incorporating the noise control treatments necessary to achieve acceptable noise levels and sets criteria for evaluating future increases in traffic noise levels.

Alternatives 2 would also result in fewer residential units, less non-residential square feet and fewer jobs within the city. These reductions in jobs and housing units would slightly reduce traffic and traffic related noise. As such, noise impacts would be slightly reduced under Alternative 2 when compared to all other alternatives.

### **Public Services and Recreation**

As described in Chapter 3.13, the proposed General Plan would result in less than significant impacts relating to public services and recreation. New development would place increased demands on public services such as law enforcement, fire, schools, parks, libraries, and other governmental services. The proposed General Plan includes policies and actions that require payment of impact fees to the City and other public agencies to ensure that additional development allowed does not have adverse impacts on these services and agencies.

Alternatives 2 and 3 would adopt the updated General Plan policy document, but Alternative 2 would retain the existing General Plan Land Use Map. Under Alternative 2 and the No Project Alternative, the development area and development types would remain similar, however, there would be the fewest, dwelling units, and reduced population when compared to the Proposed General Plan and Alternative 3 and thus, impacts to public services (the demand for police, fire and other public services) would be slightly reduced. Overall, Alternative 2 would have a slightly reduced impact to public services when compared to the proposed Project and Alternative 3, and a reduced impact when compared to Alternative 1 as Alternative 1 would not include adoption of the updated General Plan policy document.

### **Transportation**

As described in Chapter 3.14 (Transportation and Circulation), the proposed General Plan would result in significant and unavoidable impacts to the circulation network.

As described in Section 3.14 (Transportation and Circulation), the average VMT overall and per capita is expected to increase under the existing and proposed General Plan. As a result, the VMT impacts associated with employment-based uses allowed by the proposed General Plan were considered significant and unavoidable.

Alternative 2 and Alternative 1 (No Project) would result in development of the existing General Plan Land Use Map; therefore, the overall VMT per capita would still be significant and unavoidable. However, under Alternative 2, the updated policy document would be adopted and future developments would be required to adhere to the same policy guidance and local, state, and regional air quality measures as the Proposed General Plan and Alternative 3. Therefore, when compared to Alternative 1, Alternative 2 would slightly reduce impacts to transportation and circulation. While the proposed General Plan would result in a slightly higher average VMT than Alternative 2 the updated policy guidance included many circulation policies and actions that may help to reduce VMT overtime and would be roughly sillier when compared to Alternative 1. The infill development land use patterns under Alternative 3 would create a more balanced mixed of infill residential and employment generating uses and would result in a reduction VMT through opportunities for trip internalization and increased opportunities for walking and bicycling due to more compact development approach as well as the updated policy document that supports VMT reduction strategies. Therefore, the transportation impacts related to VMT are slight increased under The Proposed General Plan and Alternatives 1 and 2 when compared to Alternative 3.

## Utilities and Service Systems

As described in Chapter 3.15, the proposed General Plan would result in less than significant impacts relating Utilities.

New development would place increased demands on utilities. Under Alternative 2, the Planning Area would be developed with the same development patterns and uses as the existing General Plan (Alternative 1). Alternative 2 would result in the least amount of new residential and non-residential development and the smallest increase in population and jobs compared to the proposed General Plan (and Alternative 3). The quantity of infrastructure installed would be substantially reduced, under Alternative 3 as this alternatives would require a smaller development footprint, but the demand for utility services, including wastewater and solid waste services would be would be similar to that required under the Proposed General Plan.

Therefore, demand for utilities would be slightly less under Alternative 3 when compared to the proposed General Plan and Alternative 2. Additionally the reduced development anticipated under Alternatives 1 and 2 would reduce the need to expanded utility services. The updated policy document include policies and actions to support adequate service levels throughout the city (as described in Chapter 3.15). Therefore Alternative 2 would be slightly superior to the No Project Alternatives due to the updated policy guidance related to public services.

## Wildfire

As described in Chapter 3.16 (Wildfire), the proposed General Plan would result in less than significant impacts relating to all Wildfire impacts. All alternatives would result in similar development patterns and a similar development footprint all of which are located outside delineated fire hazard areas. The impact under all other scenarios would remain the same.

## Irreversible Effects

The proposed Project would have a significant and unavoidable impact associated with irreversible environmental effects as described under Impact 4.17. Implementation of the proposed General Plan would result in a commitment of land uses designated for the foreseeable future. Land use and development consistent with the General Plan would result in irretrievable commitments by introducing development onto sites that are presently undeveloped. Additionally, development will physically change the environment in terms of air emission, noise, traffic, open space, and natural resources. These physical changes are irreversible after development occurs. Therefore, the proposed General Plan would result in changes in land use within the Planning Area that would commit future generations to these uses.

During the planning horizon, development under Alternatives 1, 2, and 3 would be reduced in comparison to the proposed General Plan. Under cumulative conditions, Alternatives 1 and 2 would result in less residential and less non-residential floor area (see Table 5.0-1). All Alternatives would use nonrenewable resources, including metals, stone, and other materials related to construction, and result in on-going demand for fossil fuels and other resources associated with energy production at levels less than than the proposed Project. The associated

irretrievable commitment of nonrenewable resources and permanent conversion of other undeveloped lands that under all alternatives would remain a significant impact. Alternative 3 may have slightly reduced impact in comparison to the proposed General Plan and all other alternatives due to the due to reduced development footprint, however the expected overall development levels are increased when compared to Alternatives 1 and 2 and as such the additional building construction, and increased in population may offset any benefits of a reduced development footprint. Alternative 1 would not include an updated policy document that included additional policies and actions related to the conservation of resources and sustainable development patterns and therefore, would be considered inferior to all other alternatives.

### ENVIRONMENTALLY SUPERIOR ALTERNATIVE

---

CEQA requires that an environmentally superior alternative be identified among the alternatives that are analyzed in the EIR. If the No Project Alternative is the environmentally superior alternative, an EIR must also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6(e)(2)). The environmentally superior alternative is that alternative with the least adverse environmental impacts when compared to the proposed General Plan.

A comparative analysis of the proposed General Plan and each of the Project alternatives is provided in Table 5.0-3 below. The table includes a numerical scoring system, which assigns a score of 1 to 5 to each of the alternatives with respect to how each alternative compares to the proposed project in terms of the severity of the environmental topics addressed in this EIR. A score of “3” indicates that the alternative would have the same level of impact when compared to the proposed project. A score of “1” indicates that the alternative would have a better (or reduced) impact when compared to the proposed project. A Score of “2” indicates that the alternative would have a slightly better (or slightly reduced) impact when compared to the proposed project. A score of “4” indicates that the alternative would have a slightly worse (or slightly increased) impact when compared to the proposed project. A score of “5” indicates that the alternative would have a worse (or increased) impact when compared to the proposed project. The project alternative with the lowest total score is considered the environmentally superior alternative.

As shown in Table 5.0-3, Alternative 3 is the environmentally superior alternative, as it was developed and refined to reduce as many environmental effects as possible. All of the alternatives fail to reduce any significant and unavoidable impacts to a less than significant level however Alternative 3 would reduce impacts to agricultural lands and resources the greatest extent. Throughout the preparation of the General Plan Update, the City Council, Planning Commission, and community all expressed a desire and commitment to ensuring that the General Plan not only reflect the community’s values and priorities, but also serve as a self-mitigating document and avoid significant environmental impacts to the greatest extent feasible. To that end, the proposed General Plan includes the fully range of feasible mitigation and minimization policies and actions available to reduce potential impacts to the greatest extent possible.

**TABLE 5.0-3: COMPARISON OF ALTERNATIVES TO THE PROPOSED PROJECT**

| <i>ENVIRONMENTAL ISSUE</i>                   | <i>PROPOSED PROJECT</i> | <i>ALTERNATIVE 1<br/>(NO PROJECT)</i> | <i>ALTERNATIVE 2<br/>(MODIFIED)</i> | <i>ALTERNATIVE 3<br/>(AGRICULTURE PROTECTION)</i> |
|--|-------------------------|---------------------------------------|-------------------------------------|---|
| Aesthetics                                   | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| Agricultural Resources                       | 3 – Same                | 2 – Slightly Better                   | 2 – Slightly Better                 | 1 – Better  |
| Air Quality                                  | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| Biological Resources                         | 3 – Same                | 4 – Slightly Worse                    | 2 – Slightly Better                 | 1 – Better  |
| Cultural Resources                           | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| Greenhouse Gases, Climate Change, and Energy | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| Geology and Soils                            | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| Hazards and Hazardous Materials              | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 3 – Same  |
| Hydrology and Water Quality                  | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| Land Use and Population                      | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 3 – Same  |
| Noise  | 3 – Same                | 3 – Same                              | 2 – Slightly Better                 | 3 – Same  |
| Public Services and Recreation               | 3 – Same                | 3 – Same                              | 2 – Slightly Better                 | 3 – Same  |
| Transportation and Circulation               | 3 – Same                | 4 – Slightly Worse                    | 2 – Slightly Better                 | 1 – Better  |
| Utilities                                    | 3 – Same                | 3 – Same                              | 2 – Slightly Better                 | 2 – Slightly Better                               |
| Wildfire                                     | 3 – Same                | 3 – Same                              | 3 – Same                            | 3 – Same  |
| Irreversible Effects                         | 3 – Same                | 4 – Slightly Worse                    | 3 – Same                            | 2 – Slightly Better                               |
| <b>SUMMARY</b>                               | <b>48</b>               | <b>58</b>                             | <b>43</b>                           | <b>34</b>   |

Overall, Alternative 3 is the environmentally superior alternative as it is the most effective in terms of overall reductions of impacts compared to the proposed General Plan and all other alternatives. As such, Alternative 3 is the environmentally superior alternative for the purposes of this EIR analysis.



### SATISFACTION OF PROJECT OBJECTIVES

---

#### **Alternative 1**

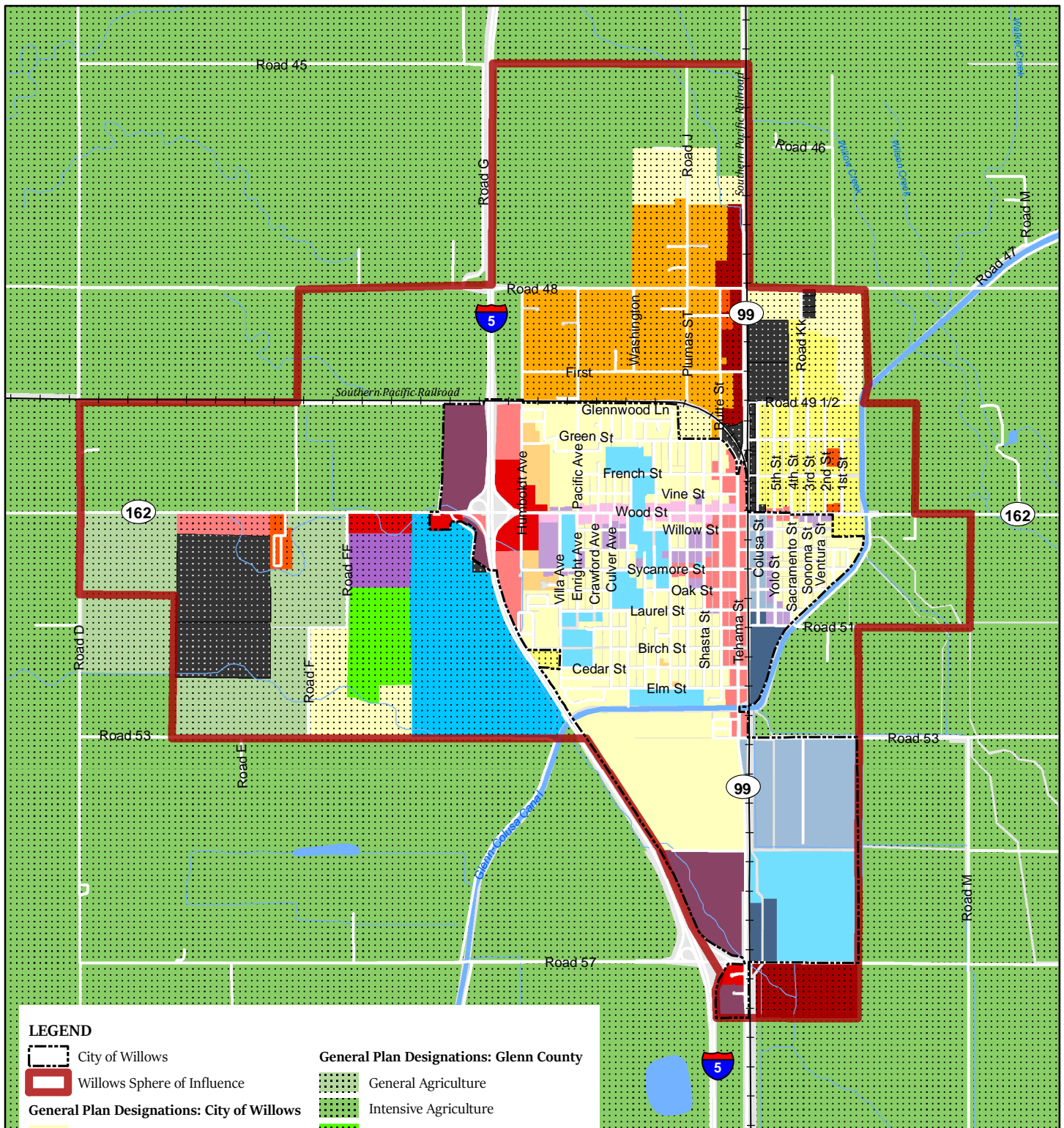
As described previously Alternative 1 failed to meet the most basic Project Objectives including addressing current planning issues and new requirements of State law.

#### **Alternative 2**

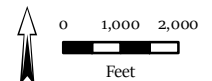
Like The Proposed Project, Alternative 2 reflects the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders; through the updated policy document, and addresses new requirements of State law, including climate change planning, environmental justice, complete streets, etc. Alternative 2 meets the basic Project Objectives. However, without the updated Land Use Map, Alternative 2 provides less opportunities for high-quality housing options and development opportunities throughout the city.

#### **Alternative 3**

Like the proposed Project, Alternative 3 would satisfy many Project Objectives as it would adopt the updated policy document. This alternative would allow for less growth that would be allowed under the proposed Project. Objectives of the General Plan include establishing a greater connection between the General Plan and current planning issues, and being consistent with state law. Housing needs and the ability of support housing throughout the planning areas is locally and regionally important to supporting housing development and statewide housing goals. Alternative 3 is the environmentally superior alternative, as it was developed and refined to reduce as many environmental effects as possible while still meeting many of the project objectives. However, without additional opportunities for future growth within the SOI, Alternative 3 provides less options for housing and job creation throughout the planning area.



COUNTY OF GLENN, CALIFORNIA  
FIGURE 5.0-1. GENERAL PLAN MAP  
CITY OF WILLOWS



*This page left intentionally blank*

CITY OF WILLOWS

Karen Mantele ..... Principal Planner - City of Willows Planning Department

DE NOVO PLANNING GROUP

Ben Richie ..... Principal /Project Manager

William Crenshaw .....Senior Planner

Ziqian Yin.....Planner/ GIS and Mapping

Jennifer DeMartino, .....GIS and Mapping

**Saxelby Acoustics – Noise Consultant**

Luke Saxelby..... Principal

**Fehr & Peers – Transportation Consultant**

David Robinson ..... Principal

*This page left intentionally blank.*

---

## REFERENCES

---

- Apartments.com, 2019; interviews with apartment complex managers, 2019; BAE, 2019.
- Asbestos TEM Laboratories inc. adapted 2011 U.S. Geological Survey open-file report prepared by Bradley S. Van Gosen (U.S. Geological Survey, Denver, CO) and John P. Clinkenbeard (California Geological Survey, Sacramento).
- Barbour and Major. 1988. Terrestrial vegetation of California.
- Bay Area Economics. Glenn County General Plan Update Existing Conditions Background Report: Economic and Demographic Conditions and Trends –May 20, 2019.
- C Donald Ahrens. 2006. Meteorology Today: An Introduction to Weather, Climate, & the Environment.
- California Air Resources Board (2018) Aerometric Data Analysis and Management System or iADAM Air Pollution Summaries.
- California Air Resources Board (2019) Aerometric Data Analysis and Management System or iADAM Air Pollution Summaries.
- California Air Resources Board. 2015. 2020 Statewide Greenhouse Gas Emissions and the 2020 Target. [https://www.arb.ca.gov/cc/inventory/data/misc/2020\\_forecast\\_base0911\\_2015-01-22.pdf](https://www.arb.ca.gov/cc/inventory/data/misc/2020_forecast_base0911_2015-01-22.pdf)
- California Air Resources Board. 2017a. California Ambient Air Quality Standards (CAAQS). Available at: <http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm>
- California Air Resources Board. 2018b. Area Designations Map/State and National. Page last updated on August 8, 2018. Accessed on August 20, 2018. Available at: <https://www.arb.ca.gov/desig/adm/adm.htm>
- California Air Resources Board. ARB Databases: Aerometric Data Analysis and Management System (ADAM). <http://www.arb.ca.gov/html/databases.htm>.
- California Department of Conservation. 2002. California Geological Survey, Note 36.
- California Department of Conservation. 2019. California Important Farmlands Map. Farmland Mapping and Monitoring Program, Glenn County, 2019;
- California Department of Conservation. FY 2014/2016. California Land Conservation (Williamson) Act Status Report.
- California Department of Education. 2017-2018 school year fitness test results. Available At: <http://www.cde.ca.gov/dataquest/PhysFitness>
- California Department of Education. 2019. DataQuest. Available: <http://dq.cde.ca.gov/dataquest/>.
- California Department of Finance (DOF), P-1 State Population Projections, 2010-2060.

- California Department of Finance. 2019. Table E-5, Population and Housing Estimates for Cities, Counties and the State, January 1, 2010-2019, with 2010 Benchmark.
- California Department of Forestry and Fire Protection and State Board of Forestry and Fire Protection. 2010. 2010 Strategic Fire Plan for California.
- California Department of Forestry and Fire Protection and State Board of Forestry and Fire Protection. 2018. 2018 Strategic Fire Plan for California.
- California Department of Forestry and Fire Protection. Fire Hazard Severity Zones in SRA. Cal Fire - FRAP, Fire Hazard Severity Zones in SRA, adopted 11-7-2007. Map date: July 22, 2019.
- California Department of Forestry and Fire Protection. Fire Hazard Severity Zones in SRA. Accessed July 2019. Available at: <[http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps](http://www.fire.ca.gov/fire_prevention/fhsz_maps)>.
- California Department of Forestry and Fire Protection. FRAP Map. Available at: <https://frap.fire.ca.gov/media/2446/fuel-rank-map.pdf>
- California Department of Public Health 2014. Nutrition Education and Obesity Prevention Branch. Obesity in California: The Weight of the State, 2000-2012. Available At: <https://www.cdph.ca.gov/programs/cpns/Documents/ObesityinCaliforniaReport.pdf>
- California Department of Public Health. 2018. Mapping Tools by Area Extent. Available At: <http://gis.cdph.ca.gov/cnn/>.
- California Department of Resources Recycling and Recovery. 2019. <http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>.
- California Department of Toxic Substances Control. 2019. Envirostor Database. <http://www.envirostor.dtsc.ca.gov/public/>.
- California Department of Transportation, Division of Aeronautics. 2001. California Airport Land Use Planning Handbook.
- California Department of Transportation. 2018. Officially Designated State Scenic Highways. Available: <<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>>.
- California Department of Transportation. CalTrans, Long-Term Socio-Economic Forecasts by County, 2018.
- California Department of Water Resources (DWR). 2006. California's Groundwater Bulletin 118. Sacramento Valley Groundwater Basin, Colusa Subbasin. January 20, 2006.
- California Department of Water Resources (DWR). 2019. Bulletin 118, California's Groundwater, 2016 Update.
- California Department of Water Resources. 2003. California's Groundwater Bulletin 118-Update. October.

- California Department of Water Resources. 2019 Dams within the Jurisdiction of the State of California. Available:  
[http://www.water.ca.gov/damsafety/docs/Dams%20by%20County\\_Sept%202017.pdf](http://www.water.ca.gov/damsafety/docs/Dams%20by%20County_Sept%202017.pdf).
- California Department of Water Resources. Best Available Maps (BAM). Designated Floodways and Regulated Streams. Available: <http://gis.bam.water.ca.gov/bam/>
- California Dept. of Fish and Game. 2009. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities.
- California Dept. of Fish and Wildlife. 2019. "Special Animals List." Natural Diversity Database.
- California Dept. of Fish and Wildlife. 2019. California Natural Diversity Database (CNDDB)
- California Dept. of Water Resources. 2019. Integrated Report (CWA Section 303(d) List / 305(b) Report).
- California Employment Development Department, Local Area Unemployment Statistics (LAUS), 2019.
- California Energy Commission, 2019. 2017 Power Content Label. Pacific Gas and Electric Company. July 2018. [https://ww2.energy.ca.gov/pcl/labels/2017\\_labels/PG\\_and\\_E\\_2017\\_PCL.pdf](https://ww2.energy.ca.gov/pcl/labels/2017_labels/PG_and_E_2017_PCL.pdf)
- California Energy Commission. 2012. Energy Almanac. Retrieved August 2012, from  
<http://energyalmanac.ca.gov/overview/index.html>
- California Energy Commission. 2017. California Greenhouse Gas Emission Inventory – 2017 Edition. Available at: <https://www.arb.ca.gov/cc/inventory/data/data.htm>
- California Environmental Protection Agency. 2010. Climate Action Team Report to Governor Schwarzenegger and the Legislature. December 2010.  
[http://www.climatechange.ca.gov/climate\\_action\\_team/reports/](http://www.climatechange.ca.gov/climate_action_team/reports/)
- California Geological Survey. 1992. Fault Rupture Hazard Zones in California, Alquist-Priolo Special Studies Zone Act of 1972 with Index to Special Studies Zones Maps. California Geological Survey (formerly California Division of Mines and Geology, CDMG) Special Publication 42, Revised 1992. State of California Department of Conservation.
- California Geological Survey. 1999, Revised 2002. Simplified Fault Activity Map of California. Compiled by Charles W. Jennings and George J. Saucedo.
- California Geological Survey. 2003. The Revised 2002 California Probabilistic Seismic Hazard Maps. Prepared by T. Cao, W.A. Bryant, B. Rowshandel, D. Branum, and C.J. Willis. California Geological Survey. June 2003.
- California Geological Survey. 2019. Seismic Shaking Hazards in California Based on the USGS/CGS Probabilistic Seismic Hazards Assessment (PSHA) Model.
- California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.38). Website <http://www.rareplants.cnps.org> [accessed 25 July 2019].
- California Natural Resources Agency (2015) updated mineral land classification map.



- California Office of Emergency Services. Available: CalOES. <https://www.caloes.ca.gov>
- California Water Resources Control Board. 2019. <https://geotracker.waterboards.ca.gov/>.
- California Water Service 2015 Urban Water Management Plan Willows District June 2016.  
Available:  
[https://www.calwater.com/docs/uwmp2015/wil/2015\\_Urban\\_Water\\_Management\\_Plan\\_Final\\_\(WIL\).pdf](https://www.calwater.com/docs/uwmp2015/wil/2015_Urban_Water_Management_Plan_Final_(WIL).pdf)
- California Water Service 2020 Urban Water Management Plan Willows District
- California Water Service. 2018. Water Quality Report. Available At:  
<https://www.calwater.com/docs/ccr/2018/wil-wil-2018.pdf>
- California's Groundwater Bulletin 118. Sacramento Hydrologic Region Sacramento River Valley Groundwater Basin, Colusa Subbasin. Available:  
<https://water.ca.gov/LegacyFiles/groundwater/bulletin118/basindescriptions/5-21.52.pdf>
- CalRecycle, 2019. Jurisdiction Review Reports.  
<http://www.calrecycle.ca.gov/LGCentral/reports/jurisdiction/reviewreports.aspx>
- CalRecycle, 2019. SWIS Facility/Site Search.  
<http://www.calrecycle.ca.gov/swfacilities/directory/search.aspx>
- CalWater, California Interagency Watershed Mapping Committee. 2008. California Watershed Boundary Dataset (WBD).
- CalWater, California Interagency Watershed Mapping Committee. 2008. California Watershed Boundary Dataset (WBD).
- CalWater, California Interagency Watershed Mapping Committee. California Watershed Boundary Dataset (WBD).
- City of Willows Recreation Department, 2019.  
<<https://willowsca.myrec.com/info/facilities/default.aspx>>
- City of Willows, 2019. City of Willows Municipal Code. Willows, CA. Last Updated February 2019.
- City of Willows. 2010. Willows General Plan– Land Use Element Adopted July 9<sup>th</sup> 1996, revised 2000, and 2010.
- City of Willows. 2015. Willows General Plan 2014 – 2019 Housing Element 2015.
- City of Willows. 2019. Library Department. Available:  
<<https://www.cityofwillows.org/dept/library>>.
- CoStar Realty Information Inc. CoStar data package and GIS 2019 BAE, 2019.
- County of Glenn. General Plan Policy Plan Glenn County General Plan VOLUME I. Adopted June, 1993.

- Department of Conservation (1997) Mineral Land Classification Map Concrete Grade Aggregate Resource in Eastern Glenn County.
- Ellsworth, W.L. 1990. "Earthquake History 1769-1989." The San Andreas Fault System, California. R.E. Wallace, ed. United States Geological Survey. Professional Paper 1515. Chapter 6.
- Employment Development Department (EDD), Employment by Industry Data, 2019
- Eubank, Elizabeth 1948 Glenn County Directory. Publisher unknown, Willows, California.
- Federal Bureau of Investigation. 2017. Table 10, California, Offenses Known to Law Enforcement, by Metropolitan and Nonmetropolitan Counties.
- FireDepartment.net. 2018. Glenn County, CA Fire Departments. Available:  
<<https://beta.firedepartment.net/directory/california/glenn-county/>>
- Glenn County Agricultural Commission. 2016. Glenn County Agriculture (Crop) Report.
- Glenn County Agricultural Commission. 2017. Glenn County Agriculture (Crop) Report.
- Glenn County Department of Agriculture. Northern Sacramento Valley (Four County) Drinking Water Quality Strategy Document Final Draft. June 2005. Available:  
[https://www.countyofglenn.net/sites/default/files/Water\\_Advisory\\_Committee/NorthernSacramentoValley-FourCountyDWQSDCopy-ReadyFINAL.pdf](https://www.countyofglenn.net/sites/default/files/Water_Advisory_Committee/NorthernSacramentoValley-FourCountyDWQSDCopy-ReadyFINAL.pdf)
- Glenn County Groundwater Management Plan. Development of a Locally Driven Groundwater Management Plan (Ordinance #1115). Available:  
<https://water.ca.gov/LegacyFiles/urbanwatermanagement/2010uwmps/CA%20Water%20Service%20Co%20-%20Willows/Appendix%20H%20-%20GWMP.pdf>
- Glenn County Local Agency Formation Commission Municipal Service Review and Sphere of Influence for the City Of Willows Adopted August 11, 2014 by Glenn LAFCO Resolution No. 2014-04
- Glenn County Medical Center. 2012 Community Health Needs Assessment. Available At:  
[https://www.glenncmed.org/pages/pdf/GlennMedicalCtr\\_CHNA\\_12.pdf](https://www.glenncmed.org/pages/pdf/GlennMedicalCtr_CHNA_12.pdf)
- Glenn County Sheriff's Office. 2013 Annual Report and Statistical Analysis.
- Glenn County Transportation Commission (GCTC). 2015. Glenn County Regional Transportation Plan (RTP).
- Glenn County, Annual Crop & Livestock Report, 2010, 2017.
- Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan 2018. Available:  
<https://www.countyofglenn.net/sites/default/files/Planning/Glenn%20County%20MJHMP%20100918.pdf>
- Glenn County. 1990. Comprehensive Airport Land Use Plan Willows Glenn Airport. Adopted June 30 1990. Glenn County Land Use Commission.

- Glenn County. 1991. Comprehensive Airport Land Use Plan Orland Haigh Field Airport. Adopted February 27 1991. Glenn County Land Use Commission.
- Glenn County. 2015. Glenn County General Plan 2014 – 2019 Housing Element Adoption Draft March 2015.
- Glenn County. 2019. Parcel Data provided by the County Assessor’s Office.
- Glenn County. Glenn County General Plan 1993 Policy Plan. Adopted June, 1993.
- Glenn County. Glenn County General Plan 1993 Volume III Setting. Glenn County, CA. Certified June, 1993.
- Glenn Groundwater Authority GGA Board of Directors Special Meeting Date: May 8, 2019. Draft Fee Study For The Glenn Groundwater Sustainability Agency. 2019. Available: [https://www.countyofglenn.net/sites/default/files/Water\\_Resources/Glenn\\_Groundwater\\_Authority/GGA%20Meeting%20Packet%202019May8.pdf](https://www.countyofglenn.net/sites/default/files/Water_Resources/Glenn_Groundwater_Authority/GGA%20Meeting%20Packet%202019May8.pdf)
- Glenn Groundwater Authority. 2019 Sustainable Groundwater Management Act (SGMA). website. Accessed: June 28, 2019. Available at: <https://www.countyofglenn.net/dept/agriculture/water-resources/sustainable-groundwater-management-act-sgma-0>
- Glenn Local Agency Formation Commission Municipal Service Review and Sphere of Influence for the Northeast Willows Community Services District. April 13, 2015. Available: [https://www.countyofglenn.net/sites/default/files/Local\\_Agency\\_Formation\\_Commission/NortheastWillowsCommunityServicesDistrict.pdf](https://www.countyofglenn.net/sites/default/files/Local_Agency_Formation_Commission/NortheastWillowsCommunityServicesDistrict.pdf)
- Glenn Local Agency Formation Commission. 2019. Levee and Reclamation Districts in Glenn County Final Municipal Service Reviews and Sphere Of Influence Plans. Adopted February 11, 2019 Resolution No. 2019-01. Available: [https://www.countyofglenn.net/sites/default/files/Information\\_Services\\_Coordinating\\_Committee/Final%20Levee%20%26%20Reclamation%20Districts%20MSRs%20and%20SOI%20Plans.pdf](https://www.countyofglenn.net/sites/default/files/Information_Services_Coordinating_Committee/Final%20Levee%20%26%20Reclamation%20Districts%20MSRs%20and%20SOI%20Plans.pdf)
- Glenn Local Agency Formation Commission. Final Municipal Service Reviews and Sphere of Influence Plans for the Levee and Reclamation Districts in Glenn County. February 11, 2019. Available: [https://www.countyofglenn.net/sites/default/files/Information\\_Services\\_Coordinating\\_Committee/Final%20Levee%20%26%20Reclamation%20Districts%20MSRs%20and%20SOI%20Plans.pdf](https://www.countyofglenn.net/sites/default/files/Information_Services_Coordinating_Committee/Final%20Levee%20%26%20Reclamation%20Districts%20MSRs%20and%20SOI%20Plans.pdf)
- Goldschmidt, Walter 1978 Nomlaki. In California, edited by Robert F Heizer, pp. 341-349. Handbook of North American Indians. vol. 8, William G. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Hickman, James C. 1993. Jepson Manual: Higher Plants of California.

- Holland, R.F., 1986. Preliminary descriptions of the terrestrial natural communities of California. State of California, The Resources Agency, Nongame Heritage Program, Dept. Fish & Game, Sacramento, Calif. 156 pp.
- Intergovernmental Panel on Climate Change. 2013. "Climate Change 2013: The Physical Science Basis, Summary for Policymakers." Available at: [http://www.climatechange2013.org/images/report/WG1AR5\\_SPM\\_FINAL.pdf](http://www.climatechange2013.org/images/report/WG1AR5_SPM_FINAL.pdf)
- International Energy Agency. 2018. FAQs: Oil. Available at: <https://www.iea.org/about/faqs/oil/>
- Interviews with City of Willows and City of Orland Staff, 2019; BAE, 2019.
- Jennings, C.W. 1994. Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions. California Division of Mines and Geology (CDMG), Geologic Data Map No. 6, Map Scale 1:750,000.
- Kyle, Douglas E. 2002 Historic Spots in California. Fifth edition. Original text by Mildred Brooke Hoover, Hero Eugene Rensch, and Ethel Rensch, edited by William N. Abeloe. Stanford University Press, Stanford.
- LoopNet Broker listings, 2019; BAE, 2019.
- McComish, Charles David and Rebecca T. Lambert 1918 History of Colusa and Glenn Counties, California, With Biographical Sketches. Historic Record Company, Los Angeles.
- McNulty, M. Eliza and Wickland, Matthew. University of California, Berkeley. 2003. Redesigning Marsh Creek Dam to allow Chinook salmon passage, flood protection, and mercury sedimentation.
- National Resources Defense Council. 2019. NRDC Fact Sheet: California Snowpack and the Drought. April 2014. Available at: <https://www.nrdc.org/sites/default/files/ca-snowpack-and-drought-FS.pdf>
- National Transportation Safety Board. Accessed August 14, 2019. Available at: [http://www.nts.gov/\\_layouts/nts.aviation/index.aspx](http://www.nts.gov/_layouts/nts.aviation/index.aspx).
- Natural Resources Conservation Service (USDA), Web Soils Survey 2019.
- Norther California Water Association. 2017. Sacramento Valley Water Management Plan Compliance for UWMP and AWMP. Available: <https://norcalwater.org/wp-content/uploads/Sac-Valley-Water-Mgmt.-Plan-Compliance-Map-11x17.pdf>
- Office of Environmental Health Hazard Assessment (OEHHA). 2018. CalEnviroScreen 3.0. Available: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>
- Pacific Gas and Electric Company, 2007. Pacific Gas and Electric Company Service Territory. <https://www.pge.com/mybusiness/customerservice/otherrequests/treetrimming/territory/>
- Pacific Gas and Electric Company, 2017. PG&E Renewable Energy Deliveries Grow; GHG-Free Portfolio Is Nearly 70 Percent. March 16, 2017. [https://www.pge.com/en/about/newsroom/newsdetails/index.page?title=20170316\\_pge\\_renewable\\_energy\\_deliveries\\_grow\\_ghg-free\\_portfolio\\_is\\_nearly\\_70\\_percent](https://www.pge.com/en/about/newsroom/newsdetails/index.page?title=20170316_pge_renewable_energy_deliveries_grow_ghg-free_portfolio_is_nearly_70_percent)

- Regional Water Quality Control Board, Revised 2018. Central Valley Region Water Quality Control Plan for the Sacramento River and San Joaquin River Basins.
- Rogers, Justus H. 1891 Colusa County: Its History Traced From a State of Nature Through the Early Period of Settlement and Development to the Present Day. Privately published, Orland.
- Rosenthal, Jeffery S., Gregory G. White, and Mark Q. Sutton 2007        The Central Valley: A View from the Catbird's Seat. In *California Prehistory: Colonialization, Culture, and Complexity*, edited by Terry L. Jones and Kathryn Klar, pp. 147-164. Altimira Press, Walnut Creek, California.
- Sawyer, John and Todd Keeler-Wolf. 1995. A Manual of California Vegetation.
- Seaber, P.R., Kapinos, F.P., and Knapp, G.L., 1987, Hydrologic Unit Maps: U.S. Geological Survey Water-Supply Paper 2294, 63 p.
- Shumway. 1997. Mineral Land Classification of Concrete-Grade Aggregate Resources in Glenn County, California.
- Skinner, Mark W. and Bruce M. Pavlik, Eds. 2001. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California.
- State of California. California Natural Resources Agency Department of Water Resources Water Use and Efficiency Statewide Integrated Water Management. Status of 2015 Urban Water Management Plans A report to the Legislature. Available:  
[http://www.watereducation.org/sites/main/files/file-attachments/2015\\_uwmp\\_leg\\_report\\_-\\_final\\_-9-22-17.pdf](http://www.watereducation.org/sites/main/files/file-attachments/2015_uwmp_leg_report_-_final_-9-22-17.pdf)
- State of California. California Natural Resources Agency Department of Water Resources Water Use and Efficiency Statewide Integrated Water Management. Water Use Efficiency Data (WUEdata). 2015 Agricultural Water Management Plans (AWMPs). Available:  
[https://wuedata.water.ca.gov/awmp\\_plans](https://wuedata.water.ca.gov/awmp_plans)
- State of California. California Natural Resources Agency Department of Water Resources. 2015. California's Groundwater Update 2013 A Compilation of Enhanced Content for California Water Plan Update 2013. Sacramento River Hydrologic Region. Available:  
<https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/California-Water-Plan/Docs/Update2013/GroundwaterUpdate/Californias-Groundwater-Update-2013--Sacramento-River-Regional-Report.pdf>
- State Water Resources Control Board, CalEPA. 2018. California Lakes and Reservoirs Impaired by Mercury. [http://www.waterboards.ca.gov/water\\_issues/programs/mercury/reservoirs/](http://www.waterboards.ca.gov/water_issues/programs/mercury/reservoirs/).
- U.S. Census Bureau, 2013-2017 5-year sampling period, table S1501.
- U.S. Census Bureau, 2013-2017 5-year sampling period, table DP-03.
- U.S. Census Bureau, 2013-2017 5-year sampling period, table B25004.
- U.S. Census Bureau, ACS 2006-2010 and 2013-2017 5-year sampling period, table B25024.

- U.S. Census Bureau, ACS 2013-2017 5-year sampling period, table B25003.
- U.S. Census Bureau, ACS 2013-2017 5-year sampling period, table B25034.
- U.S. Department of Housing and Urban Development, CHAS, 2011-2015.
- U.S. Census Bureau, ACS 2006-2010 and 2013-2017 5-year sampling period, Table S2401.
- U.S. Census Bureau, ACS 2006-2010 and 2013-2017, 5-year sampling period, tables S0804, B08007
- U.S. Census Bureau, ACS 2013-2017 5-year sampling period, table B03002.
- U.S. Census Bureau, ACS 2013-2017 5-year sampling period, table S1101.
- U.S. Census Bureau, Census Transportation Planning Products Program (CTPP) 2012-2016 5-year sampling period.
- U.S. Census Bureau, Decennial Census 2010, P1, P18, P42, ACS 2013-2017 5-year sampling period, B01003, S1101, B26001; BAE, 2019.
- U.S. Department of Housing and Urban Development, CHAS, 2011-2015.
- U.S. Department of Transportation National Highway Traffic Safety Administration 2017. Fatality Analysis Reporting System (FARS) Available At: <http://www-fars.nhtsa.dot.gov/> and <http://www.nhtsa.gov/FARS>
- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2019. Web Soil Survey. Available at: <http://websoilsurvey.nrcs.usda.gov>
- United States Energy Information Administration (U.S. EIA). 2017a. California State Energy Profile. Last updated July 18, 2019. Available at: <https://www.eia.gov/state/print.php?sid=CA>
- United States Energy Information Administration (U.S. EIA). 2017b. Total System Electric Generation. Data as of June 24, 2019. Available at: [http://www.energy.ca.gov/almanac/electricity\\_data/total\\_system\\_power.html](http://www.energy.ca.gov/almanac/electricity_data/total_system_power.html)
- University of California Los Angeles (UCLA) Health Policy Center 2010-2014. California Health Interview Survey. Available At: <http://ask.chis.ucla.edu> & <http://healthpolicy.ucla.edu/Pages/home.aspx>
- US Geologic Survey; CalAtlas; Open Street Data Map date: June 17, 2019.
- USEPA. 2019. My Waters Mapper. Available: <https://www.epa.gov/waterdata/my-waters-mapper>
- Waste Management. 2019 City of Willows Collection Calendar. <https://www.wm.com/location/california/north-valley/willows/index.jsp>
- Waste Management. 2019. "About Waste Management". [www.wm.com](http://www.wm.com). Retrieved July 2019.
- White, Greg 2003a Testing and Mitigation at Four Sites on Level (3) Long Haul Fiber Optic Alignment, Colusa County, California. Archaeological Research Program, California State University, Chico. Chico. 2003b Population Ecology of the Colusa Reach. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Davis.

Willows Fire Department, 2019. 2016 Annual Report.

Willows Fire Department, 2019. Willows Fire Department website. Available at:  
<https://www.cityofwillows.org/dept/public-safety/fire>. Accessed on 6/17/2019.

Willows Municipal Code. Title 18 Unified Development Code (Zoning). Current through Ordinance 745-19, July 9, 2019.

# **Appendix A**

## **Notice of Preparation and NOP Comments**





**Notice of Preparation and Scoping Meeting  
Willows General Plan Update Environmental Impact Report**

**Date:** April 6, 2022

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Preparation and Scoping Meeting for the Willows General Plan Update Environmental Impact Report

**Scoping Meeting:** April 20, 2022, 6:00 p.m.

**Comment Period:** April 6, 2022 to May 9, 2022.

The City of Willows (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Willows General Plan Update (Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information (including the Proposed Draft General Plan) are available at the City of Willows, Community Development Department, Planning Division located at: City of Willows, 201 N Lassen Street, Willows, CA 95988, and on-line at:

<https://www.cityofwillows.org/dept/community-development-services-department/planning>

For questions regarding this notice, please contact Karen Mantele, Principal Planner at (530) 934-7041, or by email [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org).

**Notice of Preparation 30-Day Comment Period**

The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on April 6, 2022 and end on May 9, 2022.

In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on May 9, 2022:

Karen Mantele  
Principal Planner  
Community Development Department, Planning Division  
City of Willows  
201 N Lassen Street  
Willows, CA 95988  
[kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org)

### **Scoping Meeting**

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on **April 20, 2022 at 6:00pm, at:**

City Hall Council Chambers  
City of Willows  
201 N Lassen Street  
Willows, CA 95988

For comments before or after the meeting or additional information, please contact Karen Mantele, Principal Planner at (530) 934-7041, or by email [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org).

### **Project Location and Setting**

The City of Willows is located within California's Central Valley in the southern portion of Glenn County. Interstate 5 (I-5) connects Willows to Redding to the north and Sacramento to the south. State Route (SR) 32 connects Willows to Chico to the east. SR 162 connects Willows to the Mendocino National Forest to the west.

The Planning Area is the geographic area for which the Willows General Plan provides a framework for long-term plans for growth, resource conservation, and the provision of public services. State law requires the General Plan to include all territory within Willows' incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Plan Area is in Glenn County. For the purposes of the General Plan, the Planning Area is defined as the Willows city limits and the surrounding Sphere of Influence (SOI), as defined by the Local Agency Formation Commission (LAFCO). The General Plan boundary (Planning Area) is shown in Figure 1 (Proposed General Plan Land Use Map).

## Project Description

The City of Willows is preparing a comprehensive update to its existing General Plan, which was adopted in 1974, and underwent partial updates in 1981 and 2010. The General Plan Update is expected to be completed in 2022.

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

The updated General Plan will guide the City's development and conservation through land use objectives and policy guidance. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area.

The Willows General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 1).

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

The Willows General Plan includes all of the State-mandated topics and elements noted above, and addresses additional topics, such as Environmental Justice (in the Land Use Element) and Climate Adaptation and Resiliency (in the Safety Element).

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Willows General Plan is intended to reflect the desires and vision of residents, businesses, and City Council.

The following objectives are identified for the proposed update to the General Plan:

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

### **Growth Projections**

While no specific development projects are proposed as part of the Willows General Plan Update, the General Plan will accommodate future growth in Willows, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes an approximately 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan.

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

As shown in Table 1 and Table 2, buildout of the General Plan could yield a total of up to approximately 689 housing units and approximately 717,834 square feet of non-residential building square footage within the City Limits. These projections are likely an overstatement of the level of growth that will occur in the Willows community over the next 20 years, given that these growth levels exceed historical growth rates in Willows. However, for the purposes of the General Plan EIR, these are the levels of growth that will be analyzed, given that these growth levels are feasible based on the development potential provided in the proposed Land Use Map.

**TABLE 1: GROWTH PROJECTIONS - BUILDOUT OF VACANT LAND IN WILLOWS CITY LIMITS**

| Land Use Designation   | Vacant Acreages (acre) | FAR <sup>1</sup> | Residential Units per Acre |    | Non-Residential Buildout (sf) |     | South Willows Residential Community <sup>2</sup> | Total New Residential Units |            |
|--|------------------------|------------------|----------------------------|----|-------------------------------|-----|--|-----------------------------|------------|
|  |                        |                  | from                       | to | from                          | to  |  | from                        | to         |
| <b>City</b>  | <b>164.99</b>          |                  |                            |    |                               |     |  | <b>641</b>                  | <b>734</b> |
| <b>Non-residential Land Uses</b>   |                        |                  |                            |    |                               |     |  |                             |            |
| Commercial/Industrial Combining Use  | 72.72                  | 0.25             | -                          | -  | 395,966                       |     | -  | -                           | -          |
| General Commercial   | 21.55                  | 0.25             | -                          | -  | 117,361                       |     | -  | -                           | -          |
| General Industrial   | 13.34                  | 0.25             | -                          | -  | 72,644                        |     | -  | -                           | -          |
| Highway Commercial   | 16.61                  | 0.25             | -                          | -  | 90,468                        |     | -  | -                           | -          |
| Light Industrial   | 3.36                   | 0.25             | -                          | -  | 18,313                        |     | -  | -                           | -          |
| Office and Professional  | 4.24                   | 0.25             | -                          | -  | 23,083                        |     | -  | -                           | -          |
| Public Facilities and Services   | 13.57                  | -                | -                          | -  | -                             |     | -  | -                           | -          |
| <b>Residential Land Uses</b>   |                        |                  |                            |    |                               |     |  |                             |            |
| Low Density Residential  | 18.08                  | -                | 2                          | 6  | 36                            | 108 | 419  | 455                         | 527        |
| Multiple Family Residential  | 1.51                   | -                | 16                         | 30 | 24                            | 45  | 162  | 186                         | 207        |
| Notes:   |                        |                  |                            |    |                               |     |  |                             |            |
| 1- Assumes new non-residential development occurs at a FAR of 0.25 and is developed on 50% of the vacant parcels for each non-residential land use category. |                        |                  |                            |    |                               |     |  |                             |            |
| 2- The South Willows Residential Community is an entitled project, and is assumed to be fully built-out by 2040  |                        |                  |                            |    |                               |     |  |                             |            |

SOURCES: CITY OF WILLOWS 2021; COUNTY OF GLENN 2021; PARCELQUEST PARCEL DATA 2022. DE NOVO PLANNING GROUP 2022.

**TABLE 2: GROWTH PROJECTION – HOUSING UNITS IN WILLOWS CITY LIMITS**

|  |       |
|--|-------|
| Total Buildout New Housing Units <sup>1</sup>                  | 689   |
| 2020 Housing Units (existing)                                  | 2,458 |
| 2040 Housing Units (projected)                                 | 3,147 |
| Mid-range Growth Projection (annual growth rate over 20 years) | 1.40% |

NOTES: 1- ASSUMES THAT ALL VACANT RESIDENTIAL PARCELS WILL DEVELOP AT THE MID-RANGE ALLOWED DENSITY

SOURCES: DE NOVO PLANNING GROUP 2022.

As shown in Table 3, buildout of the General Plan could yield a total of approximately 137 to 411 housing units and approximately 68,399 square feet of non-residential building square footage within the Willows SOI.

**TABLE 3: GROWTH PROJECTIONS - BUILDOUT OF VACANT LAND IN WILLOWS SOI**

| Land Use Designation   | Vacant Acreages (acre) | FAR*         | Residential Units per Acre |    | Non-Residential Buildout (sq. ft) | Total New Residential Units |            |
|--|------------------------|--------------|----------------------------|----|-----------------------------------|-----------------------------|------------|
|  |                        |              | from                       | to |                                   | from                        | to         |
| <b>SOI</b>   | <b>84.98</b>           | <b>84.98</b> |                            |    |                                   | <b>137</b>                  | <b>411</b> |
| <b>Non-residential Land Uses</b>   |                        |              |                            |    |                                   |                             |            |
| General Commercial   | 0.18                   | 0.25         | -                          |    | 975                               | -                           |            |
| General Industrial   | 1.95                   | 0.25         | -                          |    | 10,637                            | -                           |            |
| Highway Commercial   | 1.47                   | 0.25         | -                          |    | 8,015                             | -                           |            |
| Light Industrial   | 6.37                   | 0.25         | -                          |    | 34,676                            | -                           |            |
| Mixed Use  | 2.59                   | 0.25         | -                          |    | 14,096                            | -                           |            |
| Public Facilities and Services   | 3.94                   | -            | -                          |    | -                                 | -                           |            |
| <b>Residential Land Uses</b>   |                        |              |                            |    |                                   |                             |            |
| Low Density Residential  | 68.47                  | -            | 2                          | 6  | -                                 | 137                         | 411        |
| Note: *Assumes new non-residential development occurs at FAR of 0.25 is developed on 50% of the vacant parcels for each non-residential land use category. |                        |              |                            |    |                                   |                             |            |

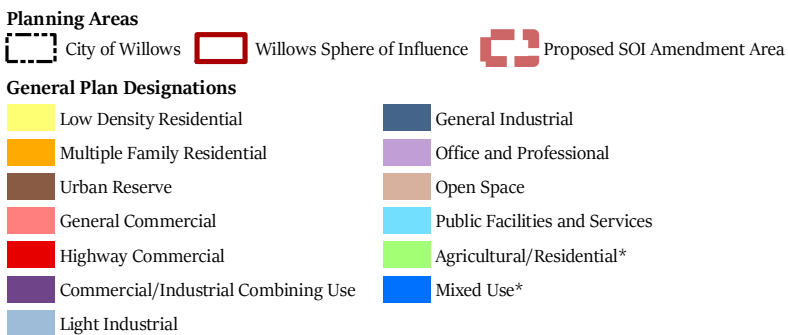
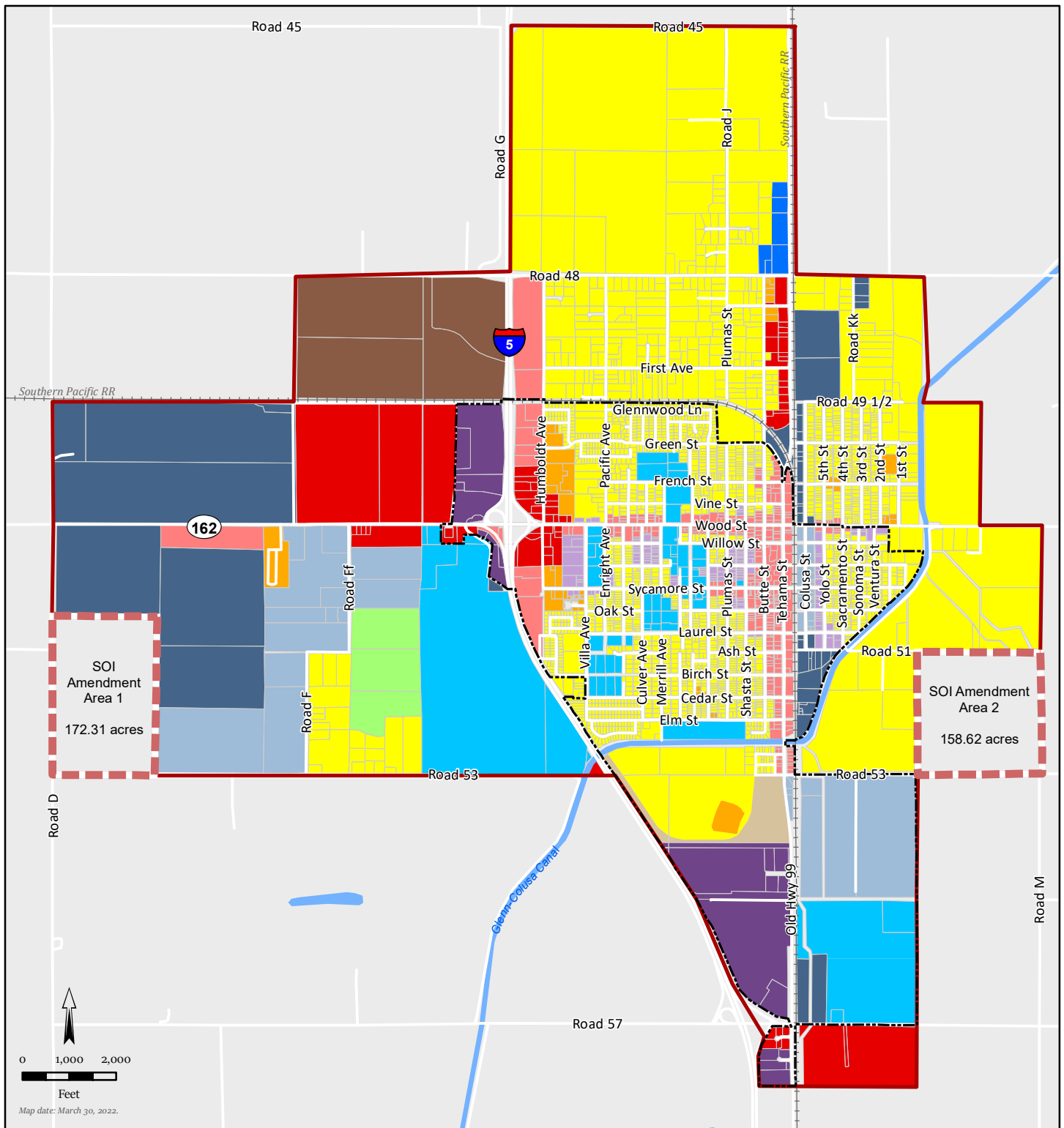
SOURCES: CITY OF WILLOWS 2021; COUNTY OF GLENN 2021; PARCELQUEST PARCEL DATA 2022. DE NOVO PLANNING GROUP 2022.

## Program EIR Analysis

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Willows General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guideline. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives



\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

FIGURE 1:  
PROPOSED SOI AMENDMENT  
AREAS



State of California – Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
 North Central Region  
 1701 Nimbus Road, Suite A  
 Rancho Cordova, CA 95670-4599  
 916-358-2900  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



May 3, 2022

Karen Mantele  
 Principal Planner  
 Community Development Department, Planning Division  
 City of Willows  
 201 N Lassen Street  
 Willows, CA 95988  
[kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org)

Subject: WILLOWS GENERAL PLAN UPDATE DRAFT PROGRAM  
 ENVIRONMENTAL IMPACT REPORT  
 SCH# 2022040089

Dear Ms. Mantele:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Notice of Preparation of an Environmental Impact Report (EIR) from the Community Development Department, Planning Division for the Willows General Plan Update (Project) in Glenn County pursuant the California Environmental Quality Act (CEQA) statute and guidelines.<sup>1</sup>

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, plants, and their habitats. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code (Fish & G. Code).

## **CDFW ROLE**

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id.*, § 1802.). Similarly, for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental

---

<sup>1</sup> CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.



## Willows General Plan Update

May 3, 2022

Page 2 of 14

review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

### **PROJECT DESCRIPTION SUMMARY**

The Project site is located in Glenn County, encompassing the City of Willows, and immediately surrounding area.

The Project consists of a Programmatic Update to the City General Plan. The proposed Project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan.

The Project description should include the whole action as defined in the CEQA Guidelines § 15378 and should include appropriate detailed exhibits disclosing the Project area including temporary impacted areas such as equipment stage area, spoils areas, adjacent infrastructure development, staging areas and access and haul roads if applicable.

As required by § 15126.6 of the CEQA Guidelines, the EIR should include an appropriate range of reasonable and feasible alternatives that would attain most of the basic Project objectives and avoid or minimize significant impacts to resources under CDFW's jurisdiction.

### **COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations presented below to assist the Community Development Department, Planning Division in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable CDFW to adequately review and comment on the proposed Project with respect to impacts on biological resources. CDFW recommends that the forthcoming EIR address the following:

## Willows General Plan Update

May 3, 2022

Page 3 of 14

**Assessment of Biological Resources**

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the Project, the EIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint, with emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. CDFW recommends the EIR specifically include:

1. An assessment of all habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following, *The Manual of California Vegetation*, second edition (Sawyer 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW recommends that the California Natural Diversity Database (CNDDDB), as well as previous studies performed in the area, be consulted to assess the potential presence of sensitive species and habitats. A nine United States Geologic Survey (USGS) 7.5-minute quadrangle search is recommended to determine what may occur in the region, larger if the Project area extends past one quad (see *Data Use Guidelines* on the Department webpage [www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data](http://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data)). Please review the webpage for information on how to access the database to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the Project. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at: <http://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site. Other sources for identification of species and habitats near or adjacent to the Project area should include, but may not be limited to, State and federal resource agency lists, California Wildlife Habitat Relationship System, California Native Plant Society Inventory, agency

## Willows General Plan Update

May 3, 2022

Page 4 of 14

contacts, environmental documents for other projects in the vicinity, academics, and professional or scientific organizations.

3. A complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern and California Fully Protected Species (Fish & G. Code § § 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. The EIR should include the results of focused species-specific surveys, completed by a qualified biologist, and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable. Species-specific surveys should be conducted in order to ascertain the presence of species with the potential to be directly, indirectly, on or within a reasonable distance of the Project activities. CDFW recommends the Community Development Department, Planning Division rely on survey and monitoring protocols and guidelines available at: [www.wildlife.ca.gov/Conservation/Survey-Protocols](http://www.wildlife.ca.gov/Conservation/Survey-Protocols). Alternative survey protocols may be warranted; justification should be provided to substantiate why an alternative protocol is necessary. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Some aspects of the Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought or deluge.
4. A thorough, recent (within the last two years), floristic-based assessment of special-status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see [www.wildlife.ca.gov/Conservation/Plants](http://www.wildlife.ca.gov/Conservation/Plants)).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

### **Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources**

The EIR should provide a thorough discussion of the Project's potential direct, indirect, and cumulative impacts on biological resources. To ensure that Project impacts on biological resources are fully analyzed, the following information should be included in the EIR:

1. The EIR should define the threshold of significance for each impact and describe the criteria used to determine whether the impacts are significant (CEQA

## Willows General Plan Update

May 3, 2022

Page 5 of 14

Guidelines, § 15064, subd. (f)). The EIR must demonstrate that the significant environmental impacts of the Project were adequately investigated and discussed, and it must permit the significant effects of the Project to be considered in the full environmental context.

2. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by Project activities especially those adjacent to natural areas, exotic and/or invasive species occurrences, and drainages. The EIR should address Project-related changes to drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
3. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g., National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Conservation or Recovery Plan, or other conserved lands).
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. The EIR should discuss the Project's cumulative impacts to natural resources and determine if that contribution would result in a significant impact. The EIR should include a list of present, past, and probable future projects producing related impacts to biological resources or shall include a summary of the projections contained in an adopted local, regional, or statewide plan, that consider conditions contributing to a cumulative effect. The cumulative analysis shall include impact analysis of vegetation and habitat reductions within the area and their potential cumulative effects. Please include all potential direct and indirect Project-related impacts to riparian areas, wetlands, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and/or special-status species, open space, and adjacent natural habitats in the cumulative effects analysis.

### **Mitigation Measures for Project Impacts to Biological Resources**

The EIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the Project. CDFW also recommends the environmental documentation provide scientifically supported discussion regarding adequate avoidance, minimization, and/or mitigation measures to address the Project's significant impacts upon fish and wildlife and their habitat. For individual projects, mitigation must be roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of

## Willows General Plan Update

May 3, 2022

Page 6 of 14

CEQA (Guidelines § § 15126.4(a)(4)(B), 15064, 15065, and 16355). In order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Fully Protected Species (Fish & G. Code § 3511) have the potential to occur within or adjacent to the Project area, including, but not limited to: Bald Eagle (*Haliaeetus leucocephalus*). Fully protected species may not be taken or possessed at any time. Project activities described in the EIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. CDFW also recommends the EIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the Community Development Department include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
2. *Species of Special Concern*: Several Species of Special Concern (SSC) have the potential to occur within or adjacent to the Project area, including, but not limited to: Northern Harrier (*Circus hudsonius*), Yellow-breasted Chat (*Icteria virens*), Yellow-headed Blackbird (*Xanthocephalus xanthocephalus*), Yellow Warbler (*Setophaga petechia*), Short-eared Owl (*Asio flammeus*), Burrowing Owl (*Athene cunicularia*), white sturgeon (*Acipenser transmontanus*), hardhead (*Mylopharodon conocephalus*), American badger (*Taxidea taxus*), and Western pond turtle (*Emys marmorata*). Project activities described in the EIR should be designed to avoid any SSC that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the EIR fully analyze potential adverse impacts to SSC due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends the Community Development Department include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce impacts to SSC.
3. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer 2009). The EIR should include measures to fully avoid and otherwise protect sensitive plant communities from Project-related direct and indirect impacts.
4. *Native Wildlife Nursey Sites*: CDFW recommends the EIR fully analyze potential adverse impacts to native wildlife nursey sites, including but not limited to bat

## Willows General Plan Update

May 3, 2022

Page 7 of 14

maternity roosts. the City of Willows, and surrounding lands, may contain potential nursery site habitat for structure and/or tree roosting bats and is near potential foraging habitat. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish & G. Code, § 4150; Cal. Code of Regs, § 251.1). CDFW recommends that the EIR fully identify the Project's potential impacts to native wildlife nursery sites, and include appropriate avoidance, minimization, and mitigation measures to reduce impacts or mitigate any potential significant impacts to bat nursery sites.

5. *Mitigation*: CDFW considers adverse Project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the EIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, onsite habitat restoration, enhancement, or permanent protection should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

The EIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset Project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

6. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in the regional ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (1) the location of restoration sites and assessment of appropriate reference sites; (2) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (3) a schematic depicting the mitigation area; (4) a local seed and cuttings and planting schedule; (5) a description of the irrigation methodology; (6) measures to control exotic vegetation on site; (7) specific success criteria; (8) a detailed monitoring program; (9) contingency measures should the success criteria not be met; and (10) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

## Willows General Plan Update

May 3, 2022

Page 8 of 14

CDFW recommends that local onsite propagules from within the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be appropriately timed to ensure the viability of the seeds when planted. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate. Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project. Examples may include retention of woody material, logs, snags, rocks, and brush piles. Fish and Game Code sections 1002, 1002.5 and 1003 authorize CDFW to issue permits for the take or possession of plants and wildlife for scientific, educational, and propagation purposes. Please see our website for more information on Scientific Collecting Permits at [www.wildlife.ca.gov/Licensing/Scientific-Collecting#53949678-regulations-](http://www.wildlife.ca.gov/Licensing/Scientific-Collecting#53949678-regulations-).

7. *Nesting Birds*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory nongame native bird species are protected by international treaty under the federal MBTA of 1918, as amended (16 U.S.C. 703 *et seq.*). CDFW implemented the MBTA by adopting the Fish and Game Code section 3513. Fish and Game Code sections 3503, 3503.5 and 3800 provide additional protection to nongame birds, birds of prey, their nests, and eggs. Sections 3503, 3503.5, and 3513 of the Fish and Game Code afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant thereto; section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by the Fish and Game Code or any regulation adopted pursuant thereto; and section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Potential habitat for nesting birds and birds of prey is present within the Project area. The Project should disclose all potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take must be included in the EIR.

CDFW recommends the EIR include specific avoidance and minimization measures to ensure that impacts to nesting birds or their nests do not occur. Project-specific avoidance and minimization measures may include, but not be

## Willows General Plan Update

May 3, 2022

Page 9 of 14

limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The EIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the Project site. In addition to larger, protocol level survey efforts (e.g., Swainson's hawk surveys) and scientific assessments, CDFW recommends a final preconstruction survey be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted earlier.

8. *Moving out of Harm's Way*: Projects authorized in the future as a result of this Project are anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the Community Development Department should state in the EIR a requirement for a qualified biologist with the proper handling permits, will be retained to be onsite prior to and during all ground- and habitat-disturbing activities. Furthermore, the EIR should describe that the qualified biologist with the proper permits may move out of harm's way special-status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities, as needed. The EIR should also describe qualified biologist qualifications and authorities to stop work to prevent direct mortality of special-status species. CDFW recommends fish and wildlife species be allowed to move out of harm's way on their own volition, if possible, and to assist their relocation as a last resort. It should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for habitat loss.
9. *Translocation of Species*: Additionally, the EIR should cover a range of possibilities for mitigation. The use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species are generally experimental in nature and largely unsuccessful. Therefore, the EIR should describe additional mitigation measures utilizing habitat restoration, conservation, and/or preservation, in addition to avoidance and minimization measures, if it is determined that there may be impacts to rare, threatened, or endangered species.

The EIR should incorporate mitigation performance standards that would ensure that impacts are reduced to a less-than-significant level. Mitigation measures proposed in the EIR should be made a condition of approval of the Project. Please note that obtaining a permit from CDFW by itself with no other mitigation proposal may constitute mitigation deferral. CEQA Guidelines section 15126.4, subdivision (a)(1)(B) states that formulation of mitigation measures should not be deferred until some future time. To avoid deferring mitigation in this way, the EIR should describe avoidance, minimization and mitigation measures that would be implemented should the impact occur.



## Willows General Plan Update

May 3, 2022

Page 10 of 14

### California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in “take” (Fish & G. Code § 86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) of State-listed CESA species, either through construction or over the life of the Project.

State-listed species with the potential to occur in the area include, but are not limited to: Tricolored Blackbird (*Agelaius tricolor*), Swainson’s Hawk (*Buteo swainsoni*), Western Yellow-billed Cuckoo (*Coccyzus americanus occidentalis*), Bank Swallow (*Riparia riparia*), and giant gartersnake (*Thamnophis gigas*),

The EIR should disclose the potential of the Project to take State-listed species and how the impacts will be avoided, minimized, and mitigated. Please note that mitigation measures that are adequate to reduce impacts to a less-than significant level to meet CEQA requirements may not be enough for the issuance of an ITP. To issue an ITP, CDFW must demonstrate that the impacts of the authorized take will be minimized and fully mitigated (Fish & G. Code §2081 (b)). To facilitate the issuance of an ITP, if applicable, CDFW recommends the EIR include measures to minimize and fully mitigate the impacts to any State-listed species the Project has potential to take. CDFW encourages early consultation with staff to determine appropriate measures to facilitate future permitting processes and to engage with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service to coordinate specific measures if both State and federally listed species may be present within the Project vicinity.

### Native Plant Protection Act

The Native Plant Protection Act (Fish & G. Code §1900 *et seq.*) prohibits the take or possession of State-listed rare and endangered plants, including any part or product thereof, unless authorized by CDFW or in certain limited circumstances. Take of State-listed rare and/or endangered plants due to Project activities may only be permitted through an ITP or other authorization issued by CDFW pursuant to California Code of Regulations, Title 14, section 786.9 subdivision (b).

### Lake and Streambed Alteration Program

The EIR should identify all perennial, intermittent, and ephemeral rivers, streams, lakes, other hydrologically connected aquatic features, and any associated biological resources/habitats present within the entire Project footprint (including utilities, access, and staging areas). The environmental document should analyze all potential temporary, permanent, direct, indirect and/or cumulative impacts to the above-mentioned features and associated biological resources/habitats that may occur

## Willows General Plan Update

May 3, 2022

Page 11 of 14

because of the Project. If it is determined the Project will result in significant impacts to these resources the EIR shall propose appropriate avoidance, minimization and/or mitigation measures to reduce impacts to a less-than-significant level.

Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
3. Deposit debris, waste, or other materials where it may pass into any river, stream or lake.

Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

If upon review of an entity's notification, CDFW determines that the Project activities may substantially adversely affect an existing fish or wildlife resource, a Lake and Streambed Alteration (LSA) Agreement will be issued which will include reasonable measures necessary to protect the resource. CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if one is necessary, the EIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the Project may avoid or reduce impacts to fish and wildlife resources. Notifications for projects involving timber harvesting operations must be submitted using paper notification forms. All other LSA Notification types must be submitted online through CDFW's Environmental Permit Information Management System (EPIMS). For more information about EPIMS, please visit <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>. More information about LSA Notifications, paper forms and fees may be found at <https://www.wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

Please note that other agencies may use specific methods and definitions to determine impacts to areas subject to their authorities. These methods and definitions often do not include all needed information for CDFW to determine the extent of fish and wildlife resources affected by activities subject to Notification under Fish and Game Code section 1602. Therefore, CDFW does not recommend relying solely on methods developed specifically for delineating areas subject to other agencies' jurisdiction (such as United States Army Corps of Engineers) when mapping lakes, streams, wetlands, floodplains, riparian areas, etc. in preparation for submitting a Notification of an LSA.

## Willows General Plan Update

May 3, 2022

Page 12 of 14

CDFW relies on the lead agency environmental document analysis when acting as a responsible agency issuing an LSA Agreement. CDFW recommends lead agencies coordinate with us as early as possible, since potential modification of the proposed Project may avoid or reduce impacts to fish and wildlife resources and expedite the Project approval process.

The following information will be required for the processing of an LSA Notification and CDFW recommends incorporating this information into any forthcoming CEQA document(s) to avoid subsequent documentation and Project delays:

1. Mapping and quantification of lakes, streams, and associated fish and wildlife habitat (e.g., riparian habitat, freshwater wetlands, etc.) that will be temporarily and/or permanently impacted by the Project, including impacts from access and staging areas. Please include an estimate of impact to each habitat type.
2. Discussion of specific avoidance, minimization, and mitigation measures to reduce Project impacts to fish and wildlife resources to a less-than-significant level. Please refer to section 15370 of the CEQA Guidelines.

Based on review of maps, aerial photography and observation of the area from public roadways, the Project site supports a number of natural waterways and associated riparian habitat including: Walker Creek, Wilson Creek, Willow Creek, Logan Creek, the Sacramento River and many unnamed seasonal streams and channels as well as agricultural irrigation water supply and drainage channels which provide habitat for some of the previously identified listed species (above). CDFW recommends the EIR fully identify the Project's potential impacts to the streams and/or associated riparian vegetation and wetlands.

### **CHEMICAL USE**

Rodenticides that control small mammal populations would also reduce available burrows, making the habitat no longer suitable for Burrowing Owl, giant gartersnake and other sensitive wildlife species. Lack of underground refugia could result in increased exposure to predators, heat, and other elements. As such, CDFW recommends the project avoid use of chemical rodenticides. Additionally, the widespread use of rodenticides has been documented to result in wildlife losses due to non-target exposure of fully protected and listed species as well as losses through secondary exposure (McMillin et al. 2008, Hosea 2000).

### **ENVIRONMENTAL DATA**

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural

## Willows General Plan Update

May 3, 2022

Page 13 of 14

communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be found at the following link:

<https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: [CNDDDB@wildlife.ca.gov](mailto:CNDDDB@wildlife.ca.gov).

## FILING FEES

The Project, as proposed, would have an effect on fish and wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Community Development Department and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code § 711.4; Pub. Resources Code, § 21089.)

## CONCLUSION

Pursuant to Public Resources Code sections 21092 and 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the Project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670.

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

If you have any questions regarding the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Robert Hosea, Environmental Scientist (530) 708-1199 or [robert.hosea@wildlife.ca.gov](mailto:robert.hosea@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
*Kelley Barker*  
778EDA8AE45F4C9...

Kelley Barker  
Environmental Program Manager

ec: Juan Torres, Senior Environmental Scientist (Supervisory)  
Robert (Bob) Hosea Environmental Scientist

CEQACommentLetters@wildlife.ca.gov  
Department of Fish and Wildlife

Willows General Plan Update

May 3, 2022

Page 14 of 14

Office of Planning and Research, State Clearinghouse, Sacramento

Literature Cited

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A Manual of California Vegetation, 2<sup>nd</sup> ed. California Native Plant Society Press, Sacramento, California.  
<http://vegetation.cnps.org/>

McMillin, S. C., R.C. Hosea, B.J. Finlayson, B.L. Cypher, and A Mekebri. 2008. Anticoagulant Rodenticide Exposure in an Urban Population of the San Joaquin Kit Fox. Proc.23rd Vertebrate. Pest Conf. (R. M. Timm and M. B. Madon, Eds.) Published at Univ. of Calif., Davis. Pp. 163-165.

Hosea, R.C. 2000. Exposure of Non-Target Wildlife to Anticoagulant Rodenticides in California. Proceedings, 19th Vert. Pest Conf. (A.C. Crabb, Ed.) Publ. Univ. of Cal., Davis.



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

April 19, 2022

Ms. Karen Mantele  
Principal Planner  
City of Willows  
201 N Lassen Street  
Willows, California 95988  
[KMantele@cityofwillows.org](mailto:KMantele@cityofwillows.org)

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR  
WILLOWS GENERAL PLAN UPDATE – DATED APRIL 6, 2022  
(STATE CLEARINGHOUSE NUMBER: 2022040089)

Dear Ms. Mantele:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation of an Environmental Impact Report (EIR) for the Willows General Plan Update (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the EIR:

1. The EIR should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s) to initiate

any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the EIR.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the EIR. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC recommends the current and former agricultural lands be evaluated in

accordance with DTSC's 2008 [Interim Guidance for Sampling Agricultural Properties \(Third Revision\)](#).

Additionally, DTSC recommends reviewing DTSC's [Envirostor](#) data management system and the State Water Resource Control Board's [GeoTracker](#) data management system for potentially impacted sites within the area covered by the Project.

DTSC appreciates the opportunity to comment on the EIR. Should you need any assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Gavin McCreary". The signature is fluid and cursive, with the first name "Gavin" being more prominent.

Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Mr. Dave Kereazis  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)





## NATIVE AMERICAN HERITAGE COMMISSION



April 15, 2022

Karen Mantele, Principal Planner  
City of Willows  
201 N Lassen Street  
Willows, CA 95988

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C. Hirschcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Re: 2022040089, Willows General Plan Update Project, Glenn County**

Dear Ms. Mantele:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

**1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:**

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

**2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:**

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

**3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

**4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

**5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

**6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

**3. Contact the NAHC for:**

- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

**4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.**

- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Cameron.Vela@nahc.ca.gov](mailto:Cameron.Vela@nahc.ca.gov).

Sincerely,

*Cameron Vela*

Cameron Vela  
Cultural Resources Analyst

cc: State Clearinghouse



# **Appendix B**

## **Noise Inputs**



# Environmental Noise Assessment

## Willows General Plan Update EIR

City of Willows, California

July 5, 2022

Project # 190703

Prepared for:

DE NOVO PLANNING GROUP



**De Novo Planning Group**

1020 Suncast Lane, #106

El Dorado Hills, CA 95762

Prepared by:

**Saxelby Acoustics LLC**



**Luke Saxelby, INCE Bd. Cert.**

**Principal Consultant**

**Board Certified, Institute of Noise Control Engineering (INCE)**

(916) 760-8821  
www.SaxNoise.com | Luke@SaxNoise.com  
915 Highland Pointe Drive, Suite 250  
Roseville, CA 95678



## Appendix A: Acoustical Terminology

|                             |  |
|-----------------------------|--|
| <b>Acoustics</b>            | The science of sound.  |
| <b>Ambient Noise</b>        | The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.  |
| <b>ASTC</b>                 | Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.  |
| <b>Attenuation</b>          | The reduction of an acoustic signal.   |
| <b>A-Weighting</b>          | A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.  |
| <b>Decibel or dB</b>        | Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.  |
| <b>CNEL</b>                 | Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.   |
| <b>DNL</b>                  | See definition of Ldn.   |
| <b>IIC</b>                  | Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.   |
| <b>Frequency</b>            | The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).   |
| <b>Ldn</b>                  | Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.  |
| <b>Leq</b>                  | Equivalent or energy-averaged sound level.   |
| <b>Lmax</b>                 | The highest root-mean-square (RMS) sound level measured over a given period of time.   |
| <b>L(n)</b>                 | The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.   |
| <b>Loudness</b>             | A subjective term for the sensation of the magnitude of sound.   |
| <b>NIC</b>                  | Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.   |
| <b>NNIC</b>                 | Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.   |
| <b>Noise</b>                | Unwanted sound.  |
| <b>NRC</b>                  | Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.   |
| <b>RT60</b>                 | The time it takes reverberant sound to decay by 60 dB once the source has been removed.  |
| <b>Sabin</b>                | The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.   |
| <b>SEL</b>                  | Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.   |
| <b>SPC</b>                  | Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.   |
| <b>STC</b>                  | Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic. |
| <b>Threshold of Hearing</b> | The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.   |
| <b>Threshold of Pain</b>    | Approximately 120 dB above the threshold of hearing.   |
| <b>Impulsive</b>            | Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.   |
| <b>Simple Tone</b>          | Any sound which can be judged as audible as a single pitch or set of single pitches.   |

## **Appendix B: Traffic Noise Calculation Inputs and Results**



## Appendix B-1

### FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 190703

Description: Willows General Plan Update - Existing (2019)

Ldn/CNEL: Ldn

Hard/Soft: Soft

| Segment | Roadway Segment                         | ADT    | Day<br>% | Eve<br>% | Night<br>% | % Med.<br>Trucks | % Hvy.<br>Trucks | Speed | Distance | Offset<br>(dB) | Contours (ft.) - No<br>Offset |           |           | Level,<br>dBA |
|---------|---|--------|----------|----------|------------|------------------|------------------|-------|----------|----------------|-------------------------------|-----------|-----------|---------------|
|         |   |        |          |          |            |                  |                  |       |          |                | 60<br>dBA                     | 65<br>dBA | 70<br>dBA |               |
| 1       | Wood St (Washington St to Murdock Ave)  | 10,644 | 79       | 0        | 21         | 1.0%             | 1.0%             | 35    | 70       | 0              | 117                           | 54        | 25        | 63.4          |
| 2       | County Road 57 (Road D to I-5 SB Ramps) | 291    | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 180      | 0              | 23                            | 10        | 5         | 46.5          |
| 3       | N Tehama (French St to SR 162)          | 5,361  | 98       | 0        | 2          | 1.0%             | 1.0%             | 35    | 35       | 0              | 41                            | 19        | 9         | 61.0          |
| 4       | N Tehama (SR 162 to W Willow St)        | 5,029  | 98       | 0        | 2          | 1.0%             | 1.0%             | 35    | 40       | 0              | 39                            | 18        | 8         | 59.9          |
| 5       | Hwy 99W (Road M to County Road 57)      | 1,720  | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 220      | 0              | 74                            | 34        | 16        | 52.9          |
| 6       | Hwy 99W (County Road 57 to South Ct)    | 1,911  | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 115      | 0              | 79                            | 37        | 17        | 57.6          |
| 7       | Wood St (N Tehama St to N Colusa St)    | 5,966  | 79       | 0        | 21         | 1.0%             | 1.0%             | 35    | 35       | 0              | 80                            | 37        | 17        | 65.4          |
| 8       | County Road 57 (Hwy 99W to Road M)      | 641    | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 50       | 0              | 38                            | 18        | 8         | 58.2          |
| 9       | Interstate 5 (Road 57 to State Hwy 162) | 27,400 | 79       | 0        | 21         | 6.9%             | 21.8%            | 70    | 110      | 0              | 1303                          | 605       | 281       | 76.1          |

## Appendix B-2

### FHWA-RD-77-108 Highway Traffic Noise Prediction Model

Project #: 190703

Description: Willows General Plan Update - Future (2040)

Ldn/CNEL: Ldn

Hard/Soft: Soft

| Segment | Roadway Segment                         | ADT    | Day<br>% | Eve<br>% | Night<br>% | % Med.<br>Trucks | % Hvy.<br>Trucks | Speed | Distance | Offset<br>(dB) | Contours (ft.) - No<br>Offset |           |           | Level,<br>dBA |
|---------|---|--------|----------|----------|------------|------------------|------------------|-------|----------|----------------|-------------------------------|-----------|-----------|---------------|
|         |   |        |          |          |            |                  |                  |       |          |                | 60<br>dBA                     | 65<br>dBA | 70<br>dBA |               |
| 1       | Wood St (Washington St to Murdock Ave)  | 11,500 | 79       | 0        | 21         | 1.0%             | 1.0%             | 35    | 70       | 0              | 124                           | 57        | 27        | 63.7          |
| 2       | County Road 57 (Road D to I-5 SB Ramps) | 300    | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 180      | 0              | 23                            | 11        | 5         | 46.6          |
| 3       | N Tehama (French St to SR 162)          | 5,800  | 98       | 0        | 2          | 1.0%             | 1.0%             | 35    | 35       | 0              | 43                            | 20        | 9         | 61.4          |
| 4       | N Tehama (SR 162 to W Willow St)        | 5,450  | 98       | 0        | 2          | 1.0%             | 1.0%             | 35    | 40       | 0              | 41                            | 19        | 9         | 60.2          |
| 5       | Hwy 99W (Road M to County Road 57)      | 1,850  | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 220      | 0              | 77                            | 36        | 17        | 53.2          |
| 6       | Hwy 99W (County Road 57 to South Ct)    | 2,050  | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 115      | 0              | 83                            | 38        | 18        | 57.9          |
| 7       | Wood St (N Tehama St to N Colusa St)    | 6,450  | 79       | 0        | 21         | 1.0%             | 1.0%             | 35    | 35       | 0              | 84                            | 39        | 18        | 65.7          |
| 8       | County Road 57 (Hwy 99W to Road M)      | 700    | 79       | 0        | 21         | 1.0%             | 1.0%             | 55    | 50       | 0              | 40                            | 19        | 9         | 58.6          |
| 9       | Interstate 5 (Road 57 to State Hwy 162) | 27,400 | 79       | 0        | 21         | 6.9%             | 21.8%            | 70    | 110      | 0              | 1303                          | 605       | 281       | 76.1          |

# **Appendix C**

## **Noise Barrier Reductions**

## **Appendix C: Example Loading Dock Noise Barrier Reductions**

## Appendix C-1 : Barrier Insertion Loss Calculation

### Project Information:

Project Name: Willows GPU

Location(s): Example Loading Dock - 100' with 12' sound wall

### Noise Level Data:

Source Description: Loading Dock

Source Noise Level, dBA Leq: 66.0

Source Frequency (Hz): 1000

Source Height (ft): 8

### Site Geometry:

Receiver Description: Sensitive Use

Source to Barrier Distance ( $C_1$ ): 100

Barrier to Receiver Distance ( $C_2$ ): 15

Pad/Ground Elevation at Receiver: 0

Receiver Elevation<sup>1</sup>: 5

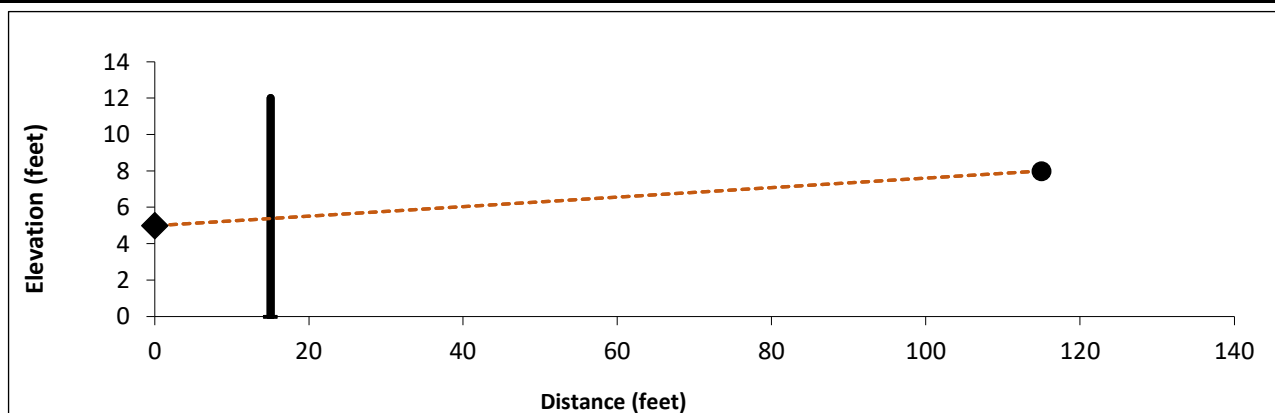
Base of Barrier Elevation: 0

Starting Barrier Height 12

### Barrier Effectiveness

| Top of Barrier<br>Elevation (ft) | Barrier Height<br>(ft) | Insertion Loss, dB | Noise Level, dB | Barrier Breaks Line of Site to<br>Source? |
|----------------------------------|------------------------|--------------------|-----------------|---|
| 12                               | 12                     | -13                | 53              | Yes                                       |
| 13                               | 13                     | -14                | 52              | Yes                                       |
| 14                               | 14                     | -15                | 51              | Yes                                       |
| 15                               | 15                     | -15                | 51              | Yes                                       |
| 16                               | 16                     | -16                | 50              | Yes                                       |
| 17                               | 17                     | -17                | 49              | Yes                                       |
| 18                               | 18                     | -17                | 49              | Yes                                       |
| 19                               | 19                     | -17                | 49              | Yes                                       |
| 20                               | 20                     | -17                | 49              | Yes                                       |
| 21                               | 21                     | -17                | 49              | Yes                                       |
| 22                               | 22                     | -17                | 49              | Yes                                       |

Notes: <sup>1</sup> Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



## Appendix C-2 : Barrier Insertion Loss Calculation

### Project Information:

Project Name: Willows GPU

Location(s): Example Loading Dock - 250' with 12' sound wall

### Noise Level Data:

Source Description: Loading Dock

Source Noise Level, dBA Leq: 58.0

Source Frequency (Hz): 1000

Source Height (ft): 8

### Site Geometry:

Receiver Description: Sensitive Use

Source to Barrier Distance ( $C_1$ ): 250

Barrier to Receiver Distance ( $C_2$ ): 15

Pad/Ground Elevation at Receiver: 0

Receiver Elevation<sup>1</sup>: 5

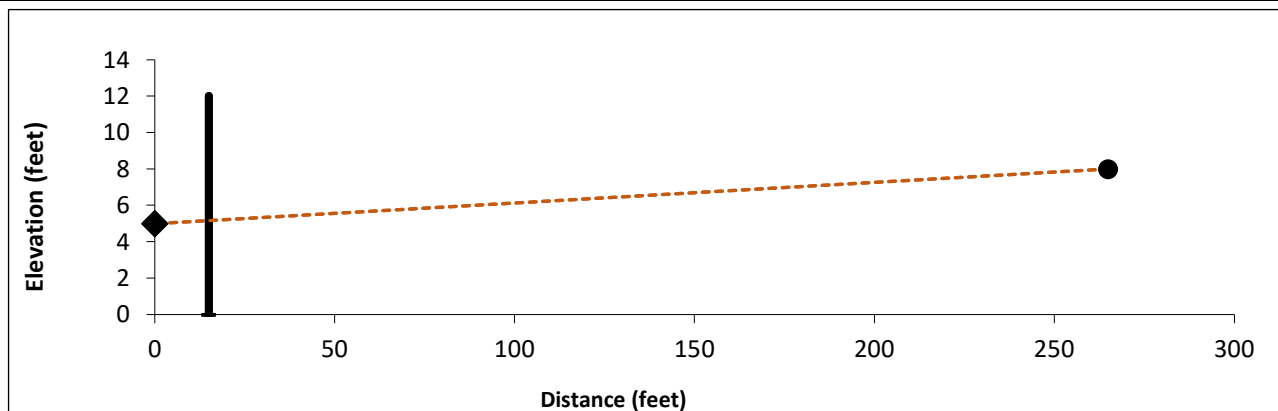
Base of Barrier Elevation: 0

Starting Barrier Height 12

### Barrier Effectiveness

| Top of Barrier Elevation (ft) | Barrier Height (ft) | Insertion Loss, dB | Noise Level, dB | Barrier Breaks Line of Site to Source? |
|-------------------------------|---------------------|--------------------|-----------------|--|
| 12                            | 12                  | -13                | 45              | Yes                                    |
| 13                            | 13                  | -14                | 44              | Yes                                    |
| 14                            | 14                  | -15                | 43              | Yes                                    |
| 15                            | 15                  | -15                | 43              | Yes                                    |
| 16                            | 16                  | -16                | 42              | Yes                                    |
| 17                            | 17                  | -16                | 42              | Yes                                    |
| 18                            | 18                  | -17                | 41              | Yes                                    |
| 19                            | 19                  | -17                | 41              | Yes                                    |
| 20                            | 20                  | -17                | 41              | Yes                                    |
| 21                            | 21                  | -17                | 41              | Yes                                    |
| 22                            | 22                  | -17                | 41              | Yes                                    |

Notes: <sup>1</sup> Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)





### Appendix C-3 : Barrier Insertion Loss Calculation

#### Project Information:

Project Name: Willows GPU

Location(s): Example Loading Dock - 150' with building shielding

#### Noise Level Data:

Source Description: Loading Dock

Source Noise Level, dBA Leq: 62.5

Source Frequency (Hz): 1000

Source Height (ft): 8

#### Site Geometry:

Receiver Description: Sensitive Use

Source to Barrier Distance ( $C_1$ ): 150

Barrier to Receiver Distance ( $C_2$ ): 15

Pad/Ground Elevation at Receiver: 0

Receiver Elevation<sup>1</sup>: 5

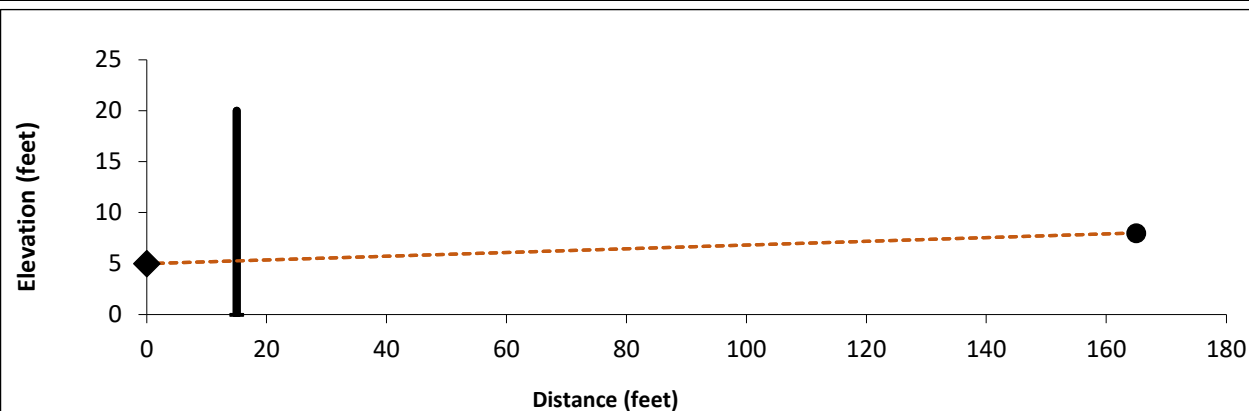
Base of Barrier Elevation: 0

Starting Barrier Height 20

#### Barrier Effectiveness

| Top of Barrier Elevation (ft) | Barrier Height (ft) | Insertion Loss, dB | Noise Level, dB | Barrier Breaks Line of Site to Source? |
|-------------------------------|---------------------|--------------------|-----------------|--|
| 20                            | 20                  | -17                | 45              | Yes                                    |
| 21                            | 21                  | -17                | 45              | Yes                                    |
| 22                            | 22                  | -17                | 45              | Yes                                    |
| 23                            | 23                  | -17                | 45              | Yes                                    |
| 24                            | 24                  | -17                | 45              | Yes                                    |
| 25                            | 25                  | -17                | 45              | Yes                                    |
| 26                            | 26                  | -18                | 44              | Yes                                    |
| 27                            | 27                  | -18                | 44              | Yes                                    |
| 28                            | 28                  | -18                | 44              | Yes                                    |
| 29                            | 29                  | -18                | 44              | Yes                                    |
| 30                            | 30                  | -18                | 44              | Yes                                    |

Notes: <sup>1</sup> Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)





# City of Willows

## Public Review Draft General Plan

August 2022





# TABLE OF CONTENTS

## CHAPTERS

|                                   |        |
|-----------------------------------|--------|
| Introduction .....                | IN-1   |
| Land Use .....                    | LU-1   |
| Circulation .....                 | CIRC-1 |
| Conservation and Open Space ..... | COS-1  |
| Safety .....                      | SA-1   |
| Noise .....                       | N-1    |
| Implementation .....              | IM-1   |

## FIGURES

|                                     |         |
|-------------------------------------|---------|
| LU-1: Land Use Map.....             | LU-9    |
| LU-2: Proposed SOI Amendments ..... | LU-11   |
| CIRC-1: Circulation Diagram.....    | CIRC-11 |

## TABLES

|   |      |
|---|------|
| Table LU-1: Land Use Designations and Zoning Districts.....   | LU-8 |
| Table N-1: Land Use Compatibility For Noise Environment ..... | N-6  |
| Table N-2: Stationary Noise Source Standards .....            | N-7  |
| Table N-3: Typical Noise Levels.....                          | N-8  |
| Table IM-1: General Plan Implementation .....                 | IM-3 |

This page left intentionally blank

# INTRODUCTION

## Scope and Content of the General Plan

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

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

### The General Plan includes the following elements

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

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

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

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

## GENERAL PLAN POLICY DOCUMENT

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

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

## ORGANIZATION OF THE GENERAL PLAN ELEMENTS

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



## COMMUNITY PARTICIPATION

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

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



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

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

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



## OBJECTIVES AND VISION

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

### OBJECTIVES

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

### VISION

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

## APPLYING THE GENERAL PLAN

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

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

### Key Terms

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

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

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

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

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

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

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

## ***GOALS***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## *AMENDING THE GENERAL PLAN*

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

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

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

## ***TIMING***

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

## ***EXEMPTIONS***

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

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

## **PERIODIC REPORTING**

---

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

This page left intentionally blank

# LAND USE ELEMENT

## INTRODUCTION

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

State law requires the Land Use Element to address:

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

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

### PLANNING AREA BOUNDARIES

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

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

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

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



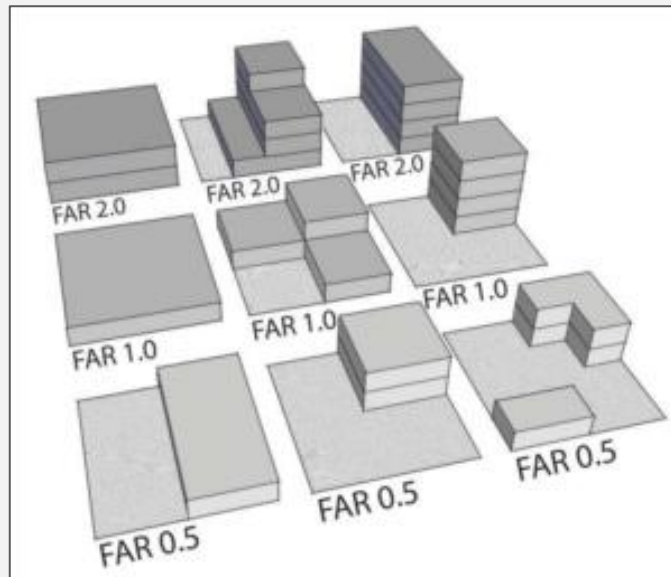
## Land Use Concepts

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

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



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



## LAND USE PLAN

### Goal LU-1

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

### Policies

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

### Residential Land Use Designations

#### Low-Density Residential.

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

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

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

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

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

## **Commercial Land Use Designations**

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

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

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

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

**Office and Professional. Max FAR 1.0**

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

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

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

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

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

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

## Industrial Land Use Designations

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

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

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

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

## Institutional:

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

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

## Conservation Uses

### **Urban Reserve**

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

### **Open Space**

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

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

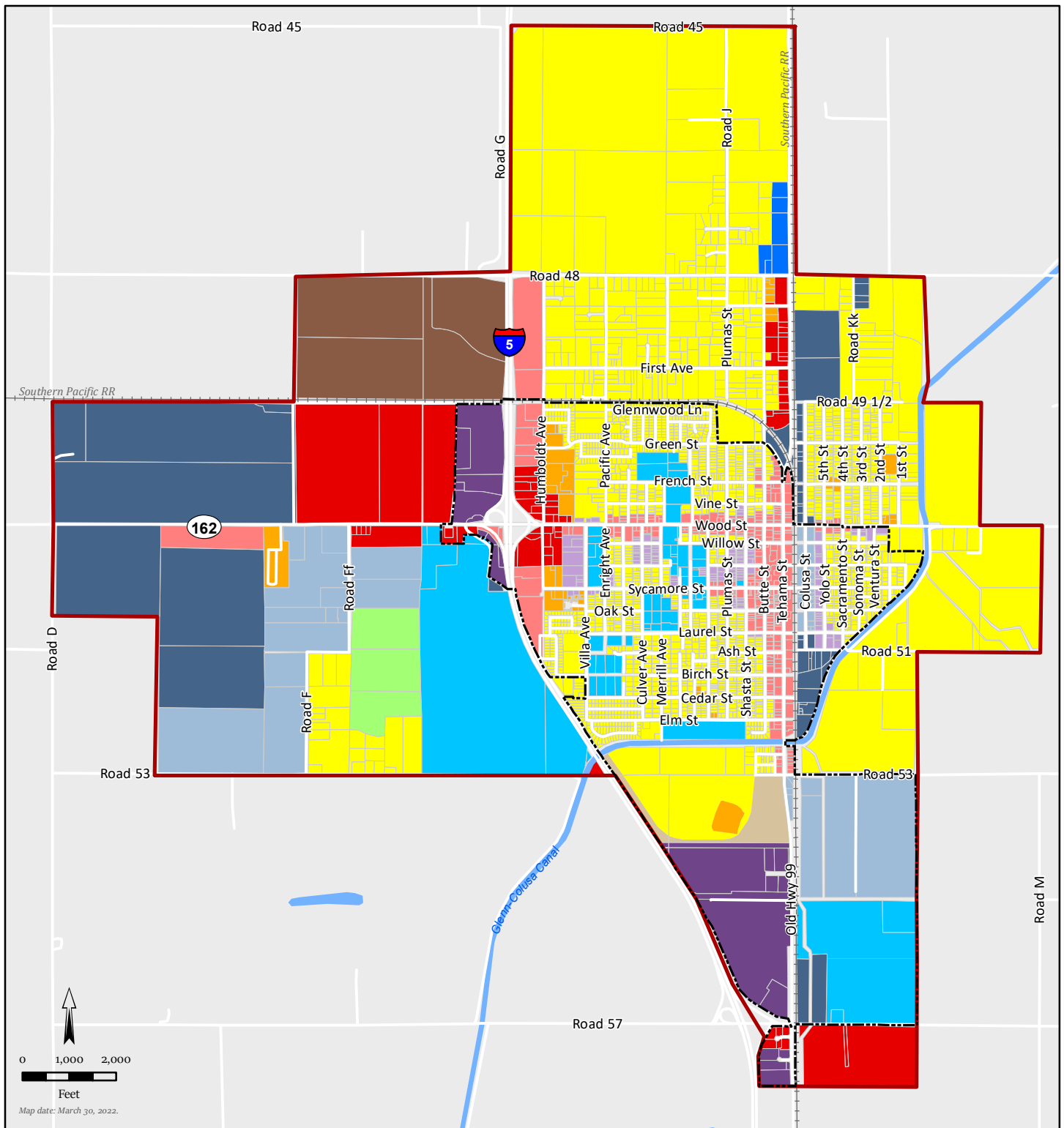
### **Actions in Support of Goal LU-1**

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

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

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

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



#### Planning Areas

City of Willows

Willows Sphere of Influence

#### General Plan Designations

- |                                     |                                |
|-------------------------------------|--------------------------------|
| Low Density Residential             | General Industrial             |
| Multiple Family Residential         | Office and Professional        |
| Urban Reserve                       | Open Space                     |
| General Commercial                  | Public Facilities and Services |
| Highway Commercial                  | Agricultural/Residential*      |
| Commercial/Industrial Combining Use | Mixed Use*                     |
| Light Industrial                    |                                |

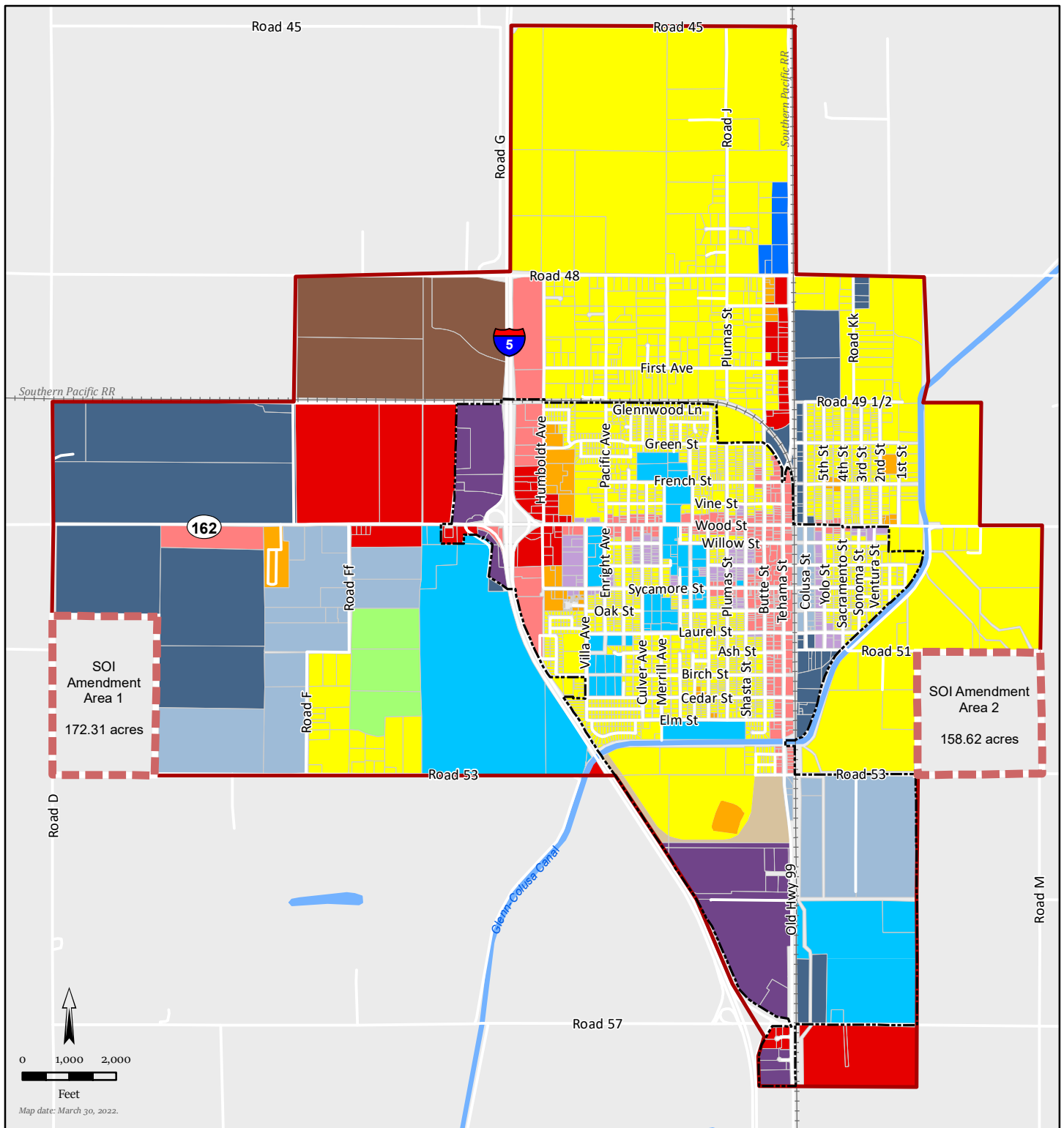
\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

FIGURE LU-1: LAND USE MAP



*This page left intentionally blank*



#### Planning Areas

City of Willows Willows Sphere of Influence Proposed SOI Amendment Area

#### General Plan Designations

|                                     |                                |
|-------------------------------------|--------------------------------|
| Low Density Residential             | General Industrial             |
| Multiple Family Residential         | Office and Professional        |
| Urban Reserve                       | Open Space                     |
| General Commercial                  | Public Facilities and Services |
| Highway Commercial                  | Agricultural/Residential*      |
| Commercial/Industrial Combining Use | Mixed Use*                     |
| Light Industrial                    |                                |

\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

## FIGURE LU-2: PROPOSED SOI AMENDMENT AREAS

De Novo Planning Group  
A Land Use Planning, Design, and Environmental Firm

*This page left intentionally blank*

## DEVELOPMENT COMPATIBILITY

### Goal LU-2

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

### Policies

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

### Crime Prevention Through Environmental Design (CPTED)

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

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

### Actions in Support of Goal LU-2

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

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

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

## HOUSING OPTIONS

### Goal LU-3

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

#### Policies

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

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

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

## COMMERCIAL SERVICES & EMPLOYMENT USES

### Goal LU-4

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

### Policies

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



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

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

## LOCAL & REGIONAL COORDINATION

### Goal LU-5

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

#### Policies

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

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

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

## SERVICES, UTILITIES, AND INFRASTRUCTURE

### Goal 6

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

#### Policies

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

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

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

## ENVIRONMENTAL JUSTICE

### Goal 7

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

### Policies

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

#### Environmental Justice

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

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

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

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

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

# CIRCULATION ELEMENT

## INTRODUCTION

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

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

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

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

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

## Contents

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

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

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

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

## ROADWAY SYSTEM

### Goal CIRC-1

Develop and maintain a roadway system that promotes safety.

#### Policies

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

#### Complete Streets

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



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

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

## MOBILITY OPTIONS

### Goal CIRC-2

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

#### Policies

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

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

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

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

## GOODS MOVEMENT

### Goal CIRC-3

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

#### Policies

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

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

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

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

## TRIP REDUCTIONS

### Goal CIRC-4

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

#### Policies

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

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

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

### Vehicle Miles Traveled

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

### Transportation Demand Management

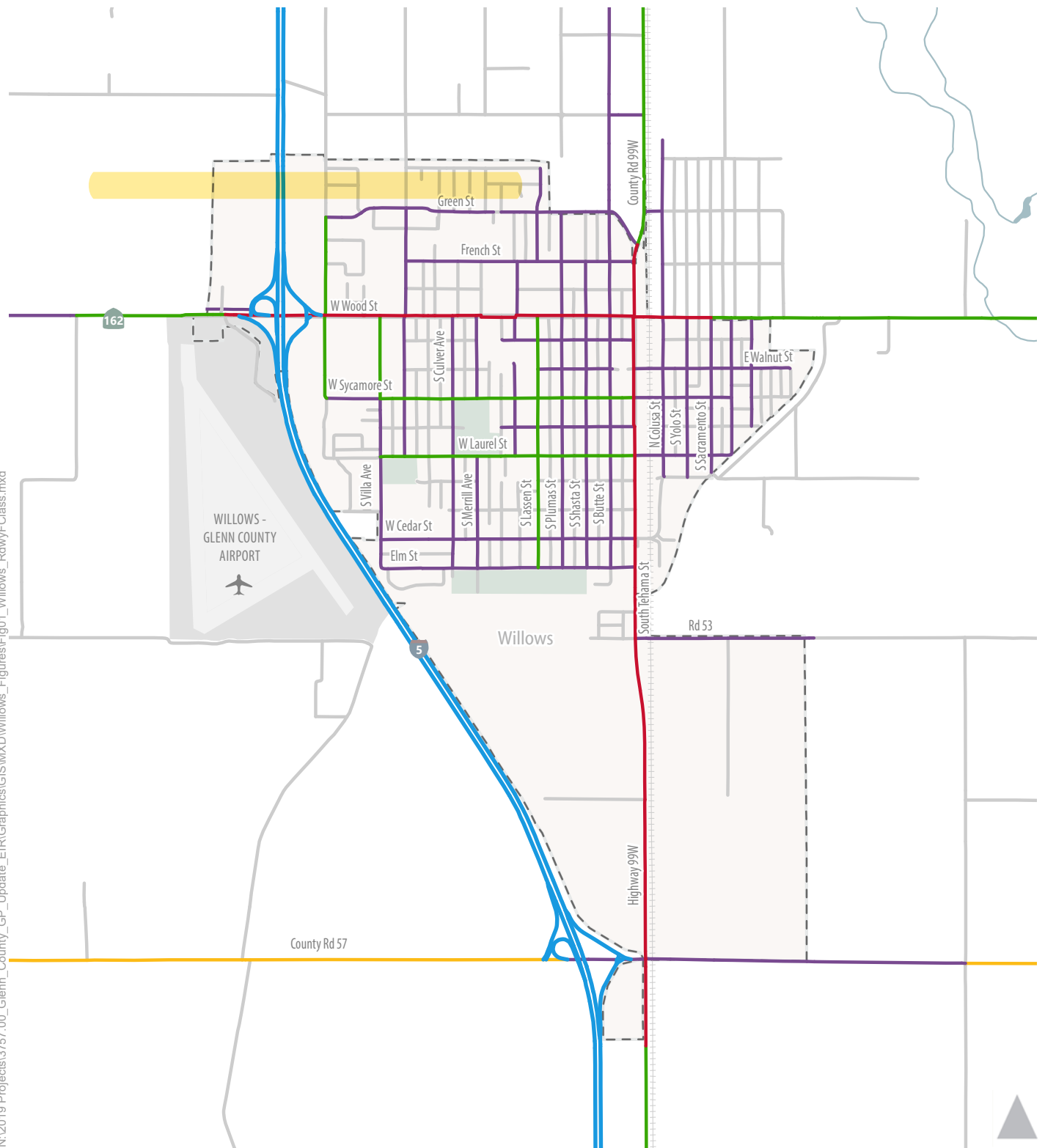
TDM uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and vehicle miles traveled. These programs help people walk, bike, ride transit, and telecommute. TDM measures may be

**CIRC-4c**

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

**CIRC-4d**

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



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



Figure CIRC-1  
Circulation Element Map



*THIS PAGE LEFT INTENTIONALLY BLANK*

# CONSERVATION AND OPEN SPACE ELEMENT

## INTRODUCTION

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

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

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

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

## OPEN SPACE

### Goal COS-1

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

#### Open Space

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

#### Policies

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

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

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

## PARKS AND RECREATION

### Goal COS-2

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

### Policies

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

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

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

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

## TREES AND VEGETATION

### Goal COS-3

Conserve, protect and enhance trees and native vegetation

#### Policies

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

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

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

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

*COS-3b*

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

*COS-3c*

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

*COS-3d*

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

## HISTORIC RESOURCES

### Goal COS-4

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

#### Policies

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

#### The Mills Act

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

Each local government establishes their own

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

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



*COS-4c*

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

*COS-4d*

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

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

## CULTURAL RESOURCES

---

### Goal COS-5

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

#### Policies

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

## Actions in Support of Goal COS-5

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

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

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

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

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

## ECOSYSTEMS AND HABITAT RESOURCES

### Goal COS-6

Protect and maintain Ecosystems and Natural Habitats within Willows

#### Policies

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

#### Special-Status Species

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

#### Sensitive Habitat

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

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

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

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

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

## ENERGY CONSERVATION

### Goal COS-7

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

#### Policies

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

#### CALGreen

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

#### LEED

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

### Actions in Support of Goal COS-7

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

## SOLID WASTE REDUCTIONS

### Goal COS-8

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

### Policies

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



### Actions in Support of Goal COS-8

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

## AGRICULTURAL RESOURCES

### Goal COS-9

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

#### Policies

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

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

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

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

## WATER RESOURCES

### Goal COS-10

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

#### Policies

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

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

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

## MINERAL AND EXTRACTIVE RESOURCES

### Goal COS-11

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

#### Policies

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

#### Actions that Support Goal COS-11

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

*This page left intentionally blank*

# SAFETY ELEMENT

## INTRODUCTION

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

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

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

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



## GEOLOGIC AND SEISMIC HAZARDS

### Goal SA-1

Minimize community exposure to geologic and seismic hazards

#### Policies

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

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

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

## FLOODING

### Goal SA-2

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

#### Policies

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

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

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

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

## EMERGENCY PREPAREDNESS

### Goal SA-3

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

#### Policies

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

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

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

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

**SA-3e**

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

**SA-3f**

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

## EMERGENCY SERVICES AND FIRE PROTECTION

### Goal SA-4

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

#### Policies

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



## Actions in Support of Goal SA-4

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

**SA-4h**

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

## HAZARDOUS MATERIALS

### Goal SA-5

Protect residents and the environment from hazardous materials

#### Policies

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

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

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

**SA-5e**

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

## CLIMATE RESILIENCY AND ADAPTATION

### Goal SA-6

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

#### Policies

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

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

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

#### Climate Resiliency

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

#### Climate Adaptation

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

## AIRPORT OPERATIONS

### Goal SA-7

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

#### Policies

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

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

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

#### Airport Land Use Plan (ALUP)

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

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

*This page left intentionally blank*

# NOISE ELEMENT

## INTRODUCTION

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

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

### ACOUSTIC TERMINOLOGY

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

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

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

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

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



## EXCESSIVE NOISE

### Goal N-1

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

#### Policies

#### Sensitive Receptors

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

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

### Stationary and Non-Transportation Noise Sources

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

### Transportation Noise Sources

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

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

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

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

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

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

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

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

**N-1b**

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

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

**Table N-1: Land Use Compatibility for Community Noise Environment**

| Land Use Category  | Exterior Noise Exposure (Ldn) |    |    |    |    |    |
|--|-------------------------------|----|----|----|----|----|
|  | 55                            | 60 | 65 | 70 | 75 | 80 |
| Single-Family Residential  |                               |    |    |    |    |    |
| Multi-Family Residential, Hotels, and Motels                           |                               |    |    |    |    |    |
| Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds      |                               |    |    |    |    |    |
| Schools, Libraries, Museums, Hospitals, Personal Care, Public Assembly |                               |    |    |    |    |    |
| Office Buildings, Business, Commercial, and Professional               |                               |    |    |    |    |    |
| Industrial   |                               |    |    |    |    |    |

Note: It is expected that some periodic peak noises from various agricultural operations which are common and established operations within the area may exceed the above desired ambient levels.

|  |   |
|--|---|
|  | <p><b>NORMALLY ACCEPTABLE</b></p> <p>Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements</p> |
|  | <p><b>CONDITIONALLY ACCEPTABLE</b></p> <p>Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design</p>          |
|  | <p><b>UNACCEPTABLE</b></p> <p>New construction or development should generally not be undertaken because mitigation was found to be infeasible to comply with noise element policies</p>                                |

**Table N-2: Stationary (Non-Transportation) Noise Source Standards**

| Land Use Receiving the Noise | Hourly Noise-Level Descriptor | Exterior Noise-Level Standard (dBA) |                      |
|------------------------------|-------------------------------|-------------------------------------|----------------------|
|                              |                               | Daytime (7am-10pm)                  | Nighttime (10pm-7am) |
| Residential                  | L <sub>eq</sub>               | 55                                  | 45                   |
|                              | L <sub>max</sub>              | 70                                  | 65                   |

**Notes:**

- a) The residential standards apply to all properties that are zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area. For multi-family and mixed-use projects, the exterior noise level standard may be waived (at the discretion of the decision-making body) if the residential portion of the project does not include a designated activity area and mitigation of property line noise is not practical.
- b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.
- c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

**Tonal Noises** are characterized by a whine, screech, beep, or hum, consisting primarily of speech or music, or recurring impulsive noises. Tonal noises can cause unpleasant experiences in spaces adjacent to areas that produce tonal noise, which annoys occupants and, in turn, lead to increased complaints from nearby sensitive receptors.

**Table N-3: Typical Noise Levels**

| Common Outdoor Activities                                  | Noise Level (dBA) | Common Indoor Activities                                     |
|--|-------------------|--|
| Car Horn at 1 m (3 ft)                                     | --110--           | Rock Concert   |
| Jet Fly-over at 300 m (1,000 ft)                           | --100--           | Factory Machinery  |
| Gas Lawn Mower at 1 m (3 ft)                               | --90--            |  |
| Diesel Truck at 15 m (50 ft),<br>at 80 km/hr (50 mph)      | --80--            | Food Blender at 1 m (3 ft)<br>Garbage Disposal at 1 m (3 ft) |
| Noisy Urban Area, Daytime<br>Gas Lawn Mower, 30 m (100 ft) | --70--            | Vacuum Cleaner at 3 m (10 ft)                                |
| Commercial Area<br>Heavy Traffic at 90 m (300 ft)          | --60--            | Normal Speech at 1 m (3 ft)                                  |
| Quiet Urban Daytime  | --50--            | Large Business Office<br>Dishwasher in Next Room             |
| Quiet Urban Nighttime                                      | --40--            | Theater, Large Conference Room<br>(Background)               |
| Quiet Suburban Nighttime                                   | --30--            | Library  |
| Quiet Rural Nighttime                                      | --20--            | Bedroom at Night, Concert Hall<br>(Background)               |
|  | --10--            | Broadcast/Recording Studio                                   |

## Introduction

This Implementation Plan guides elected City officials, Planning Commission, City staff, and the public in developing programs and actions that will implement adopted General Plan goals and policies.

Each implementation measure is a procedure, program, or technique that requires City action, either alone or in collaboration with non-City organizations or county, state, and federal agencies. Some of the implementation measures are processes or procedures that the City currently administers on an ongoing or annual basis. Completion of the identified measures will be subject to funding availability. The programs should be updated concurrent with the annual budget process and whenever the City's General Plan is amended or updated to provide continued consistency and usefulness.

For the General Plan to serve as an effective guide to achieving the City's vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the City will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies.

Government Code Section 65400(a)(1) requires the City's planning agency (Planning Department) to make recommendations to the City Council that identify reasonable and practical means for implementation of the General Plan. The Planning Department is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table IM-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.



## ADMINISTRATION

### Goal IM-1

To provide for the ongoing administration and implementation of the General Plan.

#### Policies

- IM 1-1** Regularly review the General Plan and revise it as necessary to comply with State law and reflect emerging trends and conditions.
- IM 1-2** Require the City's Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

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

- Action IM-1a** *On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*
- Action IM-1b** *Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.*

## IMPLEMENTATION PLAN

Table IM-1 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action. The Planning Department is responsible for coordinating with other departments regarding implementation of the individual measures.

For each of the actions listed below, the numbers "1", "2", "3", "4" and the terms "Ongoing" and "Annual" refer to a relative priority for implementation, as described more specifically below.

| Relative Priority | General Timeframe  |
|-------------------|--|
| 1                 | Implemented in the relatively short-term ( <b>most likely, 1 to 2 years</b> ).   |
| 2                 | Implemented in the mid-term ( <b>most likely, 1 to 5 years</b> ).  |
| 3                 | Implemented in the mid- to long-term ( <b>most likely, 6 to 10 years</b> ).  |
| 4                 | Considered and implemented <b>as funding permits</b> .   |
| Ongoing           | Ongoing means that the measure is <b>ongoing</b> and should be implemented for every applicable action as the opportunity presents itself. |
| Annual            | Annual means that the measure is an annual measure and should be addressed <b>every year</b> .   |

The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (1,2,3, or 4) reflects the level of complexity and the level of effort required to implement a measure rather than the importance of the measure itself.

| Measure         |   | Responsible Department | Priority/Timing | Status   |
|-----------------|---|------------------------|-----------------|--|
| <b>Land Use</b> |   |                        |                 |  |
| LU-1a           | Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.  | Planning               | 2               | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-1b           | Review the standards and zoning districts provided in the Zoning Code (Title 18 of the Willows Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, as established within this element.    | Planning               | 2               | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-1c           | Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density requirements stipulated on the Land Use Map in order to ensure that housing units meet housing needs. | Planning               | Ongoing         | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-1d           | Coordinate with LAFCO to initiate an amendment to the Willows Sphere of Influence (SOI) to add the two areas north of Road 53, shown on Figure LU-2, to the Willows SOI.  | Planning               | 2               | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-2a           | Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing and planned development.  | Planning               | Ongoing         | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-2b           | Update the Willows Municipal Code to include development standards for setback and buffer requirements for new residential development adjacent to industrial and agricultural land uses.   | Planning               | 2               | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|       |   |  |         |  |
|-------|---|--|---------|--|
| LU-2c | Implement the policies and actions included in the Safety Element to protect life and property from impacts associated with flooding.   | <u>Planning</u><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-2d | When updated flood plain maps are prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources (DWR), review the Land Use Map to identify any potential safety impacts associated with residential land uses located within flood zones.   | <u>Planning</u>                        | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-2e | Refer all applications for development within the Willows Airport Area of Influence to the Airport Land Use Commission (ALUC) for comment.  | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-2f | Review development projects, consistent with the requirements of the California Environmental Quality Act and other applicable laws, to identify potential impacts associated with aesthetics, agriculture, air quality, circulation, community character, natural and cultural resources, greenhouse gases, public health and safety, water quality and supply, public services and facilities, and utilities and to mitigate of adverse impacts to the maximum extent that is feasible and practical. | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-2g | As part of project review, ensure that structures are reviewed for potential flood impacts. In areas that are subject to 100-year flood events, provide adequate protection in accordance with FEMA flood plain development standards.  | <u>Planning</u><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-3a | Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.  | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| LU-3b | Seek funding for neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street   | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress              |

|              |   |                     |         |   |
|--------------|---|---------------------|---------|---|
|              | <i>lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.</i>   | <u>Public Works</u> |         | <i>Comments:</i>  |
| <b>LU-3c</b> | <i>Continue to upgrade and provide infrastructure improvements that supports residential neighborhoods and development opportunities as funding is available.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <b>LU-4a</b> | <i>Continue to maintain and utilize the Willows Architectural Board of Review for review of commercial and other structures, parkways, parking lots, parks, aboveground utilities and/or any installation that would affect the aesthetic appeal of the City of Willows consistent with Municipal Code.</i>   | <u>City Council</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <b>LU-4b</b> | <i>Develop streetscape design and improvement plans for the Wood Street and Tehama Street corridors. These plans should include standards and criteria for branding, monument signage, lighting, landscaping, etc. Recognizing that Wood Street is owned and maintained by Caltrans, the City shall coordinate with Caltrans to craft and implement design improvements along Wood Street.</i>        | <u>Planning</u>     | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <b>LU-4c</b> | <i>Update the City's Design Guidelines applicable to the General Commercial land use designation. The updated guidelines should be streamlined, modernized, and provide concise and clear guidance to property owners. The guidelines should include specific standards for the Wood Street and Tehama Street corridors in order to promote these key corridors as gateway entries into the City.</i> | <u>Planning</u>     | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <b>LU-5a</b> | <i>Review public and private development proposals and land use changes within the City's Sphere of Influence (SOI) and Planning Area for consistency within the General Plan.</i>  | <u>Planning</u>     | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <b>LU-5b</b> | <i>Pursue a cooperative collaborative relationship with local and regional agencies, including Glenn County, the City of Orland, and LAFCO during development of long range plans and review of development proposals that may impact the City. Coordinate with these agencies in order to ensure that local and regional</i>   | <u>Planning</u>     | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |

|        |   |  |         |   |
|--------|---|--|---------|---|
|        | <i>planning and development decisions do not result in adverse impacts to Willows.</i>  |  |         |   |
| LU-5c  | <i>Coordinate with LAFCO and Glenn County when pursuing annexations of lands or providing additional services infrastructure and public safety needs within the Willows SOI or ULL.</i>   | <u>Planning</u>                            | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| LU 6a: | <i>As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.</i>  | <u>Planning</u><br><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| LU 6b: | <i>Ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.</i>  | <u>Public Works</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| LU-7a  | <i>Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse environmental impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, flood risk, and unacceptable levels of noise and vibration are reduced impacts to the greatest extent feasible.</i>  | <u>Planning</u>                            | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| LU-7b  | <i>Review the City's community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology to broaden opportunities for participation.</i> | <u>Planning</u>                            | 1       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| LU-7c  | <i>Collaborate with Glenn County Health Services, experts, and non-profits to develop training programs for elected officials, commissions and City staff to build capacity for implementing Health and Environmental Justice goals.</i>  | <u>Planning</u>                            | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |

| Circulation |  |                     |         |  |
|-------------|--|---------------------|---------|--|
| CIRC-1a     | <i>Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.</i>  | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-1b     | <i>Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.</i> | <u>Public Works</u> | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-1c     | <i>Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-1d     | <i>Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.</i>  | <u>Public Works</u> | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-1e     | <i>Design roadway infrastructure that protects human life when collisions happen on City roads.</i>  | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-1f     | <i>Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.</i>  | <u>Public Works</u> | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|         |   |                     |         |  |
|---------|---|---------------------|---------|--|
| CIRC-1g | <i>Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit by the Parks and Public Works Division of a wide range of grant sources administered by Caltrans and other agencies.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIR-2a  | <i>Implement and build on recommendations for pedestrian and bicycle improvements included in the Glenn County Active Transportation Plan (2019).</i>   | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-2b | <i>Work with appropriate agencies to implement a regional bikeway system that connects the City to other communities, recreation destinations, and scenic areas in Glenn County.</i>  | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-2c | <i>Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.</i>  | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-2d | <i>Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.</i>  | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-2e | <i>Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County and City service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.</i> | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| CIRC-2f | <i>Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.</i>   | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |



|                |  |                     |         |   |
|----------------|--|---------------------|---------|---|
| <i>CIRC-2g</i> | <i>Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.</i> | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>CIRC-3a</i> | <i>Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.</i>  | <u>Public Works</u> | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>CIRC-3b</i> | <i>Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (MUTCD).</i>  | <u>Public Works</u> | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>CIRC-3c</i> | <i>Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>CIRC-3d</i> | <i>Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).</i>  | <u>Public Works</u> | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>CIRC-3e</i> | <i>Pursue funding for improved gates at current at-grade rail crossings.</i>   | <u>Public Works</u> | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>CIRC-3f</i> | <i>Maintain a working relationship between the City and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.</i>  | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |

|  |  |         |  |
|--|--|---------|--|
| <b>CIRC-3g</b> <i>Encourage Glenn County to pursue State and Federal aeronautics funds to support improvements to airport facilities and service.</i>  | <u>Public Works</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| <b>CIRC-4a</b> <i>Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.</i>   | <u>Public Works</u><br><br><u>Planning</u> | 1       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| <b>CIRC-4b</b> <i>Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.</i>   | <u>Public Works</u><br><br><u>Planning</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| <b>CIRC-4c</b> <i>Require proposed development projects that could have a potentially significant VMT impact to consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner consistent with state guidance on VMT reduction.</i> | <u>Public Works</u><br><br>Planning        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| <b>CIRC-4d</b> <i>Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.</i>                          | <u>Public Works</u><br><br><u>Planning</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| <b>Conservation and Open Space</b>   |  |         |  |
| <b>COS-1a</b> <i>Continue to work with regional agencies and Glenn County to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.</i>   | <u>Planning</u>                            | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|        |  |  |         |  |
|--------|--|--|---------|--|
| COS-1b | Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of open space and agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City. | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-2a | Periodically evaluate open space, park and recreation facility acquisition opportunities.  | <u>Planning</u><br>Public Works        | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-2b | Pursue all forms of possible funding, including Federal, State, County, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.  | <u>Planning</u><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-2c | Utilize park impact fees for the acquisition and development of parks and recreation facilities. Periodically review, and update as necessary, the City's Park and Recreational Facilities Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.  | <u>Planning</u><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-3a | Update Tree Protection Regulations (Municipal Code Chapter 12.30) to: <ul style="list-style-type: none"> <li>Provide more detailed tree replacement criteria to address the aesthetic loss, and habitat value of the tree being removed; and</li> <li>Consider adding additional tree species to the master tree list (particularly native species).</li> </ul>  | <u>Planning</u>                        | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-3b | Seek grant funding ("greening" grants) to help offset the cost of landscape improvements along special corridors and public rights-of-way.   | <u>Public Works</u>                    | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|        |  |                                 |         |   |
|--------|--|---------------------------------|---------|---|
| COS-3c | <i>Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California's Water Efficient Landscape Ordinance (WELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.</i> | <u>Planning</u><br>Public Works | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| COS-3d | <i>Allocate sufficient funds in the annual budget to maintain the City's trees and to replace trees that are diseased or dying.</i>  | <u>City Council</u>             | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| COS-4a | <i>Developing a citywide Historic Resources Inventory with new sites or buildings that are of local, State or federal significance.</i>  | <u>Planning</u>                 | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| COS-4b | <i>Create incentives to promote historic preservation, maintenance and adaptive reuse by property owners, such as, expedited permits, lower permit fees, and Mills Act Contracts for tax benefits.</i>   | <u>Planning</u>                 | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| COS-4c | <i>Continue to implement the City's Historic Downtown &amp; Wood Street Design Guidelines and periodically review and modify them as necessary in order to ensure that it continues to meet the City's historic preservation goals.</i>  | <u>Planning</u>                 | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| COS-4d | <i>Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:</i> <ul style="list-style-type: none"> <li><i>School age programs, and on-line exhibits; and</i></li> <li><i>Collaboration with community groups, and educational institutions to promote local awareness and appreciation of Willows' rich history.</i></li> </ul>              | <u>Planning</u>                 | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| COS-5a | <i>Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources, as determined by the California Historical Resources</i>  | <u>Planning</u>                 | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress                     |

|        |  |   |         |  |
|--------|--|---|---------|--|
|        | <p>Information System, Northwest Information Center. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.</p> <p>Adopt an ordinance codifying these requirements into the Willows Municipal Code.</p>  |   |         | Comments:  |
| COS-5b | <p>Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:</p> <ul style="list-style-type: none"> <li>If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Services Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Services Department.</li> <li>If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Services Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.</li> </ul> <p>Adopt an ordinance codifying these requirements into the Willows Municipal Code.</p> | <p><u>Planning</u></p> <p>Public Works</p>        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-6a | <p>Update the municipal code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate "green" infrastructure, and encourage greater use of permeable paving surfaces.</p>  | <p><u>Planning</u></p> <p><u>Public Works</u></p> | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-6b | <p>Require development project proposals, infrastructure projects, long-range planning projects, and other projects to submit a biological resources evaluation which determines whether significant adverse impacts will occur. Evaluations</p>   | <u>Planning</u>                                   | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress              |

|        |   |                          |         |  |
|--------|---|--------------------------|---------|--|
|        | <i>shall be carried out consistent with applicable state and federal guidelines. Projects shall be designed to avoid or reduce impacts to the maximum extent feasible.</i>  |                          |         | Comments:  |
| COS-6c | <p><i>Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:</i></p> <ul style="list-style-type: none"> <li><i>Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;</i></li> <li><i>Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and</i></li> <li><i>Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat</i></li> </ul> | Planning                 | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-7a | <i>Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CalGreen standards as well as the energy efficiency standards established by the General Plan and the Willows Municipal Code.</i>   | Planning<br>Public Works | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-7b | <i>Consider offering reduced permit fees and or expedited permit applications on solar installation projects and promote State, federal, and private rebate programs.</i>   | Planning<br>Public Works | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-7c | <i>Consider use of alternative fuel vehicles or electric vehicles for City use. If deemed appropriate, identify vehicle purchase needs in the City's Fleet Replacement Plan.</i>  | City Manager             | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-7d | <i>Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.</i>  | Planning<br>Public Works | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|        |  |  |         |  |
|--------|--|--|---------|--|
| COS-8a | Continue existing, and develop new, diversion strategies (including source reduction, recycling, composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.   | <u>Public Works</u>                    | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-8b | Pursue public funding sources, such as grants, to reduce fiscal impacts of continued implementation of recycling programs.   | <u>Public Works</u>                    | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-8c | Continue to implement, and update as necessary, the City's Municipal Code to regulate issues related to solid waste, including but not limited to Chapter 8.05 (Garbage, Rubbish and Weeds).   | <u>Planning</u><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-8d | Develop and promote citywide reuse events such as a Community Garage Sale, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill.  | <u>Public Works</u>                    | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-8e | Provide a conservation page (or similar page) on the City's website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste. | <u>Public Works</u>                    | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-9a | Explore opportunities to update the Willows Municipal Code to adopt a Right to Farm ordinance in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.   | <u>Planning</u>                        | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-9b | Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.   | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| COS-9c | Amend Title 18 (Zoning) of the Willows Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing  | <u>Planning</u>                        | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|                |  |                     |         |   |
|----------------|--|---------------------|---------|---|
|                | <i>agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses.</i>   |                     |         |   |
| <i>COS-9d</i>  | <i>Work with Glenn County to implement consistent policies for agricultural lands in Willows Planning Area.</i>  | <u>Planning</u>     | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>COS-9e</i>  | <i>Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.</i> | <u>Planning</u>     | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>COS-10a</i> | <i>Continue to identify stormwater and drainage facilities in need of repair and address these needs through the CIP process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>COS-10b</i> | <i>Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.</i>  | <u>Public Works</u> | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>COS-10c</i> | <i>Participate in and collaborate with Glenn County, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>COS 11a</i> | <i>Consider updates to the Municipal Code to address production of mineral resources, including oil and gas wells.</i>   | <u>Planning</u>     | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br><i>Comments:</i> |
| <i>COS 11b</i> | <i>Identify and evaluate areas within the Planning Area with potential resource value, including oil, gas, sand, and gravel.</i>   | <u>Planning</u>     | 3       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress                     |



|               |  |  |         |  |
|---------------|--|--|---------|--|
|               |  |  |         | Comments:  |
| COS 11c       | Work with surrounding jurisdictions to ensure establishment of implementation measures for mineral resource and extractive activities management consistent with local and state laws and regulations.                                     | <u>Planning</u>                            | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| <b>Safety</b> |  |  |         |  |
| SA-1a         | Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.  | <u>Planning</u><br><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-1b         | Periodically review the structural integrity of all existing City-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.   | <u>Public Works</u>                        | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-1c         | Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.                               | <u>Planning</u>                            | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-1d         | Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development. | <u>Public Works</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-1e         | Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.  | <u>Public Works</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-1f         | As part of any tentative map, review preliminary grading plans, and ensure they are designed to control erosion and prevent sedimentation or damage to off-site  | <u>Public Works</u>                        | Ongoing | <input type="checkbox"/> Complete  |

|       |  |                     |         |  |
|-------|--|---------------------|---------|--|
|       | <i>property erosion.</i>   |                     |         | <input type="checkbox"/> In progress<br>Comments:                                      |
| SA-2a | <i>As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify BMP protections and include standards established and recommended by the City that shall be incorporated into development.</i>  | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-2b | <i>Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).</i>  | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-2c | <i>Continue to review projects in flood hazard areas to ensure compliance with Municipal Code Chapter 15.65 (Floodplain Management).</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-2d | <i>Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater.</i>   | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-2e | <i>Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.</i> | <u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|       |  |  |          |  |
|-------|--|--|----------|--|
| SA-2f | <i>Periodically Review Municipal Code Chapter 15.65- (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.</i>  | <u>Planning</u><br><u>Public Works</u> | 3        | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-2g | <i>Coordinate with the Glenn County, and the local reclamation districts to improve levee systems.</i>   | <u>Public Works</u>                    | 4        | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-3a | <i>Coordinate with the Glenn County Office of Emergency Services (OES) and other local agencies, as necessary, to participate in and implement the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for Glenn County.</i>  | <u>City Manager</u>                    | Ongoing  | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-3b | <i>Conduct periodic emergency response training exercises and or participate in regional exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within Willows should also be annually assessed to ensure they are properly supplied.</i> | <u>City Manager</u>                    | Ongoing  | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-3c | <i>Encourage residents and community leaders to participate in disaster training programs.</i>   | <u>City Manager</u>                    | Ongoing  | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-3d | <i>Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).</i>  | <u>Public Works</u>                    | 2        | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-3e | <i>Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.</i>  | <u>City Manager</u>                    | Annually | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|       |   |   |   |
|-------|---|---|---|
|       |   |   |   |
| SA-3f | As part of the development review process, consult with the fire department in order to ensure that the project provides adequate emergency access.   | <u>Planning</u>                               | Ongoing<br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-4a | As part of the development review process, consult with the Sheriff's Department in order to ensure that the project does not impair the provision of law enforcement services through inappropriate site design. The use of physical site planning as an effective means of preventing crime, including lighting, visibility, and video surveillance requirements shall be determined by the Department, where applicable. | <u>Planning</u>                               | Ongoing<br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-4b | As part of the development review process, consult with the Fire Department in order to ensure that development projects facilitate adequate fire services and fire prevention measures.  | <u>Planning</u>                               | Ongoing<br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-4c | Continue to require all new development to be reviewed for consistency with the relevant State and local Fire Safe Regulations, and the most recently adopted fire code standards.  | <u>Planning</u><br><u>Public Works</u>        | Ongoing<br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-4d | Work with Glenn County and other partner agencies to review and update local hazard plans including emergency operation plans, and the Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan to include an analysis of evacuation routes, fire breaks and other community needs.   | <u>Planning</u><br><u>Fire Department</u>     | 4<br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments:       |
| SA-4e | Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster  | <u>City Manager</u><br><u>Fire Department</u> | Ongoing<br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|       |   |  |         |  |
|-------|---|--|---------|--|
| SA-4f | Promote cooperation between the Willows Fire Department, Willows Rural Fire Protection District, and other countywide fire districts for training and mutual aid.   | <u>City Council</u>                    | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-4g | Review and require all projects to adhere to Municipal Code requirements to ensure adequate safety services. These include but are not limited to Chapter 19.05 (Impact Fee Ordinance), which requires development impact fees to be charged to fund improvements to the City's infrastructure. Chapter 2.25 (Fire Department) describes the duties of the municipal fire department and the responsibilities of the fire chief in determining imminent health and safety hazards, and the powers associated with such a determination. Chapter 17.25 (Improvements) describes the requirements of a subdivider to provide and connect water mains and fire hydrants to Cal Water's water system. | <u>Planning</u><br><u>Public Works</u> | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-4h | Review procedures for local implementation of the County Emergency Operations Plan (EOP) and help to educate the community on the need for emergency preparedness.  | <u>City Manager</u>                    | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-5a | Work with existing business to require acceptance of oils, paints and other recyclable hazardous materials.   | <u>Public Works</u>                    | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-5b | Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials prepare and file a Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS). The HMMP and HMIS shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.   | <u>Planning</u>                        | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-5c | Provide educational opportunities for generators of small quantity, household, and urban agriculture waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.  | <u>Public Works</u>                    | 4       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress              |

|       |  |                     | Comments:   |
|-------|--|---------------------|---|
| SA-5d | Provide information about drop-off programs for the local disposal of household hazardous waste offered in Glenn County. The availability of the programs should be widely publicized throughout the community.  | <u>Public Works</u> | Ongoing<br><br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-5e | Refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require mitigation measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards. | <u>Planning</u>     | Ongoing<br><br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| SA-6a | Identify and designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters. Extend the hours that air-conditioned sites are open to the community during periods of extreme heat or power outage, and ensure that the emergency sites are also supported by backup battery storage or generators.   | <u>City Manager</u> | 2<br><br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments:       |
| SA-6b | Periodically assess and monitor the effects of climate change and the associated levels of risk to the Willows community in order to adapt to changing climate conditions.   | <u>Planning</u>     | 4<br><br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments:       |
| SA-7a | As part of the development review process, new development and expansion proposals near the Willows Airport shall be: <ul style="list-style-type: none"> <li>Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;</li> <li>Provided to the Airport Land Use Commission for review.</li> </ul>  | <u>Planning</u>     | Ongoing<br><br><input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

| Noise |   |          |         |  |
|-------|---|----------|---------|--|
| N-1a  | <p>Require that new discretionary development projects to be reviewed for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2, and where necessary, require mitigation measures to achieve the noise standards. As applicable the City should:</p> <ul style="list-style-type: none"> <li>Require acoustical studies for new discretionary development projects which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with the noise standards included in this element.</li> <li>Require developers to prepare a construction management/noise mitigation plan that defines best management practices to reduce construction noise, and includes proposed truck routes as part of the entitlement process.</li> <li>Provide for additional scrutiny of potential noise impacts when considering approval of new "late-night activities" (land use activities operating from 11:00 p.m. to 6:00 a.m., not including the lawful, reasonable and customary use of residential uses or professional offices that does not interfere with the reasonable use and enjoyment of other properties).</li> </ul> | Planning | Ongoing | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| N-1b  | <p>Update the Municipal Code to include the following construction noise best practices and requirements:</p> <ul style="list-style-type: none"> <li>Establish standards for when a construction staging and phasing plan shall be required for new development projects and significant remodels.</li> <li>At all times during project grading and construction, stationary noise-</li> </ul>  | Planning | 2       | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |

|   |  |                 |        |  |
|---|--|-----------------|--------|--|
| <p>generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</p> <ul style="list-style-type: none"> <li>• Unnecessary idling of internal combustion engines shall be prohibited.</li> <li>• Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</li> <li>• The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</li> </ul> |  |                 |        |  |
| <b>Implementation</b>   |  |                 |        |  |
| IM-1a   | On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions. | <u>Planning</u> | Annual | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |
| IM-1b   | Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.   | <u>Planning</u> | 2      | <input type="checkbox"/> Complete<br><input type="checkbox"/> In progress<br>Comments: |



This page left intentionally blank



Date: November 16, 2022  
 To: Planning Commission  
 From: Karen Mantele, Principal Planner  
 Subject: Use Permit/File#UP-22-06/337 N. Lassen Street/APN:002-081-012

---

**Recommendation:**

Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, adopt the attached resolution.

**Rationale for Recommendation:**

Per WMC Section 18.110.090(10) which allows for residential use within the Entryway zoning district with use permit approval. A text amendment to the code addressed the use of vacant lots within the Entryway zone, with allowing residential use in the zone, if the property met the code criteria. A property owner would have to apply for a use permit with approval from the Planning Commission prior to construction. The code section which reads:

*18.110. 090(10) Residential Use Exemption. Existing vacant property located within the entryway zoning district may be allowed for use as a single-family residential unit by way of a conditional use permit from the planning commission, subject to the following criteria: (a) the parcel shall not abut Wood Street; (b) the parcel shall abut another residential use; (c) the parcel shall comply with WMC 18.50. 050(1). The planning commission is authorized to approve, conditionally approve, or deny a request subject to appeal provisions of WMC 18.135. 060.*

**Discussion & Analysis:**

The project site is a 9,147 SF lot, zoned Entryway and located one parcel south of W. Wood Street. Zoning to the north, south, east, and west are all zoned Entryway as well, with a commercial use to the north, and residential use to the south, east, and west. The applicant has submitted a use permit approval request to develop the subject property with a three-bedroom, two bath, 1,485 SF single-family dwelling (a 27'x55' manufactured home) with an attached 12'x30 carport, and a separate 24' x 40' metal garage in the rear of the parcel. A tree will have to be removed for the placement of the garage. The garage will have two roll up doors, and a man door. No structure will exceed a height of 12 feet. A small porch will be attached to the front of the home. The color of the home is a blueish/grey and white color scheme. The interior of the home is upgraded as the kitchen will have granite countertops. There will be a new driveway cut out creating a 25-foot-long driveway to the carport/back garage. Landscaping will be installed on the parcel, consisting of sod, trees, and some rock/gravel in the rear. New fencing will be placed on the north and south sides of the parcel.

The Entryway District purpose is to provide for a mix of office, commercial and residential uses, with the uses subject to design review. Section 18.50.030(9) -*Entryway Zone/ Uses permitted with a conditional use permit*, allows for residential use as authorized under WMC 18.110.090(10). This code section as stated above, has criteria in which a parcel must qualify for use as a residence which reads:

Requirements to comply with:

*18.50.050(1) Residential Uses.* Minimum lot area, front, side, and rear setbacks, maximum building height, maximum lot coverage and parking requirements for residential uses shall be subject to the regulations of the residential zone(s) in which the use is considered a principally permitted use.

The development of this lot will be subject to *R-1* regulations, which require a 25-foot front yard setback, a minimum of 6-foot side yard setbacks and a rear yard setback of 15-feet. Additionally, lot coverage cannot exceed 40%, (*proposed project will result in 31% coverage*), building height cannot exceed 30 feet and 12 feet for a garage, and parcel must be at least 6000 SF.

This parcel also does not abut Wood Street; but does abut another residential use. Staff has determined that this parcel meets all the criteria of code section, 18.110.090(10).

The purpose of the Entryway zone states: The entryway or E district is intended to apply to arterial streets leading into downtown, where a mix of commercial, office, and residential uses is appropriate in an aesthetically appealing corridor, in which new developments and modifications to existing developments shall occur in accordance with design guidelines. At the time of this zoning district being implemented in 2000, the only design guidelines in effect were the Wood Street Guidelines (also adopted in 2000) and the Architectural Design Code Section.

With all design what is intended is to promote high-quality design and well-built and maintained building, and to provide a visual interest to the neighborhood street scene. The architecture of any house is comprised of three basic components: the building facades, roofs, and detail elements.

The Wood Street guidelines discuss appropriate scale, height, and massing; however, those references are mainly to a street with multiple houses, not a single house. The Architectural Design Code addresses preferred colors, roofing, and design elements. (*Soft and muted colors in the earth tone and wood tone range and natural materials are preferred and other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, are appropriate accent colors, and are harmonious with the site or compatible with the character of the neighborhood*). *The proposal is for a blueish/grey/white color scheme. The roof materials will be composition shingles and will be a 6/12 roof pitch vs a flat roof and the facade of the home is composite siding.* With a front porch, this feature will add an extra facade appeal, overall creating a dwelling that will be compatible with the residential neighborhood, even though much of the residential housing in proximity, are older homes.

### **Environmental Review**

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposed project is exempt from further CEQA review and qualifies as a Categorical Exemption pursuant to Section 15303, Class 3 New Construction or Conversion of Small Structures.

Findings of Fact must be made to approve the applicant's Use Permit request. These findings are referenced and addressed within the draft resolution.

**Fiscal Impact:**

This project is subject to a PTA deposit paid by the applicant, to process it.

**Attachments:**

1. Draft Resolution
2. Draft Conditions of Approval
3. Site Plan
4. Garage elevation
5. Color Scheme



## PC RESOLUTION NO. \_\_\_\_ -2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WILLOWS GRANTING A USE PERMIT (FILE #UP-22-06) TO LARRY RICHEY  
FOR RESIDENTIAL DEVELOPMENT OF A VACANT LOT LOCATED WITHIN  
THE ENTRYWAY ZONE FOR PROPERTY LOCATED AT 337 NORTH LASSEN  
STREET, ASSESSORS PARCEL 002-081-012**

**WHEREAS**, the applicant, has filed a Conditional Use Permit application to develop a lot for residential use, and,

**WHEREAS**, WMC Section 18.50.030(9) allows for residential use as authorized under WMC 18.110.090(10), and

**WHEREAS**, subject property meets the criteria required for allowing a residential use within the Entryway zoning district; and

**WHEREAS** notice of the Planning Commission meeting held, on November 16, 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 November 16, 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 is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 New Construction or Conversion of Small Structures, and

**WHEREAS**, the Planning Commission does find that the proposed use is consistent with the purposes of the district in which the site is located, as subject property meets the allowed uses of the Entryway zoning district per WMC 18.50.030(9) uses with a conditional use permit; and

**WHEREAS**, the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as this site meets the required setbacks, lot coverage, garage requirement, and heights requirements; and any construction is subject to building codes; and

**WHEREAS**, the Planning Commission does find that the proposed use is in conformance with the General Plan, as the property is located within the Entryway designation, which allows for a mix of office, commercial, and residential uses, under which it may be operated or maintained will not be detrimental to the public health,

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Willows does hereby find that the Use Permit proposal to establish a residential use with a carport and garage on subject parcel, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit #UP-22-06, 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 meeting of the Planning Commission of the City of Willows on Wednesday, the 16<sup>th</sup> day of November 2022 by the following vote, to wit:

AYES \_\_\_\_\_  
NOES \_\_\_\_\_  
ABSTAIN \_\_\_\_\_  
ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Pedro Bobadilla, Chairperson

ATTEST: \_\_\_\_\_  
Recording Secretary

**USE PERMIT (File#UP-22-06)  
CONDITIONS OF APPROVAL  
FOR PROPERTY LOCATED AT  
337 N LASSEN STREET / ASSESSORS PARCEL NUMBER 002-081-012  
PC approval date: \_\_\_\_\_ 2022**

**General:**

1. That the applicant/developer shall enter into a Pass-Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. If the use is not made on the project subject to the permit within one (1) year after the date of granting the 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.
3. This use permit is void one (1) year after the use permitted by such permit is discontinued.
4. 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.
5. Any lighting shall be downcast and not glare onto adjacent properties.

**Building Dept**

6. 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.
7. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
8. The final adopted conditions of approval for this Use Permit approval, shall be on the plans submitted for review.
9. An Encroachment permit shall be obtained for the sidewalk and driveway cut.
10. Sewer Impact and school fees, etc. are due at the time of building permit issuance (if applicable)

**Fire Department**

11. The dwelling shall be properly addressed per WMC Section 15 .15.100.

**Engineering/Public Works**

12. Developer shall design and construct all improvements and facilities shown on the approved site plan in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards.
13. 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.
14. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the grading, drainage, construction of the driveway per Standard 206 of the City's Design and Construction Standards (minimum width of 12 feet), and replacement of the existing sidewalk, curb, and gutter improvements per Standard 203 within the public

- right-of-way. The applicant's engineer shall coordinate with the City's Engineering Department regarding the proposed driveway, sidewalk and curb and gutter. As the City just completed a reconstruction project of North Lassen Street, impacts to the new paving may not be allowed.
15. 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) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site. As the proposed sewer lateral to serve this home traverses the abutting property via an easement, the site plans to be approved with this project shall show the entire alignment of the new sewer lateral, grades, slopes, and cleanouts per City Standards 142 and 150, as well as any applicable building codes, connecting to the sewer main in N. Murdock St. The private sewer easement through the adjacent property shall be recorded and a copy provided to the City prior to issuance of any building permits for this property.
  16. 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.
  17. 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.
  18. 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.
  19. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.
  20. For drainage improvements, post-development off-site flows shall not exceed pre-development flows. Calculations and drainage improvements demonstrating that this condition shall be met must be submitted with the improvement plans for this project.
  21. 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.



Powder Pole  
ExistingExisting  
SEW Main

61' Property line

15'

plate

15'

Proposed Garage  
24 x 40 metal

2 DOORS

main door

15'

26'

AWNING 8' x 27'

27'

Private Way

Home  
27 x 55

55'

7'

carport  
12 x 30

15'

30'

New curb & gutter  
Entry

N. Lassen Street

SITE PLAN

sidewalk

water  
meter

North

Gard  
line

Property Information  
 owner Larry + Terri Richey  
 Project Contact Larry Richey  
 (707) 980-1728  
 Property Address 337 N. Lassen  
 APN # 002-081-012

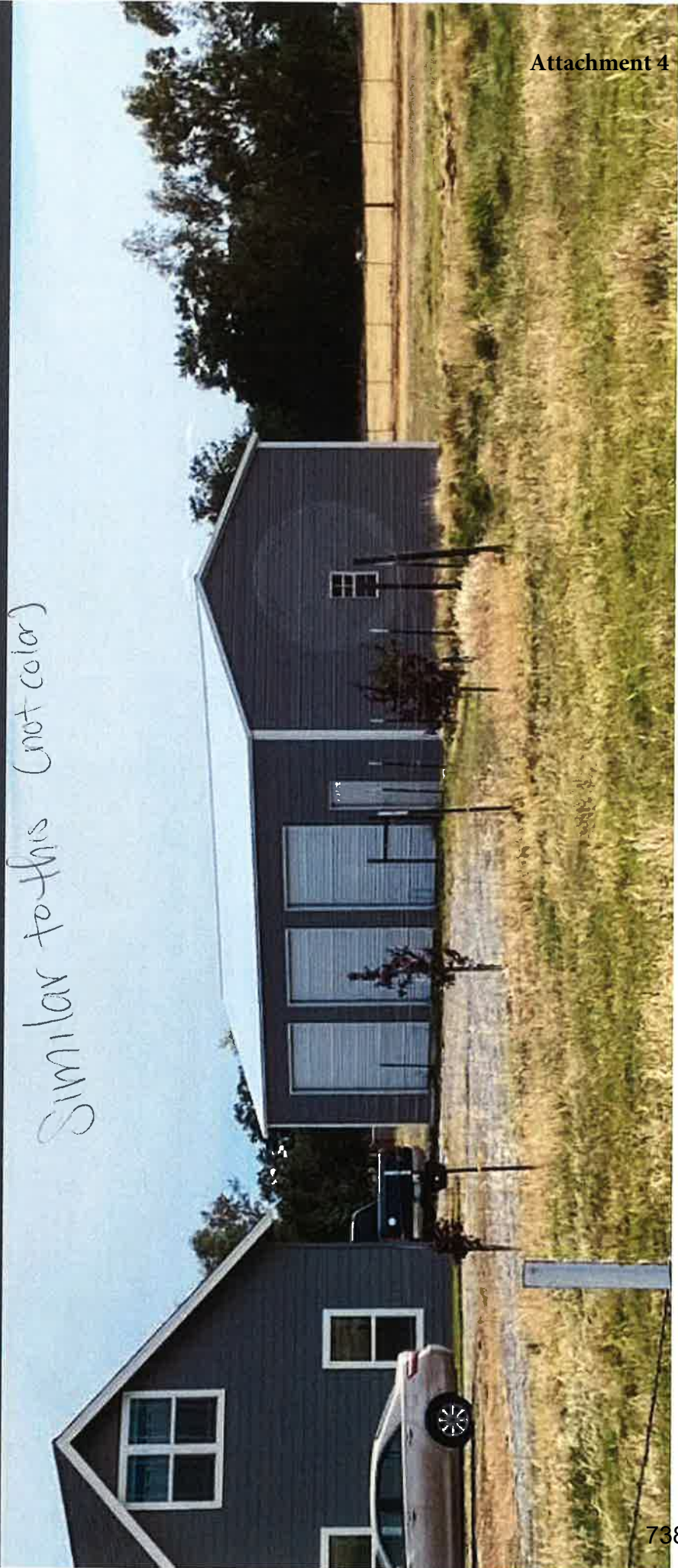
10-12-22



# PEWTER GRAY WITH WHITE ROOF & TRIM

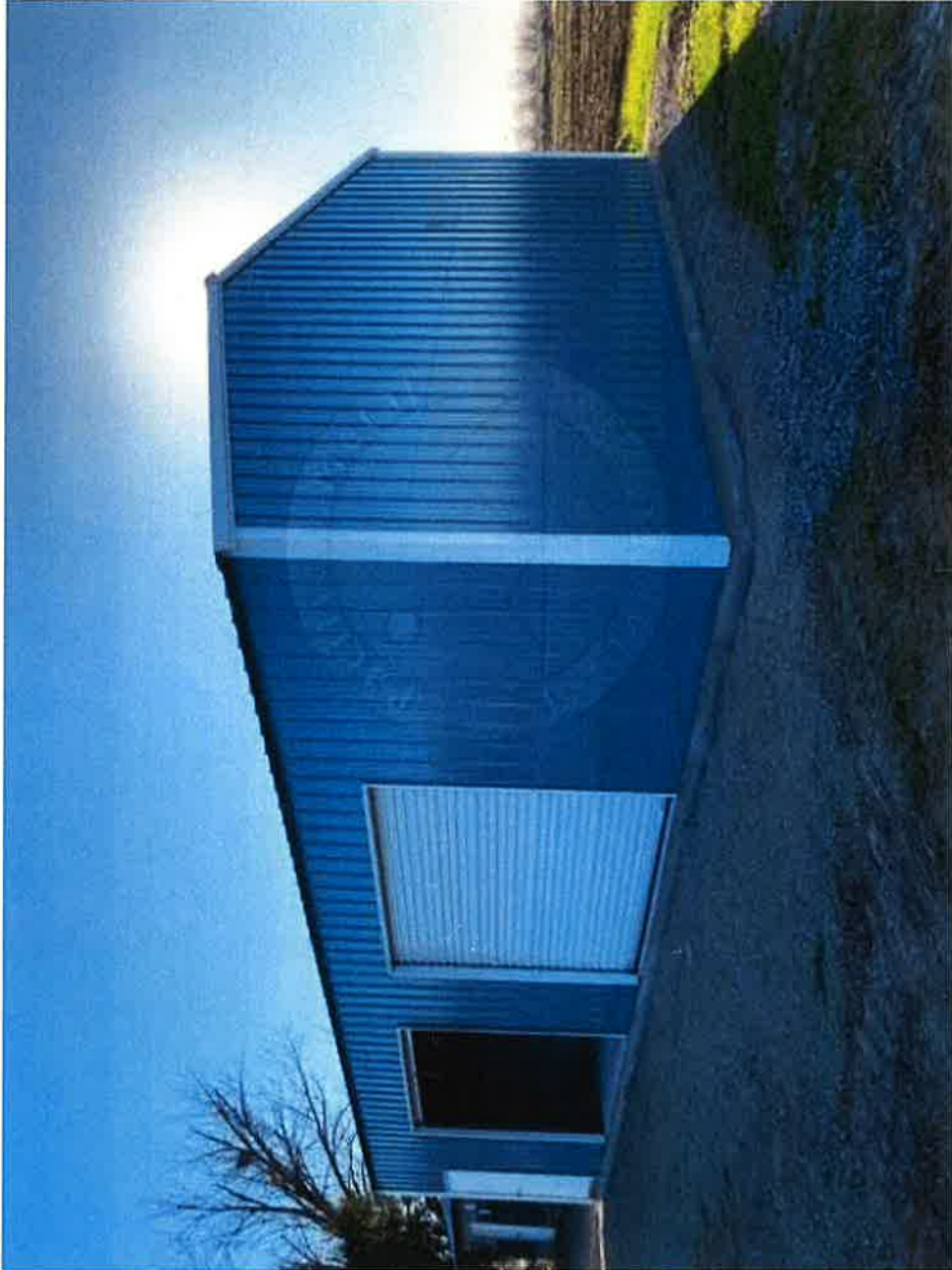
24' width x 50' length x 12' height

*Similar to this (not color)*





Slate Blue Color







Date: November 16, 2022  
 To: Planning Commission  
 From: Karen Mantele, Principal Planner  
 Subject: Advisory Request 243 W. Walnut Street

---

**Recommendation:** : Staff recommends Commission receive the staff report, discuss, and provide staff direction.

**Rationale for Recommendation:**

The city offers this type of determination when the code is not clear on all uses allowed.

**Background:**

Northern Valley Indian Health (NVIH) constructed a new two-story building in 2018 for their administration offices, to augment their clinic located south of the new building. This project went before the Commission as a Design Review request for the new building in 2016 and in conjunction with the parking requirements exemption for the Central Commercial district, the project was not required to provide on-site parking as normally required by Chapter [18.55](#) WMC, since new parking will be largely accommodated by existing on-street parking.

**Discussion & Analysis:**

Staff has been approached by NVIH regarding developing a lot in close proximity to the NVIH clinic, across the alleyway, for a parking lot for their employees. They are recognizing that the lack of onsite parking is becoming an issue for their staff, and want to develop a parcel in close proximity to the NVIH administration offices and clinic for staff parking use, thereby relieving offsite parking spaces for other businesses and customers to use. The property they are looking at is a 11,325 square foot lot, 243 W. Walnut Street, which currently has a residential use located on it. This property is within the R-P zoning district. The request from NVIH is whether the Commission determines this property could be allowed as a parking lot with a conditional use permit.

Attached are several zoning code sections; R-P (18.45); R-3 (18.40.030) and R-2 (18.35.030) for your review. No code section within these zones state that parking lots are allowed with a use permit. There are a couple of sections within the three code sections referenced above that allow the Commission to determine other uses which the Commission find are similar. However, the Central Commercial zone does allow for this type of use with a use permit under 18.55.030(4).

**Fiscal Impact:**

Minimal staff time for processing the request is under the contract planning services.

**Attachments:**

1. NVIH request
2. R-P zoning code section
3. R-3 (19.40.030)
4. R-2 (18.35.030)
5. Photo of lot
6. APN map



**New NVIH building**

**Karen Mantele**

---

**From:** Joshua Owings <joshua.owings@nvih.org>  
**Sent:** Tuesday, November 8, 2022 12:33 PM  
**To:** Karen Mantele  
**Subject:** Potential Agenda Item Nov 16th-243 W. Walnut St Parking

To Whom It May Concern:

Northern Valley Indian Health, Inc. is in the final process of purchasing the property at 243 Walnut Street here in Willows. Our staffing and patient services continue to grow which is a positive both for our agency as well as the Willows community as we provide quality healthcare services to our community at large. With this letter, we are requesting the City of Willows Planning Commission to approve the ability for NVIH to have the option to utilize the property at this location as parking area for their staff.

Currently, our staff park along both sides of N. Butte Street, W. Willows Street, W. Walnut Street as well as leased parking spaces within the AlSCO Geyer parking area. Having an option to potentially utilize this proper for a parking area for staff would create off-street parking options that could benefit both our staff, our patients as well as other businesses in the area.

As mentioned previously, utilizing the property for an accessory parking lot conversion to help the allowance of parking for our clinic is one of the options to be considered and we would appreciate the review and approval of allowing this as an option.

Thank you,

Joshua Owings  
Facilities Manager



**Northern Valley Indian Health, Inc.**  
207 N. Butte Street, Willows, CA 95988  
530-934-4641, ext 1325

 <https://nvih.org>  
 <https://facebook.com/northernvalleyindian>  
 <https://instagram.com/northernvalleyindian>

### YOUR HEALTH. OUR MISSION.

CONFIDENTIALITY NOTICE: The text and documents accompanying this electronic transmission may contain confidential information. The information is intended only for the use of the individual or individuals named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in this transmission is strictly prohibited. If you received this transmission in error, please immediately notify sender above by telephone. Thank you.

## Chapter 18.45 Attachment 2

# R-P MULTIPLE RESIDENCE-PROFESSIONAL OFFICE DISTRICT

Sections:

**18.45.010 Purpose.**

**18.45.020 Permitted uses.**

**18.45.030 Uses permitted with a conditional use permit.**

**18.45.040 Other regulations.**

### **18.45.010 Purpose.**

The multiple residence-professional office or R-P district is intended to reserve areas appropriate for mixed residential uses and promote the development of professional offices in areas located next to commercial districts. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.01, 10-22-91].

### **18.45.020 Permitted uses.**

The following uses and structures are permitted in the R-P district:

- (1) Uses permitted in the R-3 district as set forth in WMC 18.40.020.
- (2) Offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless practitioners, electrologists, geologists, optometrists, and psychologists.
- (3) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.02, 10-22-91].

### **18.45.030 Uses permitted with a conditional use permit.**

The following uses and structures are permitted in the R-P district only if a conditional use permit has first been secured:

- (1) Uses permitted in the R-3 district as set forth in WMC 18.40.030.
- (2) Offices for other professions the planning commission determines are similar to the offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, drugless practitioners, electrologists, geologists, optometrists, and psychologists. [Ord. 699-11 § 1, 7-12-11; Ord. 664-00 § 14.03, 6-27-00; Ord. 632-91 § 14.03, 10-22-91].



**18.45.040 Other regulations.**

NOTE: Lot development requirements for single-family and two-family uses shall conform with the regulations set forth in WMC 18.30.040 and 18.35.040.

- (1) Minimum lot area: 6,000 square feet for interior lots; 7,500 square feet for corner lots.
- (2) Minimum lot width: 60 feet for interior lots, 75 feet for corner lots.
- (3) Maximum main building coverage: 55 percent of lot area.
- (4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.
- (5) Minimum Yard Setbacks.
  - (a) Front yard: 25 feet.
  - (b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.
  - (c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.
- (6) Minimum distance between buildings: 10 feet.
  - (a) Group dwellings in a single-row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.
  - (b) Group dwellings in a double-row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.
  - (c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.
- (7) Maximum Building Height. For main buildings, 30 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet.

(8) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.

(9) Landscaping. Landscaping shall be provided according to design review standards. [Ord. 713-15 § 1, 6-9-15; Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.04, 10-22-91].

---

The Willows Municipal Code is current through Ordinance 755-22, passed May 24, 2022.

Disclaimer: The city clerk's office has the official version of the Willows Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://cityofwillows.org/>

City Telephone: (530) 934-7041

Code Publishing Company

### **18.40.030 Uses permitted with a conditional use permit.**

The following uses and structures may be permitted in the R-3 district only if a conditional use permit has first been secured:

- (1) Uses permitted in R-2 district as set forth in WMC [18.35.030](#).
- (2) Nursing and group care homes.
- (3) Private schools.
- (4) Hospitals.
- (5) Other uses which the planning commission finds are similar to the above. [Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.03, 10-22-91].

### **18.35.030 Uses permitted with a conditional use permit.**

The following uses and structures may be permitted in the R-2 district only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools, and family day care centers providing services to more than 12 children.
- (2) Churches and home occupations.
- (3) Golf and country clubs.
- (4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (5) Bed and breakfast establishments. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.03, 10-22-91].



**243 W. Walnut**

NOTE: ALL INFORMATION SHOWN ON ASSESSOR  
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE  
AND DO NOT NECESSARILY CONSTITUTE LEGAL  
LOTS. NO LIABILITY IS ASSUMED FOR THE  
ACCURACY OF THE DATA SHOWN.

# TOWN OF WILLOWS

Attachment 6

T.C.A.  
02001  
02006

2-15

14

14

13

14

Willow

St.

80'

150'

32

20'

150'

80'

32

80'

150'

32

20'

150'

40'

St.

09

Plumas

4'

6

31

30

5

29

28

4

27

26

3

25

24

2

23

22

1

21

20

19

18

17

151

2

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

18

19

8

14

15

10

11

12

85'

60'

85'

25'

10'

25'

10'

25'

10'

25'

10'

25'

10'

25'

10'

25'

10'

St.

Shasta

80'

150'

32

20'

150'

80'

32

7

12

31

30

6

29

5

28

4

27

3

26

2

25

1

24

32

23

31

22

30

21

29

20

28

19

27

18

26

17

152

11

243 W Walnut

St.

16

32

1

St.

Butte

80'

32

31

30

29

28

27

26

25

24

23

22

21

20

19

18

17

3-03

1"=50'

N 0°06' W

Walnut