



# Willows Planning Commission Regular Meeting

January 17, 2018  
Willows City Hall  
7:00 p.m.

PLANNING COMMISSION  
Robert Griffith, Chair  
Peggy White, Vice Chair  
Jose Hansen, Commissioner  
Candis Woods, Commissioner  
Walter Michael Commissioner

CITY PLANNER  
Karen Mantele

MINUTE CLERK  
Maria Ehorn

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

1. **CALL TO ORDER – 7:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**
3. **CITY CLERK TO ADMINISTER OATH OF OFFICE TO NEW PLANNING COMMISSIONER JOSE HANSEN**
4. **ROLL CALL**
5. **AGENDA REVIEW** (Requested Changes by Commissioners or Staff?)

**6. PUBLIC COMMENT**

*Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chair; however, no formal action will be taken unless a majority consensus of the Commission directs staff to place the item on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes)*

7. **APPROVAL OF MINUTES:** Minutes of Planning Commission meeting held on December 20, 2017.

**8. NEW BUSINESS/PUBLIC HEARING(S):**

- a. **Election of Planning Commission Chair and Vice Chair**
- b. **Tentative Parcel Map (File# TM-18-01) Applicant/Owner: City of Willows**  
1600 Hwy.99/Tehama Street/Assessors' Parcel Number: 017-170-029/MH/PF(Heavy Industrial/Public Facilities) zones/General Industrial/Public Facilities & Services Land Use Designations/Request to subdivide one lot (126.580 acres) into one parcel (1.7 acres) and a remainder
- c. **Cannabis Land Use Discussion**

*Comments from the public are welcome. The Chair will allow an opportunity for comments related to Public Hearings and each action item on the agenda. Please limit comments to three minutes per topic, and one comment per person per topic. Once comments conclude, please allow the Commission the opportunity to continue its consideration of the item without interruption.*

**8. COMMISSION COMMENTARY**

**9. ADJOURNMENT**

**CERTIFICATION:** Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before January 12, 2018.

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

*In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

The City of Willows is an Equal Opportunity Provider

**MINUTES OF THE WILLOWS PLANNING COMMISSION  
REGULAR MEETING HELD DECEMBER 20, 2017**

1. **Call To Order:** 7:00 p.m.
2. **Pledge of Allegiance:** Commissioner White led the pledge of allegiance.
3. **Roll Call:** Karen Mantele, Planner; Wayne Peabody, Interim City Manager; Bob Hunt, City Attorney  
Commissioners:  
PRESENT: Griffith, Michael, Benningfield, Woods, White  
ABSENT:
4. **Agenda Review:** Chair Griffith asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.
5. **Public Comment:** Chair Griffith introduced the item. No public comments were made.
6. **Approval of Minutes:** It was moved by Commissioner Michael and seconded by Commissioner Benningfield to approve the minutes of October 18, 2017 and November 15, 2017.
7. **NEW BUSINESS/PUBLIC HEARING(S):**

- a. **Design Review (File# Dr-17-05) Applicant/Owner: Anil Patel/Same 452 N. Humboldt Avenue/Assessors Parcel Number 005-370-002/CH zone/Highway Commercial Land Use Designation/Design Review for exterior façade improvements to an existing structure (Motel 6)**

Chair Griffith introduced the item. Ms. Mantele presented the staff report. A short discussion was had among the Commission and staff.

Motion: Commissioner Benningfield/Second: Commissioner White

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows granting Design Review approval (File # DR-17-05) to Anil Patel of Motel 6 to install exterior façade improvements to an existing motel for property located at 452 N Humboldt Avenue, Assessor's Parcel Number 005-370-002

The motion passed unanimously 5/0 by the following voice vote:

AYES: Griffith, Michael, Benningfield, Woods, White

NOES:

ABSENT:

ABSTENTION:

- b. **Tentative Parcel Map Extension (File# MSUB-07-04) Applicant/Owner: Kyle & Tanya Persky 749 & 759 S. Merrill Avenue/Assessors' Parcel Number(s):001-330-017 & 001-017-018/R1 (Single Family Residential) zone/Low Density residential Land Use Designation/Request for one year extension to phased tentative map.**

Chair Griffith introduced the item. Ms. Mantele presented the staff report. A brief discussion was had among the commission and staff.

Motion: Commissioner Michael/Second: Commissioner White

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows granting approval for a one year time extension to a phased tentative map File # MSUB-07-04 for Kyle & Tanya Persky for property located at 749 & 759 S. Merrill Avenue, Assessor's Parcel Numbers 001-330-017 & 001-330-018.

The motion passed unanimously 5/0 by the following voice vote:

AYES: Griffith, Michael, Benningfield, Woods, White

NOES:  
ABSENT:  
ABSTENTION:

**c. Use Permit (File# UP-17-04) Applicant/Owner: Ken Ridino/Michael Schwenne**

459 N. Tehama Street/Assessor's Parcel Number 005-403-012/CG (General Commercial) zone/General Commercial Land Use Designation/Request to establish a residential use

Chair Griffith introduced the item. Ms. Mantele presented the staff report.

Chair Griffith opened the public hearing at 7:17 pm. Ken Ridino spoke stating how he will be using the structure space. Commissioner Woods asked if clients would be coming to the residence. Mr. Ridino stated no. The public hearing was closed.

Motion: Commissioner White/Second: Commissioner Michael

Motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the city of Willows granting use permit approval (File# UP-17-04) to Ken Ridino to establish a residential use (duplex) within an existing structure for property located at 459 N. Tehama Street, Assessor's Parcel Number 005-403-012.

The motion passed unanimously 5/0 by the following voice vote:

AYES: Griffith, Michael, Benningfield, Woods, White

NOES:

ABSENT:

ABSTENTION:

Ms. Mantele reminded the applicant that there is a ten (10) day appeal period following the Planning Commission decision on the use permit.

**d. Cannabis Land Use Discussion**

Prior to the introduction of the item, Chair Griffith made a statement regarding comments he made at a recent City Council meeting that were his personal opinion. He does not feel those statements will play into any future decision regarding cannabis issues as he felt he could be fair and impartial and was here to serve the public. Commissioner Benningfield also made a statement saying she had made a statement at a recent City Council meeting that may have given the perception that she could not be fair and impartial on the issue. Due to this Commissioner Benningfield chose to abstain from the discussion and any vote on this issue.

Ms. Mantele presented the staff report. Discussion and commentary was had between staff, the Commission and the public regarding; the 1,000 foot buffer around sensitive uses as listed in the recently adopted ordinance by the City Council, possible locations for a dispensary and zoning districts. Several members of the public spoke regarding the 1,000 foot buffer, zoning districts, the inclusion of churches along with schools and preschools in regards to the buffer, possible dispensary locations, economic considerations and the downtown commercial area.

It was the consensus of the Commission to give direction to staff to return to the next Planning Commission meeting with maps showing 600' and 1000' buffers and indicating the locations of parks, schools, pre-schools, licensed day cares and churches.

**8. COMMISSION COMMENTARY: None**

**9. ADJOURNMENT: 8:10 pm**


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**ROBERT GRIFFITH – Chair**

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**Maria Ehorn – Minute Clerk**

**PLANNING COMMISSION  
AGENDA REPORT**

MEETING DATE: January 17, 2018  
TO: City of Willows Planning Commission  
FROM: Karen Mantele, Principal Planner   
SUBJECT: Election of Chair & Vice Chair

Per Section 2.35.020 of the Willows Municipal Code and Policy Number 6-1, and in order to facilitate a consistent and orderly selection of officer, appointments of the offices of Chair and Vice-chair shall be made during the first meeting of the Planning Commission after January 1<sup>st</sup> of each year. The Chair and Vice-Chair positions will be by majority vote of the Planning Commission.

**Staff Recommendation:**

Elect Officer(s)

## Willows Planning Commission Agenda Report: January 17, 2018

Subject: Tentative Parcel Map File #TM-18-01  
 Applicant/Owner: City of Willows/same  
 Project Location: 1600 Hwy. 99/Tehama Street  
 Parcel No: 017-170-029  
 General Plan: General Industrial/Public Facilities & Services  
 Zone: MH (Heavy Industrial) (*lower*) and PF (Public Facilities)(*upper*)

### Review Process:

Per WMC Section 17.15.030 *Tentative Map*, a tentative map shall be prepared and submitted for processing and approval for all subdivisions. The Planning Commission has the authority to review minor divisions of land for the City of Willows. As such the Planning Commission will review the subject application and make a recommendation to the City Council related to project approval, denial, revisions, conditions of approval, etc. A Subdivision is a procedure used to divide property into smaller areas of land called parcels or lots.

No tentative map, final map or parcel map shall be approved unless the Planning Commission and the City Council find that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the general plan or any specific plan adopted pursuant to the requirements of Articles 5 and 8 of Chapter 3, Division 1, Title 7 of the Government Code.

### Project Description:

The City of Willows is the property owner of the subject land and applicant for the proposed Tentative Parcel Map, which is an application to subdivide one lot (*126.580 acres/5,513,824 square feet*) into one parcel and a remainder. The newly created parcel would be 1.7 acres in size and will have frontage on Road 57 frontage, a public street. No ground disturbance or modifications to the parcel will be part of this project.

The existing environment in the project area to be subdivided is within the City of Willows and that canals, sewage disposal, structures, and roads are located in the project area, while the Southern Pacific Railroad, Highway 99, Interstate 5, Ajax Field, a siphon, reservoir, canals streams, roads, and structures are located in the general project vicinity. The City's waste water treatment plant is located on the northwest section of the subject parcel. South of the wastewater treatment plant is acreage that has been rice-farmed for the many years; approximately 15+/- acres in size. A city well is located on the southern portion of the parcel, which well site will be included within the new 1.7 acre lot.

### Zoning

The entrance to the subject property is located along Road 57, east of the Southern Pacific Railroad line. The subject property has dual zoning; MH/PF (*Heavy Industrial District and Public Facilities & Services*). The newly created parcel is located within the MH zoned area. This zoning district allows for a number of varied permitted industrial uses and conditionally permitted uses, to include uses allowed in the Light Industrial zone, which include assembly and storage of good, materials, liquids, and equipment, except storage of flammable or explosive matter or materials which create dust, odors, or fumes. Minimum lot area requirements within the MH zone are 10,000 feet and a maximum building height of 50 feet.

The intent is to parcel out the one lot for future use as a water treatment facility for the south end future businesses. As proposed, and with conditions of approval as described in this report, the subdivision is consistent with the zoning standards found in Title 18, Chapter 18.75 MH (*Heavy Industrial District* ()) of the City's Municipal Code, as well as Title 17 (Subdivisions).

### **General Plan**

The Land Use Designation for this property is a dual designation; General Industrial/Public Facilities & Services, pursuant to the City's General Plan Land Use Map. The proposed subdivision is consistent with this designation.

### **Environmental Review**

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15315 Minor Land Divisions, Class 15, which reads as follows:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or few parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

A Cultural Records request was submitted to the NE Center of the California Historical Resources Information System at Chico State University, a records search to determine if any recorded prehistoric resources have been documented. The results indicated that no sites of this type have been recorded in the project area or within a mile of the proposed project. Records regarding Historic Resources indicate one site of this type has been recorded in the project area, consisting of a wastewater facility and sludge, aeration, and stabilization ponds, and one site of this type has been recorded within 1-mile of the project site consisting of the Glenn-Colusa Canal.

### **Findings**

In accordance with City Code, notice of this public hearing for a proposed subdivision was legally noticed in the local newspaper ten (10) days prior to the public hearing and direct notices were sent to property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property. No written or verbal comments have been received from the adjoining property owners.

City Municipal Code 17.15.070 states that the approval of a tentative or final map shall be denied if any of the following findings can be made:

- (1) That the proposed map or the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (2) That the site is not physically suitable for the type of development or for the density of development proposed.
- (3) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or that they do not provide reasonable public access to public resources per Article 3.5 of the Subdivision Map Act.

(4) That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

(5) That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The city council may approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction. The city does not have authority to determine that the public at large has acquired easements for access through or use of property within a proposed subdivision.

(6) That the discharge of waste from the proposed subdivision into the city sewer system would result in violation or add to a violation of existing requirements prescribed by a California Regional Water Quality Control Board.

Staff has determined that none of the above findings have been made with respect to this the proposed project and therefore approval of the tentative parcel map may be considered.

The Planning Commission may recommend approval of the subject Tentative Parcel Map with the following findings:

- A. That the project is consistent with the City of Willows General Plan and Zoning Ordinance.
- B. That the parcel is physically suitable for the type of use proposed.
- C. That the proposed use of the parcel will not cause substantial environmental damage or substantially injure wildlife or their habitat.
- D. That the approval of the proposed tentative map will not cause serious public health problems.
- E. That the project is consistent with the State Subdivision Map Act.

The project was reviewed internally by the Engineering department for comments/conditions which attached proposed conditions of approval reflect those comments.

**Staff Recommendation:**

Approve the requested entitlement for a Tentative Parcel Map as requested, subject to the findings and conditions listed in Attachment 2 of this report and adopt the attached resolution approving Tentative Parcel Map (file #TM-18-01)-for property located at 1600 Hwy. 99.

**Planning Commission Options:**

- 1) Approve the Tentative Parcel Map (#TM-18-01) with findings as described in the resolution and subject to Conditions of Approval as described in Attachment #2
- 2) Deny the Tentative Parcel Map with appropriate findings for denial

**Attachments:**

- 1. Draft Resolution
- 2. Conditions of Approval
- 3. Tentative Parcel Map (full size for Commissioners)
- 4. Zoning map
- 5. General Plan map



6. APN map

Submitted by:



Karen Mantele  
Principal Planner

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP (#TM-18-01) FOR THE SUBDIVISION OF ONE PARCEL INTO ONE SEPARATE PARCEL OF 1.7 ACRES IN SIZE AND A REMAINDER OF 124.88 ACRES FOR PROPERTY LOCATED AT 1600 HWY 99 ASSESSORS PARCEL NUMBER 017-170-029**

**WHEREAS**, the applicant, City of Willows, has submitted a Tentative Parcel Map application to subdivide one 124.88 acre parcel into one separate parcel of 1.7 acres and a remainder of 124.88 acres for property located at 1600 Hwy.99; and

**WHEREAS**, notices of the Planning Commission meeting held on January 17, 2018 were published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and

**WHEREAS**, the Planning Commission did, on January 17, 2018, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

**WHEREAS**, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 which states that Class 15 exemptions which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.; and

**WHEREAS**, the following findings are made:

- A. That the project is consistent with the City of Willows General Plan and Zoning Ordinance.
- B. That the parcel is physically suitable for the type of use proposed.
- C. That the proposed use of the parcel will not cause substantial environmental damage or substantially injure wildlife or their habitat.
- D. That the approval of the proposed tentative parcel map will not cause serious public health problems.
- E. That the project is consistent with the State Subdivision Map Act.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Willows does hereby find that the subdivision request (#TM-18-01) to allow one 124.88 acre parcel to be split into one separate parcel of 1.7 acres and a remainder of 124.88 acres is consistent with the City of Willows General Plan, the City of Willows Municipal Code, the City of Willows Zoning Ordinance; and the Subdivision Map Act, and hereby recommends approval of #TM-18-01 to the

City Council subject to the findings contained in this resolution and attached conditions of approval set forth in Attachment #2.

**IT IS HEREBY CERTIFIED** that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 17<sup>th</sup> day of January 2018, by the following vote, to wit:

AYES \_\_\_\_\_  
NOES \_\_\_\_\_  
ABSTAIN \_\_\_\_\_  
ABSENT \_\_\_\_\_

APPROVED: \_\_\_\_\_  
\_\_\_\_\_, Chairperson

ATTEST: \_\_\_\_\_  
Maria Ehorn, Recording Secretary

**CONDITIONS OF APPROVAL FOR  
Tentative Parcel Map (#TM-18-01) located at  
1600 HWY 99/TEHAMA//ASSESSORS PARCEL NUMBER 017-170-029**

**Adopted by Planning Commission \_\_\_\_\_, 2018**

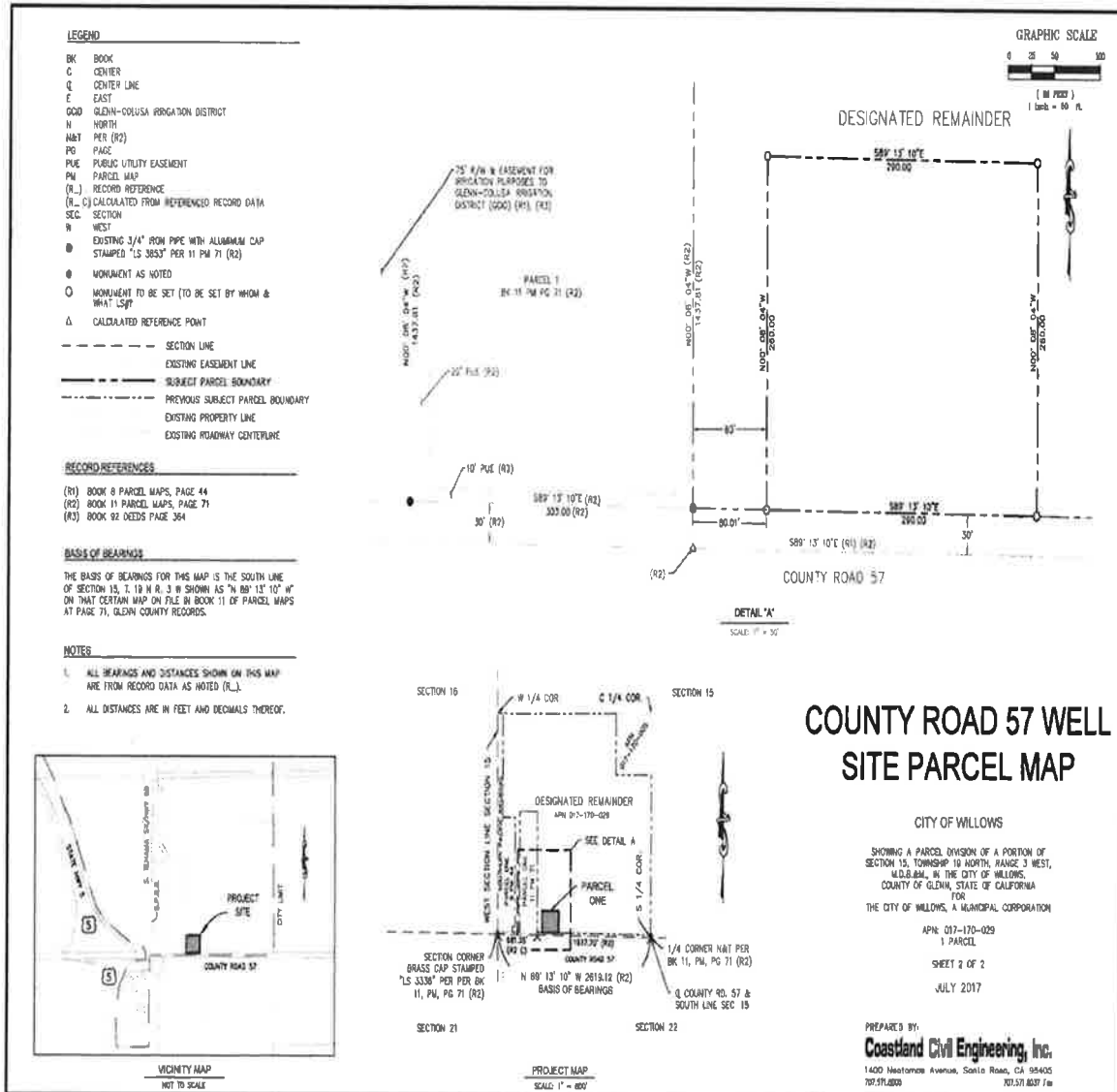
**GENERAL**

1. The applicant shall transmit by certified mail a copy of the conditionally approved Tentative Parcel Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record. Written compliance shall be submitted to the City of Willows.
2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
3. Notwithstanding the provisions of any other of these Conditions of Approval, this tentative map shall expire 24 months from the date of approval unless extended pursuant to the Subdivision Map Act.
4. That the application to extend the filing period for this map shall be received by the City of Willows sixty (60) days prior to the expiration date.
5. Any action or condition of the Planning Commission regarding this Map may be appealed in writing to the City Council in accordance with Section 66452.5 of the Government Code (filing fee is required). This Map shall not be filed with the Recorder until the expiration of the 15-day appeal period following the date of approval. The expiration date of the appeal period is \_\_\_\_\_, 2018.

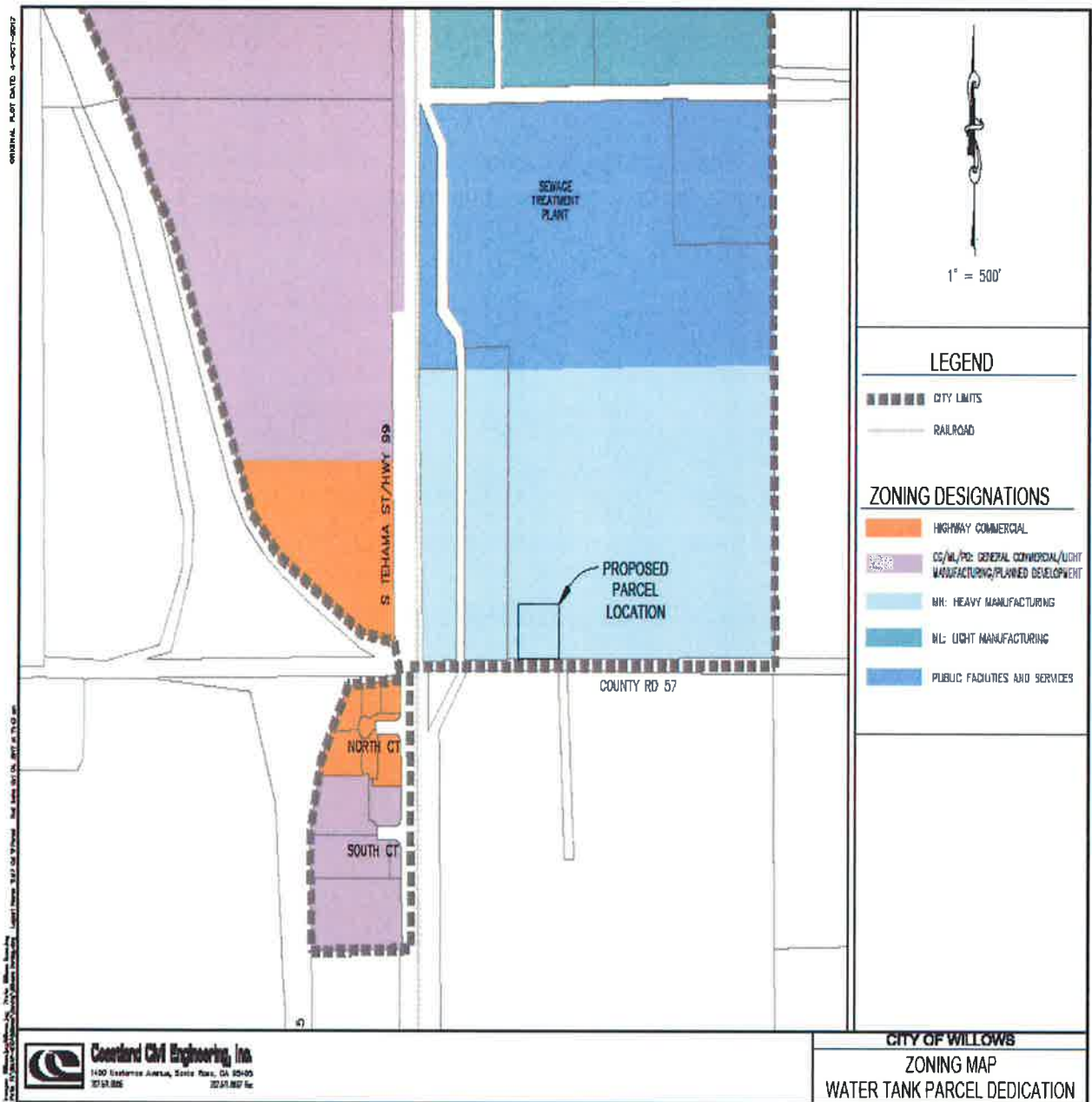
**PUBLIC WORKS/ENGINEERING DEPARTMENT**

6. The Parcel Map shall contain a note that states that modifications or additions to the existing public improvements fronting the lot will be required upon development or change in use of any of the parcels. Improvements shall include, but not be limited to, (1) modification of the driveway and (2) construction of sidewalk along the entire frontage.

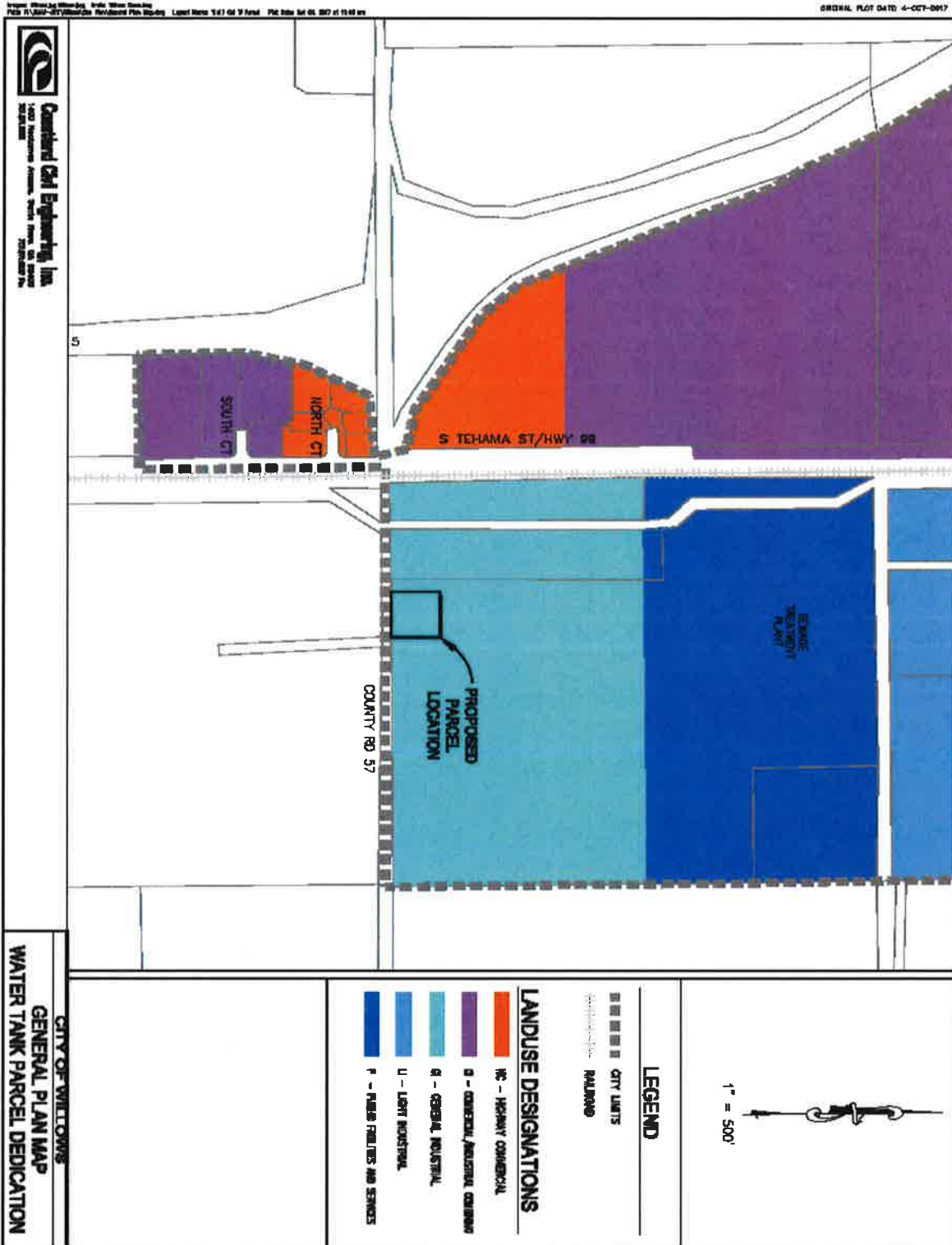
**Tentative Parcel Map**



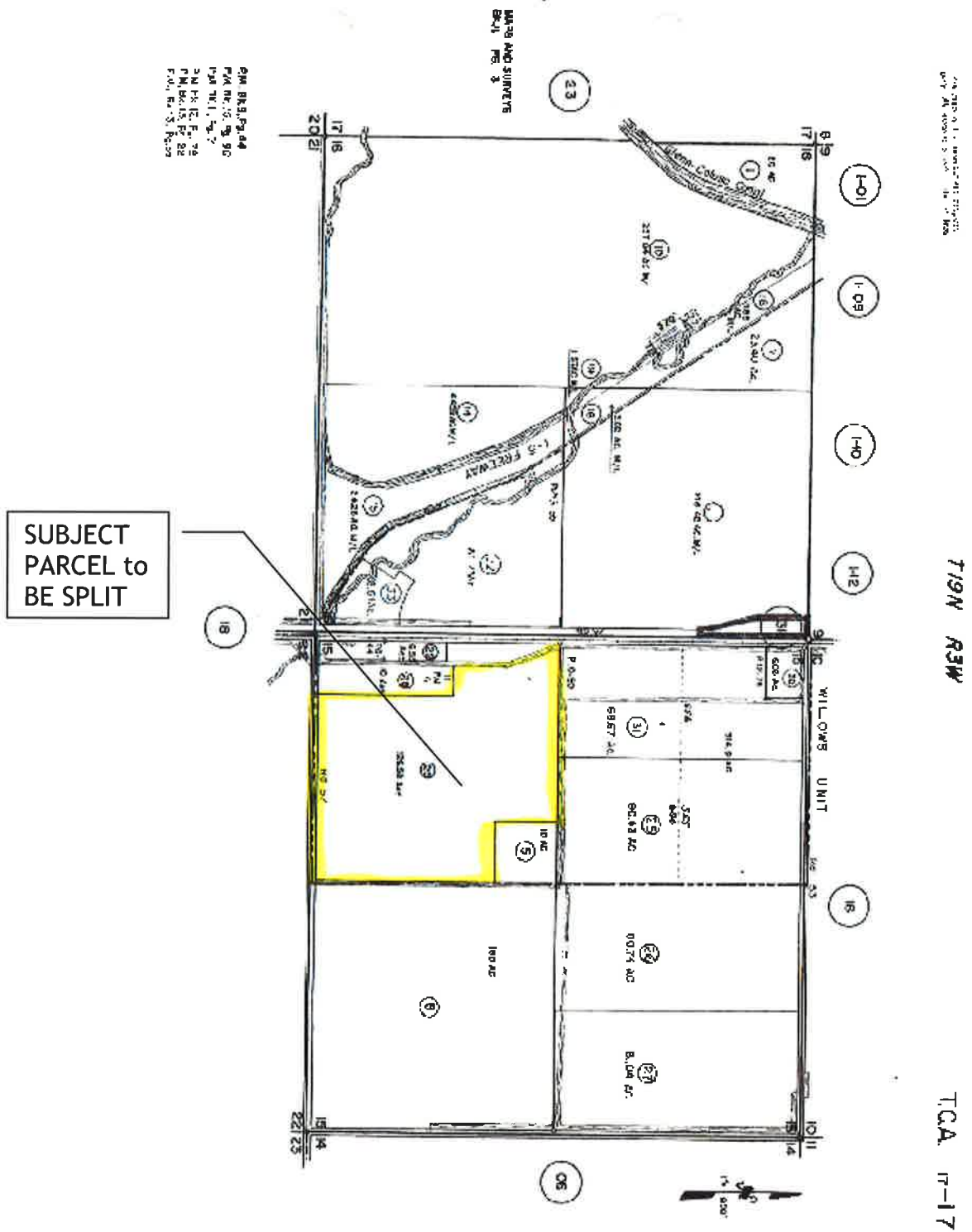
Zoning Map



General Plan Map



APN MAP





**Planning Commission Agenda Report:****January 17, 2018****TO:** Planning Commissioners**FROM:** Karen Mantele, Principal Planner**SUBJECT:** Cannabis Land Use discussion on establishing zones for cannabis dispensaries**BACKGROUND**

On November 14<sup>th</sup>, 2017 the City Council introduced for first reading an ordinance entitled “*An Ordinance of the City Council of the City of Willows repealing Willows Municipal Code Chapter 9.20 (“Medical Marijuana”), adopting new Chapter 9.20 (“Cannabis”), repealing Chapter 8.10.010 (“Definitions”), adopting new Chapter 8.10.010 (“Definitions”), and amending Chapter 8.10.020 (“Nuisance”) to regulate cannabis, use, cultivation, sales and other cannabis activities in the City of Willows,*” (hereafter the “Ordinance”).

On November 28, 2017, the Ordinance came before the Council for final adoption. The Council enacted the Ordinance, which established the maximum number of Retail/Dispensary Cannabis Licenses that may be issued in the City of Willows, which was up to two dispensary licenses, pursuant to Chap. 9.20.070 of the Willows Municipal Code, in order to prevent excessive concentrations of such businesses, as permitted by State law. In addition, the resolution established general guidelines regarding permitted locations of such businesses, and directed the Planning Commission to establish zoning district(s) in which this use would be allowed. As part of the new cannabis ordinance that went into effect on December 28, 2017 a 1000’ setback restriction from certain uses; schools, churches, parks, and licensed day cares was established.

On December 20, 2017 the Commission began the discussion as to the zone(s) in which a dispensary would be allowed. After hearing public comments and staff suggestions, the Commission requested that staff bring back this discussion and include setback distance maps for both 600 foot and 1000 foot from those certain uses listed within the new ordinance.

**STAFF RECOMMENDATION:**

Attached for your review are two maps which incorporate not only the 600 and 1000 foot setback distances but also show the recommended zoning districts in which a dispensary use could be located. Staff is recommending the retention the 1000 foot buffer. Additionally attached for the Commission and public information are the list of parks, schools, pre-schools, and churches within the City of Willows limits.

Staff recommends the Commission discuss the possible zoning districts in which a dispensary maybe allowed within the City of Willows and provide direction to staff.

**Attachments:**

1. List of Pre-schools
2. List of Schools
3. List of Licensed Day Cares
4. List of Parks
5. List of Churches

6. 600 foot setback map with recommended zoning districts
7. 1000 foot setback map with recommended zoning districts

Submitted by:



Karen Mantele  
Principal Planner

List of Pre-schoolsPRESCHOOLS**Tehama Extended Day Head Start**

545 North Tehama Street #2, Willows, CA 95988

Tehama Extended Day Head Start is a private center-based preschool in Willows, CA. [learn more](#)

Institution Type: Private

**Tehama Street Children's Center-Extended Day**

545 N. Tehama Street, Willows, CA 95988

Tehama Street Children's Center-Extended Day is a private center-based preschool in Willows, CA. [learn more](#)

Institution Type: Private

**Tehama Children's Center Early Head Start**

545 N Tehama St, Willows, CA 95988

Tehama Children's Center Early Head Start is a public center-based preschool in Willows, CA. [learn more](#)

Institution Type: Public

**Butte Street Head Start**

649 1/2 S. Butte, Willows, CA 95988

Butte Street Head Start is a private center-based preschool in Willows, CA. [learn more](#)

Institution Type: Private

**Joyful Noise Preschool**

154 N Lassen St, Willows, CA 95988

Joyful Noise Preschool is a private center-based preschool in Willows, CA. [learn more](#)

Institution Type: Private

**Blessed Beginnings Christian Preschool**

950 West Laurel, Willows, CA 95988

Blessed Beginnings Christian Preschool is a private center-based preschool in Willows, CA. [learn more](#)

Institution Type: Private

**Villa Avenue Head Start**

451 S Villa Ave, Willows, CA 95988

Villa Avenue Head Start is a public center-based preschool in Willows, CA. [learn more](#)

Institution Type: Public

**Sunshine Preschool**

434 E Wood Street, Willows, CA 95988

List of Schools

SCHOOLS

Murdock Elementary  
655 W French Street  
Willows, CA 95988

Willows Intermediate School  
1145 W Cedar Street  
Willows, CA 95988

Willows High School  
203 N Murdock Ave  
Willows, CA 95988

Willows Community High School  
823 W Laurel Street  
Willows, CA 95988

Walden Academy  
1149 W Wood Street  
Willows, CA 95988

Success One! Charter School  
451 S Villa Ave  
Willows, CA 95988

Willowglen School  
306 N Villa Ave  
Willows, CA 95988

List of Licensed Day Cares

DAYCARES

Rebecca Stafford Family Daycare  
544 N. Murdock

Quezada Family Childcare home  
1185 Green Street

Denna Hamilton Family Child Daycare  
839 Crestwood Way

Sherri Nolta Small day care  
439 Vine Street

Lisa Brazzi Family Child care home  
920 Cypress Street

Debra Ramsey Family Child care home  
433 Pacific Avenue

List of Parks

PARKS

Sycamore Park  
800 W Sycamore Street  
Willows, CA 95988

Central Park  
1150 W Laurel Street  
Willows, CA 95988

Jensen Park  
380 Elm Street  
Willows, CA 95988

Memorial Park  
No address found  
N side of Sycamore Street, between N Marshall Ave & N Murdock Ave

Southern Pacific Railroad Park  
130 N Tehama Street  
Willows, CA 95988

**List of Churches**

1. First Baptist Church of Willows /154 N. Lassen St
2. First Southern Baptist Church / 112 N Yolo St
3. Grace Reformed Church/ 148 W. Sycamore St
4. Santa Rosa First Church of God/ 236 W. Sycamore St
5. Holy Trinity Episcopal Church/ 556 E. Sycamore St
6. Faith Bible Church/ 403 Vine St
7. First Lutheran Church/ 333 Vine St.
8. ARK Christian Center/ 222 N Butte St
9. Open Gate Christian Fellowship/ 950 W. Laurel
10. Calvary Temple Pentecostal Church of God/ 444 S. Butte St
11. Assembly of God/ 434 E. Wood St
12. St. Monica's Catholic Church/ 1129 W. Wood St
13. Willows Christian Church/ 200 S. Plumas St
14. Bibleway Association Church/ 202 N. Plumas St.
15. Church of the Nazarene-Willows/ 216 N. Culver St.
16. The United Methodist Church/ 544 N Shasta St.
17. Church of Jesus Christ Latter-Day Saints/810 N. Humboldt Avenue

600 foot setback map with recommended zoning districts





1000 foot setback map with recommended zoning districts

