

2.0 PROJECT INFORMATION

1. **Project title:** City of Willows 2014–2019 Housing Element Update and Zoning Ordinance Amendments
2. **Lead agency name and address:** City of Willows
201 N. Lassen Street
Willows, CA 95988
3. **Contact person and phone number:** Karen Mantele, Principal Planner
(530) 934-7041
4. **Project location:** City of Willows
5. **Project sponsor's name and address:** City of Willows
201 N. Lassen Street
Willows, CA 95988
6. **General Plan designation:** Various
7. **Zoning:** Various
8. **Description of project:**

The Housing Element of the General Plan is a comprehensive statement by the City of Willows of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the Housing Element is to establish specific goals, policies, and programs relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs and resources and constraints to meeting those needs.

This Initial Study also includes an environmental analysis of the minor text revisions to the Willows Zoning Ordinance in Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040. Revisions to Sections 18.40.040 and 18.45.040 are required to allow the dwelling unit densities for the R-3 and R-P zoning districts. Revisions to Sections 18.125.020 and 18.125.040 are minor definition changes for the City's sign regulations.
9. **Surrounding land uses and setting:** Willows is located in southeastern Glenn County, approximately 24 miles southwest of Chico, 46 miles south of Red Bluff, and 75 miles north of Sacramento. The city limits comprise 2.9 square miles. The Willows area is served by Interstate 5 (I-5) and state highways including State Route (SR) 99 and SR 162. The topography in the area is relatively flat valley floor in the rich farmland of the Sacramento Valley. Surrounded by agricultural uses, the city is situated at an elevation of

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approximately 135 feet above mean sea level (amsl). Willows is predominantly residential in character, primarily single-family dwellings. Most of the commercial uses are located along the major arterial roads. Agricultural uses surround the city. The city contains relatively little industrial development.

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

None.

11. Environmental factors potentially affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially significant impact" as indicated by the checklist on the following pages.

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

12. Determination: (To be completed by the lead agency)

On the basis of this initial evaluation:

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

Karen Mantele
Signature

8/6/2014
Date

Karen Mantele
Printed Name

City of Willows
For

Principal Planner
Title

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3.0 PROJECT DESCRIPTION

3.1 DESCRIPTION OF THE PROJECT

2014–2019 Housing Element Update

The 2014–2019 Housing Element Update identifies the policies and programs which the City will implement to ensure that housing in Willows is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

The 2014–2019 Housing Element does not propose changes in any existing General Plan land use designations or zoning districts. No physical development projects are proposed as part of the proposed Housing Element. The Housing Element includes one program that requires an amendment to the Zoning Ordinance to comply with state law. This amendment includes the following:

- Program RC-1.3.1: In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses and require no conditions other than those conditions identified for residential uses in those zones.

This environmental document is not intended to address the Zoning Ordinance amendment required as a part of Program RC-1.3.1. This amendment will be covered under separate environmental review processes at a later date.

Zoning Ordinance Revisions

The City is in the process of amending Title 18, Zoning, of the Willows Municipal Code to include four minor revisions to the code. These revisions include (text shown in ~~strike through~~ will be deleted and text to be added is shown with underscore):

Chapter 18.40 R-3 High Density Residential District

18.40.040 Other Regulations

(1) Minimum lot area; 6,000 square feet for interior lots; 7,500 square feet for corner lots. ~~Not less than 3,000 square feet for each dwelling unit, with a maximum density of 14 units per acre.~~

Chapter 18.45 R-P Multiple Residence-Professional Office District

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 18.35.040.

(1) Minimum lot area: 6,000 square feet for interior lots; 7,500 square feet for corner lots. ~~Not less than 3,000 square feet for each dwelling unit, with a maximum density of 14 units per acre.~~

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Chapter 18.125 Comprehensive Sign Law

18.125.020 Definitions

~~"Campaign sign" means a freestanding or attached sign seeking votes at an election for or against a public issue or candidate for public office.~~

18.125.040 Exempt Signs

The following signs shall be allowed without Planning Commission approval and shall not be required to obtain a sign permit unless provided herein.

- ~~(5) Political or campaign signs on behalf of the candidates for public office or measures on election ballots providing that said signs Temporary signs shall not exceed 4 square feet total for each property in residential zones and 16 square feet for each property in nonresidential zones; provided, that they are erected no more than 60 days prior to said election and removed within seven days following said election, and subject to property owner's permission.~~

This environmental document will evaluate the minor text revisions to Title 18 as to their effect on the environment.

3.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The City of Willows General Plan consists of the Land Use (revised in 2010), Open Space, Conservation, and Circulation elements adopted in 1981 and the Safety, Seismic Safety, Noise, and Scenic Highways elements adopted in 1974. The General Plan was designed to serve as a long-term guide for orderly growth and development in Willows. The General Plan also forms the foundation for zoning, subdivision regulation, and other planning decisions. The Housing Element has been periodically updated through the years. The 2014–2019 Housing Element is a continuance of this update process and, if adopted by the City, will require an amendment to the General Plan for its inclusion. Additionally, the proposed Housing Element includes Program RC-1.3.1, as indicated previously, which will require an amendment to the City's Municipal Code allowing transitional and supportive housing in the R-P, CG, CHCC, and AG zoning districts.

Willows is located in southeastern Glenn County, approximately 24 miles southwest of Chico, 46 miles south of Red Bluff, and 75 miles north of Sacramento. The city limits comprise 2.9 square miles. The Willows area is served by Interstate 5 (I-5) and state highways including State Route (SR) 99 and SR 162. The topography in the area is relatively flat valley floor in the rich farmland of the Sacramento Valley. Surrounded by agricultural uses, the city is situated at an elevation of approximately 135 feet above mean sea level (amsl). Willows is predominantly residential in character, primarily single-family dwellings. Most of the commercial uses are located along the major arterial roads. Agricultural uses surround the city. The city contains relatively little industrial development.

3.3 OTHER APPROVALS REQUIRED

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Housing Element or the revision to the Zoning Ordinance. The California Department of Housing and Community Development (HCD) reviews the proposed Housing Element and determines whether it complies with state law; however, HCD approval is not required for the City's adoption of the Housing Element. The revisions to the Zoning Ordinance require City Council adoption. No other public agencies are required for this revision.

4.0 ENVIRONMENTAL CHECKLIST

4.0 ENVIRONMENTAL CHECKLIST

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

SETTING

The aesthetic character of Willows is part small-town atmosphere and part agricultural, due to its long history and the agricultural landscapes that surround the area. The main scenic feature within view from the city includes the Coast Range to the west. Yet, due to the city's relatively flat topography, there are limited opportunities for views other than the surrounding agricultural lands. As a result, the scenery around Willows is characterized by the surrounding active agricultural lands, which include row crops and fruit and nut orchards.

The City's General Plan Scenic Highways Element (1974) proposed State Route 261 (now SR 162), west from Willows to the Mendocino County line, as a state scenic highway. However, neither this route nor any other highways in Glenn County have been designated as scenic highways or routes by the state. Additionally, the General Plan does not recognize any scenic resources or vistas in the city.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* No scenic vistas have been established by the Willows General Plan. The proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan policy provisions regarding the protection of visual resources. Future residential development projects will be required to comply with the environmental reporting requirements of CEQA, which if necessary, would ensure that new development identifies scenic vistas. Additionally, the proposed Zoning Ordinance amendments would not result in any impacts to scenic vistas, as the amendments are minor text changes removing minimum lot size requirements and establishing requirements for temporary signs. Therefore, this impact is considered to be less than significant.
- b) *No Impact.* There are no state-designated scenic highways within the confines of the city or in the general vicinity. As such, implementation of the 2014–2019 Housing Element and the adoption of the Zoning Ordinance amendments would have no impact in this area.

4.0 ENVIRONMENTAL CHECKLIST

- c) *No Impact.* The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific designs or proposals, nor does it grant any entitlements for development that would degrade the existing visual character of the city. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Diagram.

The revisions to the Zoning Ordinance constitute a minor text change and in and of themselves would not result in the production of any development projects. The removal of the minimum square footage requirement from Sections 18.40.040 and 18.45.040 would allow the dwelling unit density already identified for those zoning districts. Future residential development projects will require compliance with Municipal Code requirements associated with site planning and development regulations.

Implementation of the proposed Housing Element and zoning amendments would result in no impacts associated with the degradation of the city's visual character.

- d) *Less Than Significant Impact.* As discussed above, the proposed Housing Element is a policy-level document that does not include any specific development designs or proposals, nor does it grant any entitlements for development that would increase daytime glare or nighttime illumination in the city. Additionally, the Zoning Ordinance amendments would not result in any new development. As stated previously, the removal of the minimum square footage requirement from Sections 18.40.040 and 18.45.040 may increase the potential for additional housing units in the city.

However, all future residential development projects within the city would be required to be designed and constructed in accordance with the Willows Zoning Ordinance, which contains standards for lighting and building materials that do not produce glare. For example, Chapter 18.125 of the Zoning Ordinance states that lights used to illuminate parking spaces or driveways shall be designed and located so that direct rays are confined to the property where the parking area is located. In addition, the Willows Municipal Code indicates that the City Planning Commission will serve as an architectural review board for the purpose of preserving the continuity of pictorial design for a variety of public and private projects. It sets forth detailed submittal requirements and specifies design principles and criteria to be applied in project design, as well as approval procedures. Lastly, Article 18 of the City of Willows' sets forth the design review requirements for development projects. It contains detailed instructions on submittal requirements, as well as specific standards for site design, building design, and landscape design.

Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with increased light and glare.

Mitigation Measures

None required.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4.2 AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Willows is a rural city in Glenn County, known for its agricultural heritage. Crops produced in Glenn County include rice, almonds, alfalfa hay, wheat, corn, walnuts, plums, olives, and dairy products. According to the California Department of Conservation (DOC) (2014), Important Farmland Finder interactive website, areas identified as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland are located within the city's southern boundaries. The City's zoning map does not include any agricultural zoning districts.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development designs or proposals, nor does it grant any entitlements for development that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. However, future development consistent with housing needs identified for the city could result in the direct conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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The Zoning Ordinance Section 18.40.040 and 18.45.040 revisions would allow development of housing at a greater density. However, this development would be in zoning districts identified for residential use (R-3 and R-P) and therefore would be consistent with that use. The modification of Sections 18.125.020 and 18.125.040 would have no impact on agricultural land or uses.

All future residential development projects would require compliance with General Plan policies related to agricultural resources that are intended to preserve blocks of agricultural land in agricultural or open space use and to maintain a continuing agricultural use of those lands. Policy DPS-12, Agricultural Preservation, of the Land Use Element states that the City should avoid prematurely designating intensive agricultural and open space lands for future urban uses. Action Program 4 of the Open Space/Conservation Element seeks to provide all reasonable protection and encouragement to the preservation of agricultural soils and continued agricultural use of suitable soils.

Therefore, impacts associated with the conversion of agricultural lands to nonagricultural uses would be considered less than significant.

- b) *Less Than Significant Impact.* The proposed project does not propose any changes to General Plan land use designations or zoning districts and would have no impact on zoning for agricultural use. The City's zoning map does not include any agricultural zoning districts. There are no active Williamson Act contracts in Willows. However, according to the DOC (2013), there are Williamson Act contract lands adjacent to the city.

The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development designs or proposals, nor does it grant any entitlements for development that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. However, future development consistent with housing needs identified for Willows could result in the direct conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

The Zoning Ordinance Sections 18.40.040 and 18.45.040 revision is proposed in order to allow development at a density already identified for residential use (R-3 and R-P) and therefore would be consistent with that use. The modification of Sections 18.125.020 and 18.125.040 would have no impact on agricultural land or uses.

All future residential development projects would require compliance with General Plan policies related to agricultural resources that are intended to preserve blocks of agricultural land in agricultural or open space use and maintain a continuing agricultural use of those lands. Policy DPS-12, Agricultural Preservation, of the Land Use Element states that the City should avoid prematurely designating intensive agricultural and open space lands for future urban uses. Action Program 4 of the Open Space/Conservation Element seeks to provide all reasonable protection and encouragement to the preservation of agricultural soils and continued agricultural use of suitable soils.

Therefore, impacts associated with conflicts with agricultural zoning and Williamson Act lands would be considered less than significant.

- c) *No Impact.* The city does not contain any lands zoned for forest use.
- d) *No Impact.* There are no forest resources or any lands zoned for forest use within the city limits.

- e) *No Impact*. The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. These conflicts include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, farm equipment and vehicles using roadways, and trespassing and vandalism on active farms. The project does not involve the construction or expansion of residential development. While future development in the city may be located adjacent to or near agriculture uses, all future development would be required to be in accordance with local regulations such as General Plan Land Use Element Policy DPS-2, which directs the City to only approve development proposals that would be compatible with existing uses. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal.

Therefore, implementation of the proposed Housing Element would have no impact associated with changes in the existing environment that, due to their location or nature, could result in conversion of farmland or forestland to nonagricultural use.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.3 AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Willows is located in a region identified as the Sacramento Valley Air Basin (SVAB), which principally includes all of Sacramento, Yolo, Yuba, Sutter, Colusa, Glenn, Butte, Tehama, and Shasta counties and parts of Solano and Placer counties. This larger air basin is divided into local air districts, which are charged with the responsibility of implementing air quality programs. The local air quality agency affecting Willows is the Glenn County Air Pollution Control District (GCAPCD). The GCAPCD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates agricultural and nonagricultural burning. Other district responsibilities include monitoring air quality, preparing air quality plans, and responding to citizen air quality complaints.

Ambient Air Quality Standards

Air quality standards are set at both the federal and state levels of government. The federal Clean Air Act requires the Environmental Protection Agency (EPA) to establish ambient air quality standards for six criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter. The California Clean Air Act also sets ambient air quality standards. The state standards are more stringent than the federal standards, and they include other pollutants as well as those regulated by the federal standards. When the concentrations of pollutants are below the maximum allowed standards in an area, that area is considered to be in attainment of the standards. The Glenn County portion of the SVAB is designated as a nonattainment area for coarse particulate matter (PM₁₀) for state standards. The county is either in attainment or unclassified/attainment for all other air emission state and federal standards (CARB 2013).

DISCUSSION OF IMPACTS

- a) *No Impact.* A project would conflict with or obstruct implementation of the regional air quality attainment plans (the Northern Sacramento Valley Planning Area 2012 Triennial Air Quality Attainment Plan) if it is inconsistent with the growth assumptions, in terms of population, employment, or regional growth in vehicle miles traveled. These population forecasts are developed, in part, based on data obtained from local jurisdictions and projected land uses and population projections identified in community plans. Projects that result in an increase in population growth inconsistent with local community plans would be considered inconsistent with the 2012 Air Quality Attainment Plan.

The proposed Housing Element does not identify specific development, nor does it include programs to change land use designations in the city, nor does it increase any existing land use densities. Development of the housing units identified in the Housing Element to meet the Regional Housing Needs Allocation would not increase the number of dwelling units and the population beyond the assumptions used in the General Plan. Therefore, the 2014–2019 Housing Element would be consistent with any growth projections established in the General Plan and used by the GCAPCD for the 2012 Air Quality Attainment Plan.

The removal of minimum square footage requirements for Zoning Ordinance Sections 18.40.040 and 18.45.040 would allow the R-3 and R-P zoning districts to be developed at the intended density of 16 to 30 dwelling units per acre. This revision in text would not increase densities beyond those already identified for these districts. The change in text for Sections 18.125.020 and 18.125.040 would have no effect on housing development. As such, the Zoning Ordinance amendments are consistent with the 2012 Air Quality Attainment Plan.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element and the Zoning Ordinance amendments would have no impact associated with obstructing implementation of the regional air quality attainment plan.

- b-c) *No Impact.* All ambient air quality standards except state standards for PM₁₀ are met in the Willows area. Future development of housing units facilitated by the implementation of the proposed Housing Element could result in an increase in criteria pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of the SVAB. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, and the amount of activity taking place, as well as the nature of dust control efforts. Likewise, operational air quality impacts are dependent on the density and size of specific residential land uses.

The proposed Housing Element and Zoning Ordinance amendments do not include any specific development designs or development proposals, nor do they grant any entitlements for development. All future development would be required to be in accordance with local regulations. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the proposed Housing Element and Zoning Ordinance amendments would have no impact associated

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with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

- d) *No Impact.* Housing units facilitated by implementation of the proposed Housing Element would be considered potential dwellings for sensitive receptors that could be exposed to pollutant concentrations. However, as discussed previously, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Future residential development would be required to meet national and state ambient air quality standards and GCAPCD thresholds during both construction and operational activities.

Adoption of the Zoning Ordinance amendments would not result in the production of housing units.

Therefore, the proposed Housing Element and Zoning Ordinance amendments would have no impact associated with exposing sensitive receptors to pollutant concentrations.

- e) *No Impact.* The proposed Housing Element and Zoning Ordinance amendments do not include any specific development designs or development proposals, nor do they grant any entitlements for development. All future development would be required to be in accordance with local regulations. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. Furthermore, residential developments are generally not considered to be an emission source that would result in objectionable odors. No impact would occur.

Mitigation Measures

None required.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.4 BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Willows consists largely of residential, industrial, and commercial development surrounded by and intermingled with agricultural and open space areas. The city includes various biological communities including non-native annual grassland, urban landscaping, and agriculture.

Agricultural use and urban development have substantially altered the vegetative cover in the Willows area, replacing most of the original native perennial grasslands, oak woodlands, and riparian woodlands, which most likely formed the dominant cover throughout this part of Glenn County. Existing vegetative cover now consists of agricultural cropland and limited ornamental landscaping in areas of urban uses and scattered rural residences.

4.0 ENVIRONMENTAL CHECKLIST

The lack of protective cover in the agricultural fields generally limits their suitability as habitat for wildlife. A few species are able to utilize these marginal habitat areas, including the California vole, California ground squirrel, black-tailed jackrabbit, gopher snake, western fence lizard, killdeer, and king bird. Raptors such as American kestrel, marsh hawk, red-tailed hawk, Swainson's hawk, barn owl, white-tailed kite, and great-horned owl may occasionally forage or pass through the Willows area, but the low prey population levels generally make the area of poor value to these species.

Ornamental trees, shrubs, and groundcovers have been planted as landscaping in the urbanized area of Willows. These include a variety of native and non-native landscape species, including coast redwood, Deodar cedar, mulberry, eucalyptus, pines, and palms. The trees in yards, parks, and vacant fields provide nest locations, roosting substrate, and cover for wildlife, particularly birds. Typical bird species that may frequent landscaped areas include mourning dove, northern mockingbird, yellow-billed magpie, American crow, American robin, house finch, European starling, and house sparrow.

Regulatory Standards

The United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) document species that may be rare, threatened, or endangered.

Federally listed species are fully protected under the mandates of the federal Endangered Species Act (ESA). "Take" of listed species incidental to otherwise lawful activity may be authorized by either the USFWS or the National Marine Fisheries Service (NMFS), depending on the species.

Under the California Endangered Species Act (CESA), the CDFW has the responsibility for maintaining a list of threatened and endangered species. The CDFW also maintains lists of "candidate species" and "species of special concern" which serve as "watch lists." State-listed species are fully protected under the mandates of the CESA. Take of protected species incidental to otherwise lawful management activities may be authorized under Section 2081 of the California Fish and Game Code.

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

The Native Plant Protection Act (California Fish and Game Code Sections 1900–1913) prohibits the taking, possessing, or sale within the state of any rare, threatened, or endangered plants as defined by the CDFW. Project impacts on these species would not be considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with the project.

DISCUSSION OF IMPACTS

- a) *No Impact.* Future residential development projects consistent with the proposed Housing Element may result in impacts to biological resources. Site-specific field studies are generally required to search for special-status species prior to approval of any development. For instance, future residential development in the city would be required to comply with the environmental reporting requirements of CEQA following submittal of a specific development proposal in order to determine potential impacts of land

development projects on wildlife and wildlife habitats as well as to protect identified valuable wildlife and wildlife habitats.

The proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan policies regarding the protection of biological resources. All future residential development occurring as a result of implementation of the proposed Housing Element would be required to be in accordance with local regulations, including Open Space/Conservation Element Action Program 3, which requires consideration for the protection of natural scenic resources and environmental assets in all future major public and private development planning, and Land Use Element Policy DPS-7, which states that the City should consider the impact of a proposed development on natural features and amenities, and where feasible, require the natural features be preserved or enhanced.

The Zoning Ordinance revisions to Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040 would not impact special-status species, as these revisions are minor text changes and would not increase development in the city beyond that already allowed, nor would these revisions allow uses that are not already allowed in the city.

Future subsequent development projects would be required to comply with the environmental reporting requirements of CEQA following submittal of a specific development proposal. Therefore, implementation of the proposed Housing Element and Zoning Ordinance amendments would not cause adverse impacts to special-status plant and animal species, as well as their habitats, and as such, would have no impact to these biological resources.

- b–c) *No Impact.* Future residential development resulting from implementation of the proposed Housing Element may result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. As discussed in a) above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan policies regarding the protection of biological resources.

The Zoning Ordinance revisions to Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040 would not impact sensitive natural communities as these revisions are minor text changes and would not increase development in the city beyond that already allowed, nor would these revisions allow uses that are not already allowed in the city.

Future residential development projects will be required to comply with the environmental reporting requirements of CEQA, which if necessary, would ensure that new development identifies the presence of special-status species. Therefore, implementation of the Housing Element and adoption of the Zoning Ordinance amendments would have no impact to federally protected wetlands and riparian resources or other sensitive natural communities.

- d) *No Impact.* As discussed in a) above, the proposed Housing Element is a policy-level document. It does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The 2014–2019 Housing Element does not propose any policies or programs that would conflict with existing General Plan objectives regarding the protection of biological resources. The potential for the proposed Housing

4.0 ENVIRONMENTAL CHECKLIST

Element to impede native resident or migratory wildlife corridors or the uses of wildlife nursery sites, in and of itself, is nonexistent. While additional impacts may result from the implementation of future individual residential projects in the city, environmental review would be required of these future proposals and would identify and provide mitigation for any impacts to native wildlife corridors and nursery sites.

The removal of minimum square footage requirements for Zoning Ordinance Sections 18.40.040 and 18.45.040 would allow the R-3 and the R-P zoning districts to be developed at their intended density of 16 to 30 dwelling units per acre. This revision in text would not increase densities beyond those already identified for these districts. The change in text for Sections 18.125.020 and 18.125.040 would have no effect on housing development. Neither revision would result in impediments to the movement of any wildlife or migratory fish.

Therefore, implementation of the proposed Housing Element and Zoning Ordinance amendments would have no impact regarding the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor would it impede the use of native wildlife nursery sites.

- e) *No Impact.* There are currently no adopted or proposed local policies or ordinances for the protection of biological resources that conflict with the proposed Housing Element. Furthermore, as discussed in a–d) above, the proposed Housing Element and Zoning Ordinance amendments do not include any specific development proposals, nor do they grant any entitlements for development that would affect biological resources. Future residential development would be required to comply with CEQA. Therefore, the proposed Housing Element and Zoning Ordinance amendments would not conflict with any local policies or ordinances protecting biological resources.
- f) *No Impact.* There are currently no adopted or proposed habitat conservation plans (HCPs), natural community conservation plans (NCCPs), or other approved local, regional, or state habitat conservation plans that affect the city. Therefore, no impact would occur.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

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

SETTING

Willows lies within territory formerly inhabited by the Nomlaki. A group of the Wintu, they occupied a territory that extended from the vicinity of Cottonwood Creek in the north to Glenn County in the south and from the crest of the Coast Range in the west past the Sacramento River in the east (Goldschmidt 1978). Euroamerican contact with Native American groups living in the Central Valley of California began during the last half of the eighteenth century. At this time, the attention of Spanish missionaries shifted away from the coast, and its dwindling Native American population, to the conversion and missionization of interior populations. Luis Argüello led an early expedition into the area in 1821 (Beck and Haase 1974). The expedition left San Francisco and followed a northerly course to the Sacramento River, intersecting the river a short distance north of Grimes. The group then followed the river north to Cottonwood Creek. Regardless, the area remained relatively unoccupied by Euroamericans until the Gold Rush.

The latter half of the nineteenth century witnessed an ongoing and growing immigration of Euroamericans into the area, an influx also accompanied by regional cultural and economic changes. These changes are highlighted by the development of towns and businesses associated with either gold mining or agriculture, and a dramatic decline of Native American culture and people.

Willows was originally the location of a water hole and springs in the valley that was easily identified because of a clump of willows at the site (Hoover et al. 2002). The water hole and springs were the only reliable location to obtain water between Cache Creek to the south and Stony Creek to the north. Consequently, the site was well known and regularly used by cattlemen and travelers passing through the area. Willows was founded in the late 1870s as the Central Pacific extended its rail line toward Oregon, passing near the site of the water hole and springs (Hoover et al. 2002). The railroad facilitated the growth of Willows, and it became the shipping point for agricultural products, particularly wheat and barley, in the area. Today, Glenn County and Willows remain centers for agricultural production in the northern Sacramento Valley.

4.0 ENVIRONMENTAL CHECKLIST

DISCUSSION OF IMPACTS

a-d) *No Impact.* Future residential development within the city would not conflict with existing known cultural and historical resources in Willows. In addition to "known" resource areas, the potential exists for undiscovered paleontological and archeological resources that would be encountered and potentially impacted by future construction activities. These resources could include human remains located outside of cemeteries. The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect archaeological, paleontological, or historic resources.

The revisions to Zoning Ordinance Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040 are minor text changes and would not result in the construction of new development.

All future development occurring in the city would be required to be in accordance with local and state regulations regarding the protection of cultural resources. Environmental impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis for each specific development proposal. Therefore, the proposed Housing Element and Zoning Ordinance amendment are considered to have no impact on cultural resources.

Mitigation Measures

None required.

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

SETTING

Seismicity is directly related to the distribution of fault systems in a region. Depending on activity patterns, faults and fault-related geologic features may be classified as active, potentially active, or inactive. The entire state of California is considered seismically active and is susceptible to seismic ground shaking; however, the most highly active fault zones are along the coastal areas.

The city is located in a seismically active region, with a number of active and potentially active faults located within a 50-mile radius. The Willows fault is the nearest potentially active fault and is located approximately 5 miles northeast of the city. The Great Valley Fault Zone is the nearest active fault in the vicinity of Willows and is located approximately 7 miles to the south. Other active faults in the Willows area include the Foothills Fault System, the Bartlett Springs fault, the

4.0 ENVIRONMENTAL CHECKLIST

Cleveland Hills fault, and the Hunting Creek-Beryessa Fault Zone, all located between 30 and 45 miles from the city (CGS 2010, 2012).

Earthquake-related hazards can include secondary effects, such as earthquake-induced land- or mudslides, liquefaction, tsunamis, and seiches.

While many soil types are found in Willows, Myers clay is the predominant soil. The United States Department of Agriculture, Natural Resources Conservation Service (2014) has classified this soil as well-drained alluvium derived from sedimentary rock and having deep profiles greater than 80 inches. Myers clay is characterized as having a moderately high shrink-swell potential, moderately slow permeability, and low erosion potential.

Liquefaction is the loss of soil strength due to seismic forces generating various types of ground failure. The potential for liquefaction must account for soil types and density, the groundwater table, and the duration and intensity of ground shaking. Detailed soils engineering evaluations are appropriate to further evaluate the liquefaction potential for individual projects.

DISCUSSION OF IMPACTS

a)

i-iii) *Less Than Significant Impact*. The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing, which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. However, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels rather than identifying any specific designs or development proposals. The Housing Element does not involve the construction or expansion of any residential land uses.

The revisions to Zoning Ordinance Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040 are minor text changes and would not result in the construction of new development.

All future residential development occurring in the city would be required to be in accordance with local regulations, including General Plan Policy DPS-6, which states that the City should consider the implication of hazards and direct development away from hazard areas, including areas susceptible to liquefaction and soil expansion. Furthermore, Title 15 of the Willows Municipal Code requires compliance with the California Building Code, which requires development to be designed to prevent significant damage from ground shaking during seismic events resulting from movement on any of the faults or fault systems discussed above. Therefore, impacts related to seismic hazards would be considered less than significant.

iv) *No Impact*. There are no major slopes in Willows. The potential for landslides is considered to be nonexistent. Therefore, no impact would occur in association with landslides.

b) *No Impact*. Future construction in the city would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water. However, as discussed in a) i-iii) above, the proposed Housing Element is a policy-level document that does not propose any specific development and does not directly result in adverse impacts associated with substantial loss of topsoil or erosion. Additionally, the revisions to Zoning Ordinance Sections 18.40.040,

18.45.040, 18.125.020, and 18.125.040 are minor text changes and would not result in the construction of new development.

All future development would be subject to the environmental analysis requirements of CEQA, including the identification of erosion impacts. Any future residential developments would be subject to Chapter 17.55.280, Site Grading, of the Willows Municipal Code, which requires that site grading be designed to drain stormwater from all areas, to control erosion, and to prevent sedimentation or damage to off-site property. Chapter 17.55.050 of the Municipal Code mandates a preliminary grading plan at the discretion of City staff, designed to control erosion and prevent sedimentation or damage to off-site property. In addition, any future development would be required to prepare a stormwater pollution prevention plan (SWPPP) in order to comply with the Regional Water Quality Control Board's (RWQCB) General Construction Storm Water Permit. SWPPPs are required to identify best management practices (BMPs) to be implemented on a project site during construction activities in order to minimize soil erosion and protect existing drainage systems. Compliance with the State's General Construction Storm Water Permit minimizes soil erosion and loss of topsoil associated with development. Therefore, implementation of the proposed Housing Element and Zoning Ordinance amendments would have no impact regarding this issue.

- c-d) *No Impact*. Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed above, the proposed Housing Element and Zoning Ordinance amendments do not propose any specific development. All future residential development occurring in the city would be required to be in accordance with applicable regulations, including the California Building Code as described previously. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. The potential for landslides in the city was addressed under a) iv) and was determined to have no impact.

Expansive or shrink-swell soils are soils that swell when subjected to moisture and shrink when dry. Expansive soils typically contain clay minerals that attract and absorb water, greatly increasing the volume of the soil. This increase in volume can cause damage to foundations, structures, and roadways. Chapter 17.55.050 of the Willows Municipal Code requires development to complete a preliminary soils report prepared by a registered civil engineer and based on adequate test borings to be submitted for each proposed subdivision. If the preliminary soils report indicates the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required. Standard procedures used in the construction of concrete footings as required by the California Building Code address this potential impact. Therefore, implementation of the proposed Housing Element and Zoning Ordinance amendments would have no impact regarding this issue.

- e) *No Impact*. The City requires all new development to connect with the municipal wastewater system. There would be no impact associated with the local soils' capacity to support septic systems. No impacts would occur.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.7 GREENHOUSE GASES. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

State Assembly Bill (AB) 32 (2006), the Global Warming Solutions Act, directs public agencies in California to support the statewide goal of reducing greenhouse gas (GHG) emissions to 1990 levels by 2020. Neither the City of Willows nor the GCAPCD has, to date, prepared a plan to assist in the reduction of GHG emissions.

DISCUSSION OF IMPACTS

a-b) *No impact.* Future development of housing units could result in an increase in GHG emissions during both construction and operational activities. However, neither the proposed Housing Element nor the Zoning Ordinance amendments include any specific development designs or development proposals, nor do they grant any entitlements for development. Environmental impacts of subsequent development projects would be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. There is no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations, Title 22, Section 662601.10, as follows:

4.0 ENVIRONMENTAL CHECKLIST

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

Most hazardous material regulation and enforcement in Glenn County is managed by the Glenn County Environmental Health Department, which refers large cases of hazardous materials contamination or violations to the Central Valley Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC). When issues of hazardous materials arise, it is not at all uncommon for other agencies to become involved, such as the applicable air pollution control district and both the federal and state Occupational Safety and Health Administrations (OSHA).

Under Government Code Section 65962.5, both the DTSC and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC (2014) and SWRCB (2014) lists identified 25 active cases involving hazardous materials in Willows associated with a hazardous material-related release or occurrence.

DISCUSSION OF IMPACTS

a-d) *No Impact.* The Housing Element, in and of itself, does not propose the construction of new housing units. However, future development of residential housing units constructed as a result of implementation of the 2014–2019 Housing Element could create a significant hazard to future residents via exposure to the routine transport, use, or disposal of hazardous materials, through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, through exposure to the handling or emission of hazardous materials, or by locating residential development on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, impacts associated with hazardous materials would be dependent on the location of future residential development and the nature of surrounding land uses. As stated previously, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, but it does not include any specific development designs or development proposals, or grant any entitlements for development.

Each business in Glenn County that handles, uses, generates, or stores hazardous materials is required to comply with state and federal community right-to-know laws. The Glenn County Air Pollution Control District, which is the Certified Unified Program Agency (CUPA) for all jurisdictions and unincorporated areas in Glenn County, issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. The GCAPCD is responsible for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, aboveground storage tanks, and stationary sources handling regulated substances. The GCAPCD also provides readily available information regarding the location, type, and health risks of hazardous materials to emergency response personnel, authorized government officials, and the public. These requirements are found in California Health and Safety Code, Division 20, Chapter 6.95, Sections 25500–25520; California Code of

Regulations, Title 19, Chapter 2, Subchapter 3, Article 4, Sections 2729–2734, and Title 40, Code of Federal Regulations, EPA (SARA, Title III).

Residential developments generally do not include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Businesses that handle hazardous materials must comply with GCAPCD regulations. As previously described, there are 25 active cases involving hazardous materials in Willows associated with a hazardous material-related release or occurrence. However, all of the sites are located at existing businesses, and the proposed Housing Element or Zoning Ordinance amendments do not provide any policies, programs, or modification to zoning text that would change the use of the sites. Therefore, the proposed Housing Element and Zoning Ordinance amendments would not create a significant hazard to the public or the environment regarding the transport, storage, use, and disposal of hazardous materials and would result in no impact in these issue areas.

- e–f) *Less Than Significant Impact.* The Willows–Glenn County Airport is located adjacent to the city. Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. As discussed in a–d) above, the proposed Housing Element is a policy-level document that does not propose any specific development. The Zoning Ordinance amendments are minor text changes that do not result in any additional development in the city.

In addition, in the Willows–Glenn County Airport Comprehensive Land Use Plan (CLUP), the designated Clear Zone Safety Area extends northward from the north end of the main runway for a distance of 1,000 feet. According to the CLUP Land Use Compatibility Guidelines, "Clear zones should be kept essentially clear. Development must be carefully restricted. No structures are allowed." Permitted land uses include highways and streets (except that intersections which would result in a relatively high density of standing traffic are discouraged), communications facilities and utilities (with no above-grade transmission lines), and agriculture (but no structures). The Clear Zone Safety Area also includes height restrictions based on an imaginary approach surface sloping upward at an angle of 1:20 (horizontal: vertical) from the end of the airport runway. Thus, the height limit begins at 0 feet at the end of the runway and gradually increases to 50 feet at the north end of the Clear Zone Safety Area located 1,000 feet to the north.

The proposed Housing Element, in and of itself, would not result in residential development, and any subsequent development would be required to adhere to the requirements of the Willows–Glenn County Airport CLUP as well as General Plan Land Use Element Policy DPS-11, Airport Safety, which states that the City should not approve development proposals that would be incompatible with the Clear Zone Safety Area. Therefore, impacts resulting from the proposed Housing Element or Zoning Ordinance amendments associated with airport-related hazards would have a less than significant impact.

- g) *No Impact.* California Government Code Section 8607 requires the development of a standardized emergency management system (SEMS). SEMS facilitates coordination among all responding agencies and expedites the flow of resources and communication at all organizational levels (OES 2003). SEMS regulations authorize each county board of supervisors to designate an operational area (OpArea) lead agency.

The City does not have a specific adopted emergency response or evacuation plan, and standard evacuation routes have not been designated in Glenn County or Willows.

4.0 ENVIRONMENTAL CHECKLIST

However, the Glenn County Sheriff's Department, Office of Emergency Services (OES), has an online link to an emergency preparedness web page stating that in the event of mandatory evacuation, residents will be advised of safe routes to follow, locations of shelters, and other actions that may need to be taken. The Glenn County Sheriff's Department has several means of notifying the public of emergencies and possible evacuations, which include a prerecorded telephone message from the Sheriff's Department, local radio and television station announcements, and the Emergency Broadcast System. In the event of extreme cases and/or the inability to contact residents in another manner, the Sheriff's Department would go door to door.

As discussed previously, the proposed Housing Element is a policy-level document that does not propose any specific development, nor do the Zoning Ordinance amendments result in the development of housing. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. The proposed Housing Element and the Zoning Ordinance amendments would not obstruct evacuation routes or access to critical emergency facilities and therefore would have no impact regarding issues of inconsistency with an adopted emergency response or evacuation plan.

- h) *No Impact.* Since Willows is mainly surrounded by orchards and other agricultural activities, and does not abut wildlands, the most common types of fire in the area are structural or urban fires. Orchards and other agricultural lands are generally well maintained, with little dead vegetation or other flammable materials allowed to remain on-site. There is limited natural vegetation remaining in the Willows vicinity. Furthermore, the California Department of Forestry and Fire Protection Fire Severity Zone maps shows that the city does not contain any land designated as "very high," "high," or even "moderate" in terms of wildland fire risk (Cal EMA 2014). Therefore, no wildland fire impacts would occur.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

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

4.0 ENVIRONMENTAL CHECKLIST

SETTING

Willows is within the jurisdictional boundaries of the Central Valley Regional Water Quality Control Board (RWQCB), one of nine regional boards in the state. The Central Valley RWQCB develops and enforces water quality objectives and implementation plans that safeguard the quality of water resources in the region. Specifically, the RWQCB identifies and assesses potential water quality problems, remedies existing problems by imposing or enforcing appropriate measures, and monitors problem areas to assess the effectiveness of remediation measures. Remedies for problems include their prevention or cleanup. Common means of prevention are the issuance of National Pollutant Discharge Elimination System (NPDES) permits, waste discharge requirements (WDRs), and discharge prohibitions and restrictions. Cleanup is implemented through enforcement measures such as Cease and Desist Orders and Cleanup and Abatement Orders.

One of the duties of the RWQCB is the development of "basin plans" for the hydrologic area over which it has jurisdiction. The Central Valley Regional Water Quality Control Plan (Basin Plan) covers all the drainage basin areas for the Sacramento and San Joaquin rivers. This plan describes the beneficial uses to be protected in these waterways, water quality objectives to protect those uses, and implementation measures to make sure those objectives are achieved.

The Willows area is located within the Colusa Subbasin portion of the Sacramento River Basin. Drainage courses in the region generally flow in an easterly to southeasterly direction from the Coast Ranges in the west to the Sacramento River in the east. The principal drainage features in the vicinity of the city are Willow Creek north of Willows and Logan Creek to the south of the city. The Glenn-Colusa Irrigation District (GCID) canal flows through the area from northeast to southwest, passing under I-5 at the southwestern corner of the city. The GCID also owns and maintains a series of agricultural drains that carry tail water from the agricultural fields, as well as local storm drainage.

The majority of the western portion of Willows is located in a Zone X unshaded designation, or areas determined by the Federal Emergency Management Agency (FEMA) as areas outside the 0.2 percent annual chance floodplain. The areas within Zone AH (flood depths of 1 to 3 feet) include portions of north-central Willows and lands immediately adjacent to the GCID canal (FEMA 2014).

The groundwater basin underlying the project area is referred to as the Sacramento Valley Groundwater Basin. This 5,000-square-mile groundwater basin extends from Red Bluff south to the Sacramento-San Joaquin Delta, to the North Coast Range on the west, and east to the Sierra Nevada and Cascade ranges. A thick sequence of sedimentary materials underlying the valley floor contains fresh groundwater to a depth of about 400 feet near Orland in the northern portion of the Glenn County region and 800–1,200 feet in the Colusa Subbasin south of Willows (Glenn County 1993). The groundwater used by the City of Willows is extracted from the Colusa Subbasin. Groundwater is the only source of supply for Willows as groundwater from seven wells is pumped directly into the distribution system and one elevated steel tank with a 100,000-gallon capacity.

DISCUSSION OF IMPACTS

- a, f) *No Impact.* Future residential development in the city could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides, and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.). However, the purpose of the proposed

Housing Element is to identify the policies and programs that the City will implement to ensure that housing in Willows is affordable, safe, and decent. The proposed Housing Element is a policy-level document that does not include any specific design or development proposals, nor does it grant any entitlements for development. The Zoning Ordinance amendments are minor text changes that do not result in any additional development in the city.

All future residential development occurring in the city would be required to be in accordance with all applicable regulations. For instance, all new development projects in the city are subject to the requirements of the NPDES Stormwater Permit enforced by the Regional Water Quality Control Board. The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. In terms of construction-related impacts resulting from future residential development, project construction contractors are required to prepare a stormwater pollution prevention plan pursuant to RWQCB standards and subject to RWQCB review and approval. The SWPPP must include measures designed to reduce or eliminate erosion and runoff into waterways during construction. Best management practices include wattles, covering of stockpiles, silt fences, and other physical means of slowing stormwater flow from the graded areas to allow sediment to settle before entering stormwater channels. The method used is required to be described in the SWPPP and may vary depending on the circumstances of construction.

To minimize the increase of erosion and runoff pollutants, Chapter 17.55.280, Site Grading, of the Willows Municipal Code requires site grading to be designed to drain stormwater from all areas, to control erosion, and to prevent sedimentation or damage to off-site property, while Municipal Code Chapter 17.55.050 mandates a preliminary grading plan, to be conducted at the discretion of City staff, designed to control erosion and prevent sedimentation or damage to off-site property.

All new development constructed as a result of implementation of the proposed Housing Element would be required to comply with the environmental review required by CEQA. Environmental impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element and Zoning Ordinance amendments would have no impact on water quality and waste discharge.

- b) *No Impact.* Water supplies for the City of Willows are provided by the California Water Service Company. All of Willows' potable water is supplied from the Colusa Subbasin. Groundwater is the only source of supply for Willows as groundwater from seven company-owned wells is pumped directly into the distribution system (35.7 miles of pipeline) and one elevated steel tank with a 100,000-gallon capacity. The current amount of groundwater produced in the Willows area is approximately two million gallons per day. The Department of Water Resources does not identify the Colusa Subbasin as overdrafted in its DWR Bulletin 118 (DWR 2006, pg. 4). Furthermore, General Plan Land Use Element Policy DPS-4 states that before approving a development proposal, the City should determine through the CEQA process that a proposed project will not adversely impact existing community services, facilities, and infrastructure and the City Council should determine that revenues are, or will be, available to maintain and/or expand, extend, or upgrade services related to new development.

4.0 ENVIRONMENTAL CHECKLIST

In addition and as discussed in a) and f) above, the proposed Housing Element or Zoning Ordinance amendments do not identify any specific development or grant any entitlements for development and therefore would have no impact on groundwater supplies or recharge.

- c-e) *No Impact*. The proposed Housing Element encourages the development of a range of housing types at varying affordability levels in Willows. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. However, the proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. Adoption of the Zoning Ordinance amendments by the City would also not result in any new development, as these are minor text changes and do not increase the development potential beyond what is currently allowed.

Future residential development occurring in the city would be required to be in accordance with all applicable regulations. For instance, future residential development projects must comply with the NPDES Stormwater Permit enforced by the Regional Water Quality Control Board. The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. Additionally, new residential development is required to comply with the City of Willows Municipal Code Section 17.55.320, which addresses storm drainage standards, prior to project approval. These guidelines, which are administered by the Public Works Department, include specifications regarding the construction of on-site detention basins, on- and off-site stormwater conveyance infrastructure, and water quality protection measures. Additionally, Chapter 17.55.280, Site Grading, of the Willows Municipal Code requires site grading to be designed to drain stormwater from all areas, to control erosion, and to prevent sedimentation or damage to off-site property, while Municipal Code Chapter 17.55.050 mandates a preliminary grading plan, to be conducted at the discretion of City staff, designed to control erosion and prevent sedimentation or damage to off-site property.

Compliance with the provisions of the NPDES and the Willows Municipal Code would reduce the impacts of future development. Therefore, the proposed Housing Element and Zoning Ordinance amendments would not result in impacts to drainage or runoff, as no development is proposed.

- g-h) *Less than Significant Impact*. The portions of Willows within the 100-year floodplain include portions of central Willows and lands immediately adjacent to the GCID canal. As a result, the majority of Willows is not subject to flooding on a regular basis since much of its land mass is outside the floodplain. Furthermore, as discussed in a-f) above, implementation of the proposed Housing Element and Zoning Ordinance amendments would not result in new residential development. In addition, General Plan Policy DPS-10 ensures that the impacts from flooding are adequately analyzed when considering development in flood-prone areas and consider appropriate mitigation to reduce the risk to property and public safety. Chapter 15.65 of the Willows Municipal Code promotes the public health, safety, and general welfare in an effort to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within flood-prone, mudslide (i.e., mudflow), or flood-related erosion areas. No structure or land is to be

constructed, located, extended, converted, or altered without full compliance with the terms of Municipal Code Chapter 15.65 and other applicable regulations.

Therefore, the proposed Housing Element would not place structures within a 100-year flood zone and result in no impact.

- i) *No Impact.* The city is located downstream of several small existing dam structures. These dams are regulated by the California Division of Safety of Dams (DSD). The DSD performs annual maintenance inspections of these and other dams under state jurisdiction, including monitoring for compliance with seismic stability standards. Regular inspection by the DSD ensures that dams are kept in safe operating condition. As such, failure of these dams is considered to have an extremely low probability of occurring and is not considered to be a reasonably foreseeable event. Furthermore, the implementation of the proposed Housing Element and Zoning Ordinance amendments would not result in new residential development. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death as a result of the failure of a dam. No impact would occur.
- j) *No Impact.* Willows is not located near any ocean, coast, or seiche hazard areas and therefore would not expose people or structures to inundation by seiche, tsunami, or mudflow. No impact would occur.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

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

SETTING

The basis for land use planning in Willows is the City's General Plan. The Land Use Element provides the primary guidance on issues related to land use and land use intensity. The element provides designations for land in the city and outlines goals and policies concerning development and use of that land. In concert with the General Plan, the Willows Zoning Ordinance establishes zoning districts in the city and specifies allowable uses and development standards for each district. Under state law, each jurisdiction's zoning ordinance must be consistent with its general plan.

DISCUSSION OF IMPACTS

a-b) *No Impact.* The Housing Element is consistent with the land uses envisioned in the General Plan and would not remove policy provisions that currently protect environmental resources. The Housing Element does not propose any changes to existing General Plan land use designations or zoning districts. Additionally, while the Zoning Ordinance amendments for Sections 18.40.040 and 18.45.040 would remove the minimum square footage requirements for the R-3 and R-P districts, these amendments are necessary to allow the density of 16 to 30 dwelling units in the districts, which has been previously established. This amendment would remove an existing Zoning Ordinance conflict. The Zoning Ordinance amendment to Sections 18.125.020 and 18.125.040, which revises the definition and requirements for temporary signs, would not result in any land use conflicts.

All future residential development projects will require compliance with General Plan policies related to land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. While the Housing Element proposes changes to the existing Zoning Ordinance, these changes do not alter existing land use designations or the existing development pattern in the city. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element would have no impact related to land use or the potential to physically divide a community.

- c) *No Impact.* There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the city. Therefore, the 2014–2019 Housing Element and Zoning Ordinance amendments would have no impact in this area.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.11 MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The State Mining and Geology Board has the responsibility to inventory and classify mineral resources and could designate such mineral resources as having a statewide or regional significance. If this designation occurs, the local agency must adopt a management plan for such identified resources. Notable mineral resources within the general area of Willows include natural gas and construction grade aggregate material (Glenn County 1993, pg. 22). However, no areas within the city have been identified as a mineral resource area.

DISCUSSION OF IMPACTS

a-b) *No Impact.* No identified or described significant mineral resources currently exist in Willows, nor does the city contain any mineral extraction activities. The city is not designated as containing any minerals of regional or local importance by the State Mining and Geology Board.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.12 NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The major noise sources in the city are vehicular traffic on I-5 and State Route 162. Roadway traffic generates noise throughout the city. The generation of aircraft noise in the area from the Willows-Glenn County Airport varies.

Noise sources associated with service commercial uses such as automotive repair facilities, wrecking yards, tire installation centers, car washes, loading docks, etc., are found at various locations within the city. The noise emissions of these types of uses are dependent on many factors and are therefore difficult to quantify precisely. There are also several park and school uses within the city. Noise generated by these uses depends on the age and number of people utilizing the respective facility and the types of activities they are engaged in. School playing field activities tend to generate more noise than those of neighborhood parks, as the intensity of school playground usage tends to be higher. At a distance of 100 feet from an elementary school playground being used by 100 students, average and maximum noise levels of 60 and 75 dB, respectively, can be expected.

Noise Fundamentals

Noise is generally defined as sound that is loud, disagreeable, or unexpected. The selection of a proper noise descriptor for a specific source is dependent on the spatial and temporal distribution, duration, and fluctuation of the noise. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear (in dB).

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks, and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Mobile transportation sources, such as highways, and hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3.0 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance from the source. Noise generated by stationary sources typically attenuates at a rate of approximately 6.0 to 7.5 dBA per doubling of distance from the source (EPA 1971).

Sound levels can be reduced by placing barriers between the noise source and the receiver. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver. Buildings, concrete walls, and berms can all act as effective noise barriers. Wooden fences or broad areas of dense foliage can also reduce noise, but are less effective than solid barriers.

DISCUSSION OF IMPACTS

a-d) *Less Than Significant Impact.* The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the General Plan. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development projects will require compliance with General Plan policies related to noise standards. While the Housing Element proposes one change to the Municipal Code in order to bring it into compliance with state regulations, the element does not involve the construction or expansion of any residential land uses, nor does it change land use designations. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code.

The Zoning Ordinance revisions to Sections 18.40.040, 18.45.040, 18.125.020, and 18.125.040 would not increase the potential for noise impacts, as these revisions are minor text changes and would not increase development in the city beyond that already allowed, nor would these revisions allow uses that are not already allowed in the city.

Future development projects would be subject to General Plan policies regarding noise from transportation sources. For example, in the case of suburban residential land uses, the desired outdoor noise level ranges are 45 to 50 dB for nighttime hours (10 p.m. to 7 a.m.) and 50 to 55 dB for daytime hours (7 a.m. to 10 p.m.). In addition, the City establishes a desired ambient noise level of 65 dB where transportation noise is a significant factor. The

Noise Element does not specify whether these numbers are in terms of L_{eq} or L_{dn} ¹. Given the range of levels cited, it is assumed the standards are in terms of L_{eq} .

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be less than significant.

- e-f) *Less Than Significant Impact*. As discussed in a-d) above, the proposed Housing Element is a policy-level document and does not include any specific development proposals, nor does it grant any entitlements for development that would expose people to excessive noise levels. Additionally the Zoning Ordinance amendments would not result in the development of residential uses in the Willows-Glenn County Airport Clear Zone Safety Area.

As discussed in subsection 4.8, Hazards and Hazardous Materials, future planned residential development would not be located within the designated Clear Zone Safety Area of the Willows-Glenn County Airport Comprehensive Land Use Plan (CLUP). Also, future housing projects would be subject to the requirements of the Willows-Glenn County Airport CLUP as well as General Plan Land Use Element Policy DPS-11, Airport Safety, which states that the City should not approve development proposal that would be incompatible with the Clear Zone Safety Area. Therefore, impacts would be less than significant.

Mitigation Measures

None required.

¹ L_{eq} = equivalent continuous noise level. L_{dn} = day-night average sound level. The average noise level over a 24-hour period

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.13 POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

According to the California Department of Finance (2014), the population of Willows was approximately 6,154 as of January 2014, with 2,413 dwelling units and an average of 2.72 persons per household.

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact.* The proposed Housing Element contains housing goals intended to encourage housing to meet Willows' affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would induce population growth. The Regional Housing Needs Allocation (RHNA) for the 2014–2019 Housing Element planning period is 63 units. Based on the average household size in the city of 2.72 persons per household (DOF 2014) and the RHNA of 63 units, implementation of the proposed Housing Element has the potential to increase the city's population by 171, which is consistent with the projected growth anticipated by the General Plan.

Additionally, the Zoning Ordinance amendments for Sections 18.40.040 and 18.45.040 would remove the minimum square footage requirements for the R-3 and R-P districts. These amendments are necessary to allow the density of 16 to 30 dwelling units in the districts, which has been previously established. However, the amendments would not result in an increase of population, but would merely allow a unit per acre density already established for the R-3 and R-P districts. The Zoning Ordinance amendment to Sections 18.125.020 and 18.125.040, which revises the definition and requirements for temporary signs, would not result in any population increase.

All future residential development in the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, growth-inducing impacts would be less than significant.

b-c) *No Impact.* The proposed Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet Willows' housing needs. Implementation of the Housing Element and the Zoning Ordinance amendments would not result in the displacement of persons or decrease housing units in the city. Therefore, no impact would occur.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

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

SETTING

Fire Protection

Fire protection and emergency medical services in Willows are handled by the Willows Fire Department. The department is responsible for the primary provision of fire service and emergency medical response in Willows for city residents.

Department staff consists of a full-time staff of 5 firefighters and 30 volunteers. The department's only station is located at 445 South Butte Street. The department's responses within Willows are typically within its response time goals of 4 minutes from receipt of the call. All firefighters are licensed emergency medical technicians (EMTs) who are trained to provide basic emergency medical services. Department staff is also trained to respond to hazardous materials incidents and is considered to have more than adequate personnel, equipment, and expertise to serve the current population. The department has mutual aid agreements with the Kanahwa Fire Protection District, the Orland Fire Department, and all other surrounding agencies, which would respond to a call for assistance from the Willows Fire Department.

Police Protection

Law enforcement services in the city are provided by the City of Willows Police Department from its headquarters at 201 North Lassen Street. Responses to emergency calls are handled by officers on patrol, and the response time for individual calls are typically within 2 or 3 minutes unless an officer is on another call.

The California Highway Patrol (CHP) provides law enforcement and traffic safety services on State Route 162 (Wood Street) and on I-5. The CHP is available to assist the Willows Police Department during emergencies when requested.

The Glenn County Sheriff's Department provides law enforcement services to the rural and unincorporated areas of Glenn County and is available to assist the Willows Police Department during emergencies when requested.

Schools

The Willows Unified School District serves the city and offers a wide range of educational opportunities for students. The schools include Murdock Elementary School, Willows Intermediate School, Willows High School, and Willows Community High School.

The Glenn County Office of Education provides local and regional educational programs, services, and support to the individual school districts in the county. The office provides help to establish and maintain a consistent level of educational quality among the various school districts and serves as a link between the local districts and the requirements of state and federal education programs.

Parks and Recreation

The Willows Recreation Department offers many recreational opportunities in the city. The department offers youth basketball and soccer leagues, youth tennis lessons, adult horseshoe leagues, and CPR classes, as well as swim lessons and water aerobic lessons. The three parks in the city consist of the following:

Jensen Park: Two lighted softball fields, ten horseshoe pits, large picnic shelter, medium picnic shelter built by the Willows Lions Club, small picnic shelter, barbecue shelter/portable barbecue, two Little League fields, and children's play area. No alcoholic beverages can be sold within Jensen Park.

Sycamore Park: Swimming pool, four tennis courts, jogging pathways, clay horseshoe pits, and grassy area.

Central Park: Picnic shelter and limited children's play equipment.

Other Public Facilities

The Willows Public Library provides library services to city residents for adults and children. In addition, the library operates the online library catalog. The library is open Tuesday through Thursday from 11 a.m. to 7 p.m. and Friday and Saturday from 11 a.m. to 5 p.m.

DISCUSSION OF IMPACTS

a-e) *No Impact.* The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet affordable housing needs in Willows. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. While the Housing Element proposes one change to the Municipal Code, it does not involve the construction or expansion of any residential land uses.

Additionally, the Zoning Ordinance amendments for Section 18.40.040 and 18.45.040 would remove the minimum square footage requirements for the R-3 and R-P districts. These amendments are necessary to allow the density of 16 to 30 dwelling units in the districts, which has been previously established. However, this amendment would not result in an increase of population, but would merely allow a unit per acre density already established for the R-3 and R-P districts. The Zoning Ordinance amendment to Sections 018.125.020 and 18.125.040, which revises the definition and requirements for temporary signs, would not result in any population increase.

4.0 ENVIRONMENTAL CHECKLIST

Public services generally identify future need using the projections established in a jurisdiction's general plan. All potential housing sites in the 2014–2019 Housing Element are located on parcels that have been identified as allowing residential uses in the General Plan. Additionally, the proposed Housing Element does not include programs to rezone land to a residential use or to a higher density. Additionally, the Zoning Ordinance revisions would not result in an increase in population or housing units beyond those identified in the General Plan. Therefore, implementation of the proposed Housing Element and Zoning Ordinance amendments would not create development beyond the potential anticipated in the General Plan. Additionally, future residential development projects will require compliance with General Plan policies related to the provision of public services. Furthermore, environmental impacts of subsequent development projects, including impacts to public services, would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element and Zoning Ordinance amendments would have no impact regarding public services.

Mitigation Measures

None required.

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

SETTING

The Willows Recreation Department offers many recreational opportunities in the city. The department offers youth basketball and soccer leagues, youth tennis lessons, adult horseshoe leagues, and CPR classes, as well as swim lessons and water aerobic lessons. The three parks in the city consist of the following:

Jensen Park: Two lighted softball fields, ten horseshoe pits, large picnic shelter, medium picnic shelter built by the Willows Lions Club, small picnic shelter, barbecue shelter/portable barbecue, two Little League fields, and children's play area. No alcoholic beverages can be sold within Jensen Park.

Sycamore Park: Swimming pool, four tennis courts, jogging pathways, clay horseshoe pits, and grassy area.

Central Park: Picnic shelter and limited children's play equipment.

DISCUSSION OF IMPACTS

a-b) *No Impact.* Future residential development consistent with the 2014–2019 Housing Element could increase the use of existing parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element does not change General Plan land use designations or zoning districts in the city. As such, it does not result in growth not already anticipated in the General Plan. Additionally, the Zoning Ordinance revisions would not result in an increase in population or housing units beyond those identified in the General Plan.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element and the Zoning Ordinance amendments would have no impact regarding park and recreational services.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.16 TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Interstate 5 (I-5) is located on the western border of Willows. I-5 and State Route (SR) 162 (Wood Street) and County Road 99W (Tehama Street) provide regional access to the city. The city's circulation system consists of arterial, collector, and local streets.

The Union Pacific railroad tracks are located on the eastern and northern side of the city, although no rail service is available in the city. The nearest passenger rail service is provided by Amtrak and is available in Chico, with two trips northbound and southbound each day. Public transit includes surface transportation services available for the movement of persons from one place to another operated by both private and public operators. Included are specialized services that provide transportation for specific groups, such as the elderly, handicapped, and economically disadvantaged.

The closest airport to Willows is the Willows-Glenn County Airport, located at the southwestern boundary of Willows. General aviation facilities are also located about 24 miles northeast in Chico.

The City has an adopted citywide bicycle transportation plan. This plan was adopted by the City in 2008 and provides a description of existing bike routes in the city as well as proposed future routes and improvements to existing routes.

DISCUSSION OF IMPACTS

a-b) *No Impact.* The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Willows' affordable housing needs. Subsequent residential development projects could result in an increase in traffic on city roadways and a decrease in level of service (LOS) on those roadways. However, the Housing Element is a policy-level document and does not include any specific development proposals, nor does it grant any entitlements for development.

The Zoning Ordinance amendments for Sections 18.40.040 and 18.45.040 would remove the minimum square footage requirements for the R-3 and R-P districts. The Zoning Ordinance amendments to Sections 18.125.020 and 18.125.040, which revise the definition and requirements for temporary signs, would not result in any traffic increase. Neither of these amendments would result in a conflict with an applicable transportation plan or congestion management program.

All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. For instance, the City requires new development to provide improvements as needed to avoid creating significant traffic impacts on streets surrounding the development project. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2014–2019 Housing Element and Zoning Ordinance amendments would have no impact regarding an applicable transportation plan or congestion management program.

c) *No Impact.* The nearest airport is Willows-Glenn County Airport, located adjacent to the southwest border of the city. No housing development is planned within the flight path or safety zone. Future residential development under the proposed Housing Element would not dramatically increase the use of airports in the vicinity. The Willows-Glenn County Airport is a general aviation airport and provides no commercial passenger service. The Zoning Ordinance amendments would not result in the development of housing or an increase in population. Therefore, no impact would occur relative to an increase in air traffic.

d-e) *No Impact.* As discussed in a-b) above, the proposed Housing Element and the Zoning Ordinance amendments do not include any specific development proposals, nor do they grant any entitlements for development that would affect the site design, emergency access, or parking for any developments. Future residential development projects will require compliance with General Plan policies related to traffic and circulation. Therefore, implementation of the 2014–2019 Housing Element and Zoning Ordinance amendments would have no impact regarding roadway hazards or emergency services.

f) *No Impact.* As discussed previously, the proposed Housing Element and the Zoning Ordinance amendments do not include any specific development proposals, nor do they

4.0 ENVIRONMENTAL CHECKLIST

grant any entitlements for development. In addition, there are no local plans for alternative transportation options that would be affected by the Housing Element or Zoning Ordinance amendments. There is no impact in this area.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.17 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Water

Domestic water supply and fire flows are provided by the California Water Service Company (Cal Water). To meet the needs of the city, Cal Water utilizes seven wells, one storage tank, and 34 miles of pipeline to pump and delivery two million gallons of local groundwater per day. The aquifer providing water to Cal Water is not in an overdraft condition (DWR 2006, pg.4).

Wastewater

The City of Willows provides wastewater collection and treatment for the incorporated city and operates a wastewater treatment plant on the southern edge of the city. The wastewater treatment plant (WWTP) was upgraded in 2006 and provides a tertiary level of treatment for wastewater. The average daily wastewater flow in the city is 0.8 million gallons. The WWTP is rated as having a treatment capacity of over 1.2 million gallons per day (City of Willows 2014).

Solid Waste

Solid waste collection and disposal service in Willows is provided by Waste Management, Inc. Solid waste is hauled to the Glenn County Landfill located 10 miles northwest of Willows at the west end of Road 33. The total capacity of the Glenn County Landfill is approximately 2,400,000 cubic yards. As of June 8, 2010, the remaining capacity was 348,223 cubic yards. The cease operation date for the landfill is July 1, 2016 (Cal Recycle 2014).

DISCUSSION OF IMPACTS

a-b, d-e) *No Impact.* Future residential development in the city would require municipal wastewater service and domestic municipal water service, including adequate water supplies and wastewater treatment capacity. Increases in demand for wastewater and water service can also result in exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or expansion of existing facilities. General Plan Land Use Element Policy DPS-4 states that before approving a development proposal, the City should determine through the CEQA process that a proposed project will not adversely impact existing community services, facilities, and infrastructure and the City Council should determine that revenues are, or will be, available to maintain and/or expand, extend, or upgrade services related to new development. Chapter 13.10 of the Willows Municipal Code establishes mechanisms to provide revenue for the operation of the existing sanitary sewer collection systems and the wastewater treatment plant.

The proposed Housing Element includes policies designed to facilitate the construction and conservation of housing to meet Willows' affordable housing needs. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Further, the Zoning Ordinance amendments would not result in an increase in demand for water or wastewater services, as no increase in population would result with adoption of these amendments.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Additionally, future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure sufficient capacity in all public services and facilities would be available on time to maintain desired service levels. Therefore, implementation of the Housing Element and Zoning Ordinance amendments would have no impact associated with a significant increase in demand for wastewater and water services.

c) *No Impact.* The future development of housing consistent with the 2014–2019 Housing Element could increase runoff and alter normal drainage patterns on project sites. However, as discussed in a–b) and d–e) above, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Further, the Zoning Ordinance amendments would not result in an increase in demand for stormwater drainage facilities, as no increase in population would result with adoption of these amendments.

Future residential developments would be subject to Chapter 17.55.280, Site Grading, of the Willows Municipal Code, which requires that site grading be designed to drain stormwater from all areas to prevent damage to off-site property. Municipal Code Chapter 17.55.050 mandates a preliminary grading plan at the discretion of City staff, designed to prevent damage to off-site property.

Any future residential development in the city would be subject to the City's stormwater drainage regulations as well as to further CEQA review regarding stormwater drainage facilities. Therefore, impacts associated with the construction of new stormwater drainage facilities or the expansion of existing facilities is considered to have no impact.

- f-g) *No Impact.* As discussed previously, the proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Willows' affordable housing needs, but it does not include any specific development proposals, nor does it grant any entitlements for development. Additionally, the Zoning Ordinance amendments would not result in an increase in demand for solid waste facilities, as no increase in population would result with adoption of these amendments.

Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Currently, solid waste collected from single-family and multi-family residential units would be disposed of at the Glenn County Landfill. This facility is anticipated to close in June 2016, which will require either the expansion of the existing facility or a new site for solid waste disposal. However, neither the 2014-2019 Housing Element nor the Zoning Ordinance amendments increase the demand for solid waste disposal in the city. Therefore, implementation of the proposed Housing Element would have no impact regarding solid waste.

Mitigation Measures

None required.

4.0 ENVIRONMENTAL CHECKLIST

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

DISCUSSION OF IMPACTS

- a, c) *Less Than Significant Impact.* The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include specific development proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. While the Housing Element proposes one change to the existing Municipal Code, this change is procedural or designed to comply with state law and does not involve the construction or expansion of any residential land uses, nor does the Housing Element propose any land use designation changes. Implementation of the Zoning Ordinance amendments would not result in an increase in housing development beyond that considered in the City's General Plan. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Future residential development projects would require compliance with General Plan policies and programs and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element and Zoning Ordinance amendments would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.
- b) *Less Than Significant Impact.* As discussed above, the proposed Housing Element is a policy-level document that does not propose any specific development. Additionally, the Zoning Ordinance amendments would not result in an increase in housing development

beyond that considered in the City's General Plan. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be less than significant.

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5.0 REFERENCES

5.1 DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE

The following documents were used or to determine the potential for impact from the proposed project. Compliance with federal, state, and local laws is assumed in all projects.

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