



Willows Planning Commission Special Meeting

December 30, 2020
Willows City Hall
3:00 p.m.

PLANNING COMMISSION
Robert Griffith, Chair
Jose Hansen, Vice Chair
Candis Woods, Commissioner
Hilgard Muller, Commissioner
Pedro Bobadilla, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn

Agenda

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

NOTICE:

This meeting of the Planning Commission of the City of Willows is CLOSED TO IN-PERSON ATTENDANCE for members of the public. This closure is necessary due to the need to protect against transmission of the COVID-19 Coronavirus. For Commission Members and necessary staff in attendance the City will strictly employ protective measures and require meeting participants to maintain a distance of at least six (6) feet between participants who are not members of the same household. For members of the public, the City encourages telephonic participation, through the use of the call-in information provided on this agenda.

Dial in Number: (605) 313-5611

Access Number: 404150

1. CALL TO ORDER – 7:00 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT/WRITTEN COMMUNICATIONS

a. Public Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time by stating your name and address. Then please wait until you are recognized by the Chair or Vice Chair. No formal action will be taken unless the matter is placed on a future agenda. Each member of the public attending in person or caller will be limited to three (3) minutes. If you are calling in to provide public comment, use the call-in information below:

Dial in Number: (605) 313-5611

Access Number: 404150

5. CONSENT AGENDA

Consent items are considered to be routine by the Planning Commission and will be enacted in one motion. There will be no separate discussion on these items unless a Commission Member requests, in which event the item will be removed from the consent agenda. It is recommended that the Commission:

- a. Approval of minutes of the Regular Planning Commission Meeting held on November 18, 2020.

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.

6. REGULAR BUSINESS AGENDA/PUBLIC HEARING(S)

- a. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution approving a Lot Line Adjustment, (File #LLA-20-01) for California Land Investors, LLC to adjust property lines for property located at Assessors Parcel Numbers 017-350-004, -005, and -006.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A LOT LINE ADJUSTMENT (FILE #LLA-20-01) FOR CALIFORNIA LAND INVESTORS, LLC TO ADJUST PROPERTY LINES FOR PROPERTY LOCATED AT ASSESSORS PARCEL NUMBERS 017-350-004, -005, AND -006.

- b. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolutions for the Amended South Willows Residential Neighborhood Map (Rezone, General Plan Amendment, Major Use Permit, Planned Development) project.

- 1a. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution approving the General Plan Request (File #GPA-20-01) to redesignate 9.0 gross acres to the General Plan Land Use Map (Exhibit A) from low density residential to multi-family residential, and approve the request to rezone (File #RZ-20-01) 9.0 gross acres to the city zoning map (Exhibit B) within the South Willows Residential Community from R-1/PD to R-3/PD for property located in the southern portion of the City of Willows, south of Glenn Colusa Irrigation Canal, east of Interstate 5, and west of Tehama Street (Route 99) Assessors Parcel Number(s) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017 as listed on Exhibit A & B with other zoning and designations remaining unchanged.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL APPROVE THE GENERAL PLAN REQUEST (FILE#GPA-20-01) TO REDESIGNATE 9.0 GROSS ACRES TO THE GENERAL PLAN LAND USE MAP (EXHIBIT A) FROM LOW DENSITY RESIDENTIAL TO MULTI FAMILY RESIDENTIAL, AND APPROVE THE REQUEST TO REZONE (FILE# RZ-20-01) 9.0 GROSS ACRES TO THE CITY ZONING MAP (EXHIBIT B) WITHIN THE SOUTH WILLOWS RESIDENTIAL COMMUNITY FROM R-1/PD TO R-3/PD FOR PROPERTY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF WILLOWS, SOUTH OF GLENN COLUSA IRRIGATION CANAL, EAST OF INTERSTATE 5, AND WEST OF TEHAMA STREET (ROUTE 99) ASSESSORS PARCEL NUMBER(S) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017 AS LISTED ON EXHIBIT A & B WITH OTHER ZONING AND DESIGNATIONS REMAINING UNCHANGED.

- 1b. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of resolution of the Planning Commission of the City of Willows recommending the City Council adopt the subsequent mitigated negative declaration prepared for the South Willows Residential Neighborhood amended project for property located in the southern portion of the City of Willows, south of Glenn Colusa irrigation canal, east of Interstate 5, and west of Tehama Street (Route 99) specifically Assessors Parcel Number(s) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL ADOPT THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION PREPARED FOR THE SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD AMENDED PROJECT FOR PROPERTY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF WILLOWS, SOUTH OF GLENN COLUSA IRRIGATION CANAL, EAST OF INTERSTATE 5, AND WEST OF TEHAMA STREET (ROUTE 99) SPECIFICALLY ASSESSORS PARCEL NUMBER(S) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017.

- 1c. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider granting Major Use Permit Approval (File #MUP-20-06) to California Land Investors LLC and Planned Development approval (File #PD-20-01) for the south willows residential neighborhood (tentative map file #TM-09-01) to establish a Combining Zoning District on 9.0 gross acres for property located in the southern portion of the City of Willows, south of Glenn Colusa irrigation canal, east of Interstate 5, and west of Tehama Street (Route 99) specifically Assessors Parcel Number(s) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING APPROVAL OF A MAJOR USE PERMIT (FILE #MUP-20-06) TO CALIFORNIA LAND INVESTORS LLC AND A PLANNED DEVELOPMENT (FILE# PD-20-01) FOR THE SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD (TENTATIVE MAP FILE# TM09-01) TO ESTABLISH A COMBINING ZONING DISTRICT ON 9.0 GROSS ACRES FOR PROPERTY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF WILLOWS, SOUTH OF GLENN COLUSA IRRIGATION CANAL, EAST OF INTERSTATE 5, AND WEST OF TEHAMA STREET (ROUTE 99) SPECIFICALLY ASSESSORS PARCEL NUMBER(S) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017.

7. COMMISSION/STAFF REPORTS/COMMENTS

- a. Staff Reports/Comments:

8. ADJOURNMENT

This agenda was posted on December 23, 2020


Maria Ehorn, Minute Clerk

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

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 at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider



ACTION MINUTES OF THE WILLOWS PLANNING COMMISSION REGULAR MEETING HELD NOVEMBER 18, 2020

Meeting audio is available at the City of Willows website. This is not a live feature. Audio recordings are posted the succeeding business day following the scheduled Planning Commission Meeting.
Please visit www.cityofwillows.org for free PodBean recordings.

1. Chair Griffith called the meeting to order at 7:00 p.m.
2. The meeting opened with the Pledge of Allegiance led by Commissioner Woods.
3. **Roll Call:**

Commissioners Present: Griffith, Hansen, Woods, Muller, Bobadilla

Absent:

Staff Present: Karen Mantele, City Planner, Maria Ehorn, Minute Clerk,

4. **Public Comment/ Written Communications:** Nonw

5. **Consent Agenda:**

- a. Approval of minutes of the Regular Planning Commission meeting held on October 21, 2020.

Action:

Motion: Commissioner Woods/Second: Commissioner Bobadilla

Moved to approve the minutes of Regular Planning Commission meeting held on October 21, 2020 as presented.

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

AYES: Griffith, Hansen, Woods, Muller, Bobadilla

NOES:

ABSENT:

ABSTAIN:

6. **REGULAR BUSINESS AGENDA/PUBLIC HEARING(S)**

- a. Staff recommends Commission receive the staff report, attachments, discuss and upon conclusion, consider the adoption of the attached resolution for resolution granting design review approval (File# DR-20-05) to the Black Bear Restaurant to install an attached 20' x 24' patio cover to the restaurant for property located at 246 N Humboldt Avenue, Assessors Parcel Number 001-041-013.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE #DR-20-05) TO THE BLACK BEAR RESTAURANT TO INSTALL AN ATTACHED 20'X24' PATIO COVER TO THE RESTAURANT FOR PROPERTY LOCATED AT 246 N HUMBOLDT AVENUE, ASSESSORS PARCEL NUMBER 001-041-013.

7:10 Public hearing opened.

7:10 Public hearing closed.

Action:

Motion: Commissioner Muller/Second: Commissioner Woods

Moved to approve a resolution of the Planning Commission of the City of Willows granting Design Review approval (File #DR-20-05) to the Black Bear Restaurant to install an attached 20'x24' patio cover to the restaurant for property located at 246 N Humboldt Avenue, Assessors Parcel Number 001-041-013.

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

AYES: Griffith, Hansen, Woods, Muller, Bobadilla

NOES:

ABSENT:

ABSTAIN:

7. COMMISSION/STAFF REPORTS/COMMENTS.

- a. Staff Reports/Comments: Karen Mantele gave brief updates/status of upcoming and ongoing projects.
- b. Commission Reports/Comments: Commissioners gave comments/reports on activities and various meetings they attended.

8. ADJOURNMENT:

The meeting was adjourned at 7:33 p.m.

Robert Griffith – Chair

Maria Ehorn – Minute Clerk

DRAFT

December 30, 2020

Planning Commission Special Meeting Agenda Report:

Project: Lot Line Adjustment (File LLA-20-01) Request to adjust property lines between 3 parcels
Applicant(s)/Owner: California Land Investors, LLC/same
Parcel Nos: 017-350-004; 017-350-005; 017-350-006
Zoning: CG/ML/PD (General Commercial/Light Manufacturing/Planned Development)
General Plan Commercial/Industrial Combining

Project Description

A Lot Line Adjustment application was submitted by California Land Investors, LLC. requesting to adjust the property lines between three adjacent parcels. The intentions are to adjust property lines to allow for a parcel for the recently approved Element 7 project.

Existing parcel sizes are: 1 acre for the -004 lot; 1.15 acres for the -005 lot; and 2.39 acres for the -006 lot for a total of 4.54 acres. (See attached existing APN map).

Resulting parcel sizes will be Parcel A will be 2.08 acres (west parcel), Parcel B will be 2.08 acres (east parcel) and Parcel C will be 0.38 acres and is the Tehama Street channel lot. (See attached resulting APN map).

Review Process

This matter is before the Planning Commission pursuant to Chapter(s) 17.55.240 of the City of Willows Municipal Code.

Zoning/ General Plan

The three subject parcels are located within the South Willows Commercial Industrial Center property (Phase 1) which all parcels are zoned CG/ML/PD. The minimum lot size is 5,000 square feet per the adopted standards for this planned development.

The General Plan Land Use designation for the subject parcel is Commercial Industrial Combining pursuant to the City’s General Plan Land Use Map.

Environmental Review and Analysis

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 15305, Class 5, Minor Alterations in Land Use Limitations.

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor’s records within 400 feet of the subject property were sent notice of the hearing. As of the date of preparation of this report no written public comments have been received.

STAFF RECOMMENDATION:

Staff recommends adoption of the attached resolution recommending approval for Lot Line Adjustment #LLA-20-01, a request to adjust property lines on three adjacent parcels, APNs: 017-350-004; 005; 006, subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

- 1) Recommend approval of the Lot Line Adjustment proposal
- 2) Deny the Lot Line Adjustment proposal with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Original APN map
4. Resulting APN map

Submitted by:

Karen Mantele

Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING A LOT LINE ADJUSTMENT (FILE #LLA-20-01) FOR CALIFORNIA LAND INVESTORS, LLC TO ADJUST PROPERTY LINES FOR PROPERTY LOCATED AT ASSESSORS PARCEL NUMBERS 017-350-004, -005, AND -006

WHEREAS, the applicant California Land Investors, LLC, has filed a Lot Line Adjustment application to request adjustment of property lines for three adjacent parcels; and,

WHEREAS, Section 17.55.240 allows for Lot Line Adjustments with Planning Commission approval; and

WHEREAS, notices of the Planning Commission meeting held on December 30, 2020, were published in a newspaper of general circulation in the City in accordance with law, and,

WHEREAS, the Planning Commission did, on December 30, 2020, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

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

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305(a), Class 5, Minor Alterations in Land Use Limitations.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Lot Line Adjustment proposal to adjust three adjacent parcel lines is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Lot Line Adjustment #LLA-20-01, subject to the attached conditions of approval set forth in Attachment #2.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a special meeting of the Planning Commission of the City of Willows on Wednesday, the 30th day of December 2020 by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Robert Griffith, Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

**Lot Line Adjustment
Conditions of Approval
For California Land Investors, LLC
for Assessors Parcel Numbers: 017-350-004; -005; -006**

PC approval date: _____,2020

General

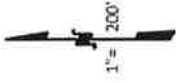
1. That the applicant/developer shall enter into a Pass-Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. The final Lot Line Adjustment maps shall be filed and recorded at the Glenn County Recorder's office.
3. Payment of real property taxes shall be paid prior to the recording of the Lot Line Adjustment deed and map.

EXISTING LOT CONFIGURATION

T. 19N., R. 3W., M.D.B. & M.

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A LEGAL OPINION. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

T.C.A. 17-35

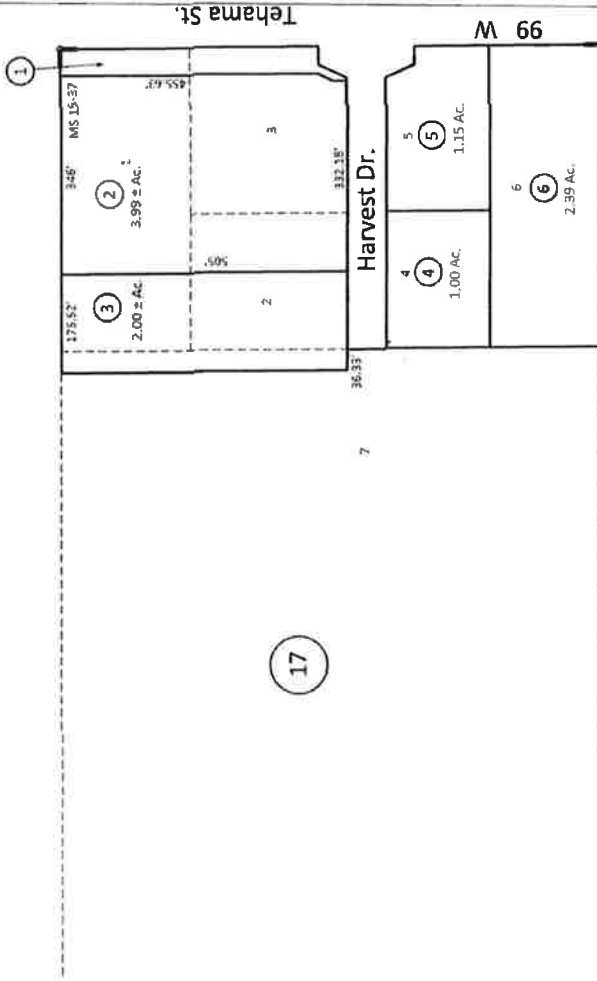


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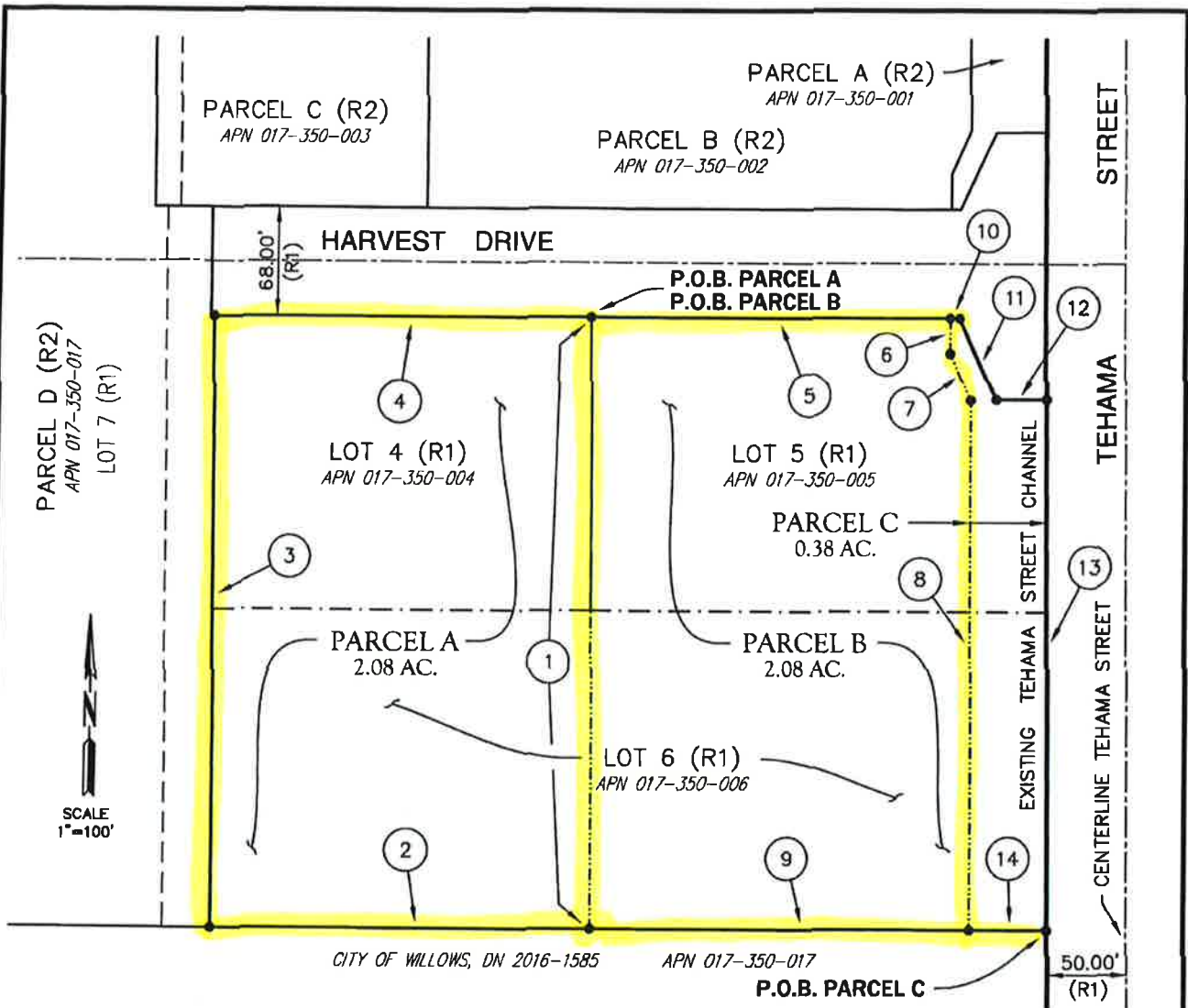


M. & S. Bk. 15, Pg. 37

NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Book 17 - Pg. 35
County of Glenn, Calif.
2019
PARCELIST

RESULTING LOTS



LINE DATA

① S 00°17'42" E 380.00'	⑤ S 89°52'58" E 226.87'	⑨ N 89°52'58" W 238.71'
② N 89°52'58" W 239.00'	⑥ S 00°07'02" W 22.10'	⑩ S 89°52'58" E 6.10'
③ N 00°17'47" W 380.00'	⑦ S 24°29'27" E 31.36'	⑪ S 24°29'27" E 55.24'
④ S 89°52'58" E 239.01'	⑧ S 00°08'47" E 329.37'	⑫ N 89°43'17" E 32.00'
		⑬ S 00°16'43" E 330.00'
		⑭ N 89°52'58" W 48.81'

LEGEND

- EXISTING PARCEL LINE TO REMAIN
- - - OLD LOT LINE TO BE REMOVED (TYPICAL)
- NEW LOT LINE
- APN ASSESSOR'S PARCEL NUMBER
- POB POINT OF BEGINNING
- CALCULATED POINT, NO MONUMENT FOUND OR SET
- (R1) RECORD DATA PER 0000
- (R2) RECORD DATA PER 0000

NOTES:

1. SEE SHEET 3 FOR EASEMENT INFORMATION

PRELIMINARY

EXHIBIT "B"

LOT LINE ADJUSTMENT 20-

FOR
 CALIFORNIA LAND INVESTMENT, LLC.
 CITY OF WILLOWS STATE OF CALIFORNIA

RAR
ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
 115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811
 TELEPHONE 530-895-1422

NOVEMBER, 2020 11112C5 SHEET 2 OF 3

December 30, 2020

Planning Commission Special Meeting Agenda Report: December 30, 2020

Project: Amended South Willows
Residential Neighborhood Map
(Rezone, General Plan Amendment,
Major Use Permit, Planned Development)

Applicant/Owner: California Land
Investors LLC/Same

Project Location:

Located in the southern portion of the City,
South of the Glenn-Colusa Irrigation Canal,
east of I-5 and West of Tehama Street (State Route 99)

Parcel No(s):

001-091-012, 001-101-003,
001-102-014, 017-170-011; 017-170-017

Zoning: R-1/PD/OS
(Low Density Residential/
Planned Development/Open Space)

General Plan: Low Density Residential
(LDR and Open Space (OS))

Background:

On October 12, 2010, a 143.4± acre residential subdivision development project was approved by the City Council (*File # TM09-02, UP09-04, PD09-02*). The approved project consisted of 448 single-family residential (SFR) lots, with a range of lot sizes, clustered around useable open space and parkland, and buffered from major transportation corridors; (I-5, Tehama Street, and the Southern Pacific Railroad), and future commercial/industrial development to the south.

The South Willows Residential Neighborhood also consisted of 5 commonly owned parcels, a community park, with the main entrance off Tehama Street, a second access- vehicle bridge over the GCID canal to Merrill Avenue, and an EVA to Rd. 53, along with a network of streets. Residential Planned Development Uses and Design Standards were adopted as part of the approved tentative map to govern future residential architecture and allowed uses.

The project site is currently vacant and is relatively flat, having been in agricultural use for many years. The current surrounding land uses include:

- North: Glenn-Colusa Irrigation Canal and, beyond, residential development, and Jensen Park
- South: Vacant Agricultural land/Zoned CG/ML/PD (which has a commercial building under construction)
- East: Tehama Street, beyond-Southern Pacific Railroad, agricultural, Wilbur Ellis fertilizer plant
- West: Interstate Highway 5 and, beyond, the North Fork of Logan Creek.

Amended Project Proposal

Review Authority:

Per WMC Section 18.20.040, the Planning Commission has the review authority regarding the Rezone and General Plan Amendment applications, with recommendations of its findings and summary of the public hearing to the City Council thereafter, for an ordinance to implement the General Plan Amendment and Rezone. Per WMC Sections 18.135 and 18.105, the Planning Commission has review and approval authority for the Major Use Permit and the Planned Development applications, with rights of appeal to the City Council. The Use Permit and Planned Development are contingent on the final adoption of the Amendment and Zone change.

REZONE (File# RZ-20-01):

In part because of changes in the housing market and demand for affordable housing, the project applicant proposes to revise the approved 2010 development map, which was limited to low-density, single-family residential housing. The applicant is requesting several amendments, the main one is to rezone nine gross acres (8.1 net). The request is to amend the zoning on the nine acres from the current zoning of R-1/PD to R-3/PD, which would allow for higher density residential development, to include multifamily residential, senior, and affordable units, but would still allow for single-family development.

A rezone to that acreage would include amending the City of Willows Zoning Map, as shown on the attachment.

GENERAL PLAN AMENDMENT: GPA-20-01:

A General Plan Amendment is required to enable a rezone of property. The applicant requests to amend the General Plan for the nine acres from the current Low Density Residential (LDR) Designation to the Multi-Family Residential (MFR) Designation. The current General Plan Land Use designation for this 143.4-acre property is (LDR)/Open Space pursuant to the City's General Plan Land Use Map. The LDR land Use designation provides for two to six units per acre (*minimum 6000 square foot lot size requirement*). The MFR designation provides for 16-30 units per acre, to coincide with the Rezoning of the nine acres. This General Plan Amendment would include amending the City of Willows Land Use Map as shown on the attachment.

Staff is recommending an amendment to the text within the Land Use Classifications, as this property is referenced in the Land Use Section of the General Plan under Section 5.0 as a Special Development Area, and more specifically as the Murphy Property. This Section dates to 1989, when the City annexed this land and all land south to Road 57 and beyond a bit, into the City limits. At that time, it appears from City records, that a golf course could be part of the future development of the residential property. Development patterns have changed since then, and this type of component is unfeasible. The Amendments to Special Development Section 5.0 and Figure 5.1 are recommended by Staff because of the rezone and general plan changes. These recommendations include, changing the name of the property from the Murphy Property to the South Willows Residential (SWR) Property, adding text to coincide with the change of adding multi-family development, correcting the text to be in concert with the size of this residential piece of land, removal of the golf course concept, and other clean up wording. Attachments (#5&6) are attached, which show the original text of the Section and Figure, as well as the proposed changes.

As stated under Section XI. Of the Subsequent Initial Study prepared for this project, conflicts with the General Plan can be resolved through the amendment process, and other environmental impacts

can be reduced to less-than-significant levels through mitigation measures, and as a result any impacts associated with land use plan conflicts are anticipated to be less than significant.

Several General Plan primary goals, objectives, policies and implementation measures are relevant with this project:

- **DPS-1 Development:**

The concept is that new growth should be accommodated and planned for, maintaining flexibility and responsiveness to the changing conditions and opportunities for development, and that the City should only approve development proposals that are consistent with this plan.

**This project is requesting flexibility in residential development to accommodate for existing development trends and needs of the community.*

- **DPS-2 Compatible Land Uses:**

This concept is what good planning is all about. Allowing the continuation of existing uses, while accommodating new uses, requires careful consideration on the compatibility of the two. An objective of this concept is maintaining the viability of existing agricultural operations if available.

**To the north of the project site are existing uses, to include open space parkland and residential. To the east is a commercial use (fertilizer operations) that has been operating for many years, and anyone who buys/rents a unit within this residential development will be made aware of this use. To the south is commercial/industrial; however there is an open space buffer in between these two uses, as well as along the west between the residential and the commercial use. As to the agricultural use of the site, even though this property was annexed and rezoned from agricultural use to residential use, the property for 31 years has been and will be used as some sort of ag use (until development begins.) In the past several years the use has been a dry crop agricultural use.*

- **DPS-4 Community Services, Facilities, and Infrastructure:**

All three of these play an integral role in community development. The City's function is to ensure these are maintained at appropriate levels to meet the needs of the community and the needs of new development, and that the needs do not exceed the existing services.

Additionally, stating that before approving a development proposal, the City should determine through the CEQA process that a proposed project will not adversely impact the existing community services, facilities, and infrastructure.

**These three aspects of development were analyzed within the Subsequent Initial Study prepared for this amended project, and which was out for public review for 30 days. As part of this Study, a Water Supply Analysis was prepared by CalWater to determine the existing and planned future needs of the community. Expansion of the water line that runs down Tehama Street, (stopping at the end of the Commercial/Industrial property), and extending this down to Road 57, crossing Tehama going east on Road 57 where a water tank(s) will need to be constructed, is vital for this residential project. These infrastructure needs will be at the cost of the developer unless infrastructure grant funds can be garnered for this water line extension and tank installation.*

- **DPS-5 Wastewater Treatment Capacity Reserve:**

The primary factor in assessing the ability of a community to accommodate growth is whether there is a sufficient reserve of the wastewater treatment capacity. A reserve capacity allows the City to be flexible and responsive to development without putting undue stress on the system.

**Per the City Engineer the reserve capacity of the City's wastewater treatment capacity is sufficient as the current use is only using 50% of the capacity. This allows for development expansion into the future.*

- **DPS-6 Hazards**

The safety of the citizens is of primary importance for the City. Natural and human-made hazards can present undue risks to the health, safety, property, and the welfare of the community if not planned for properly.

**In 2019 the City of Willows updated the Safety Element of the General Plan to include the most current plans of actions to possible hazards within the City of Willows. The Multi-Jurisdiction Hazard Mitigation Plan, which was reviewed by the California Governor's Office of Emergency Services (CalOES) and the Federal Emergency Management Agency (FEMA), with CalOES and FEMA having conditionally approved the Multi-Jurisdiction Hazard Mitigation Plan, which was finally adopted by the Glenn County Board of Supervisors. This Plan meets the intent and goals of this DPS. The Initial Study shows that the proposed project will not interfere with Plan implementation.*

- **DPS-8 Economic Vitality**

Glenn County has seen a strong boost in new businesses within the past few years, and with new commercial and residential construction currently taking place in the City, the economic vitality is being maintained. Working towards a strong economy is the goal of all cities, and the City of Willows continues to encourage business development.

**The City has worked with businesses to develop here, and retain and create new jobs. The construction of the new Rumiano Cheese facility south of the residential project site is an example of working towards this goal. The jobs created with this and other new development will attract more residents thereby increasing the need for housing.*

- **DPS-9 Housing**

The Land Use Element's major function is to ensure that there are adequate housing opportunities for existing and future residents of the community. This Element serves by designating future land uses, to provide a variety of residential development opportunities in both type and cost.

**The proposed project, an amendment to allow the change of designation and zoning, is a step in the direction to ensure that there are housing opportunities in both type and cost. Additionally, California state law supports reducing barriers to new housing, particularly affordable housing, thereby supporting the need for this amended project.*

USE PERMIT:MUP-20-06: Per Section 18.105.040(2) a final development plan along with a use permit is required for a PD combining zone. The request is to change the zoning on nine acres from R-1/PD to R-3/PD, therefore, pursuant to WMC Section 18.105.020, any development within areas designated as PD must first secure a use permit. The applicant has submitted for a major use permit to comply with this code.

PLANNED DEVELOPMENT: PD-20-01: The purpose of the planned development or PD combining district per the WMC is *intended to provide a means of guiding land development or redevelopment in areas of the city that are uniquely suited for a planned coordination of land uses and to provide for a greater flexibility in land use intensity and design because of accessibility, ownership patterns, and community objectives.* By way of this zoning district overlay purpose statement, the code gives the flexibility to allow design that will meet the three issues. The proposed project is designed to be accessible, 418 homes will provide ownership, and providing more housing is a community objective.

Planned Development Code Section 18.105.050 states “*The uses permitted in any PD district shall be determined by those uses allowed with which the PD district is combined. The Planning Commission may approve alternative uses only if those uses can be found to be in the public interest. The number of dwellings per parcel and the number of dwellings per building may exceed the number allowed within R-1 and R-2 districts, provided the total density of the project does not exceed that designated by the general plan*”. The proposal includes amending the General Plan to allow for a higher density designation (LDR to MFR), to enable the proposed increased density.

A final development plan is required for a planned development, including a list of allowed uses and design guidelines and standards. Attached is the amended development plan. The applicant has submitted a list of permitted and conditionally permitted uses, as well as development standards, which are attached to this report. It should be made clear that the adoption of the development standards does not remove other zoning code requirements related to design.

Aspects within the PD code section to consider include, uses permitted; parking, building height, open space, underground utilities, unit size and setbacks. There are also legal requirements for common areas to comply with, including a covenant to create a nonprofit homeowners association that details the limits and extent of usage limitations on common property area.

Regarding open space requirements, the WMC defines open space as “*Open space, minimum*” means the percentage of lot area which must be maintained in grass or other living vegetation”. The requirement per WMC Section 18.150.050(4) states that PD districts shall have 40% of the gross acres in open space. According to the PD district standard, the 143.4-acre site would require approximately 57 acres of open space. The total open space provided for this residential development is approximately 32 acres. This topic was not discussed when the 2010 project was heard, however is being addressed with the amended project, as further explained below. The open space parcels within this residential development include Parcels A1-D as shown on the attached amended plans, and the community park. All the 5 commonly owned parcels, and a neighborhood park will remain as open space buffers.

Section 18.105.050(4) states the Planning Commission may grant a modification where, after considering the general purposes of a planned development, including the open space requirement, a practical result will obtain. Any future multi-family/senior/affordable complex would be required to construct an on-site play/community area, thereby adding to the usable open space within the SWR development. The Commission may discuss this issue and make any recommendations. Staff has included a finding for a modification within the draft use permit/planned development resolution to allow for the reduction of this open space requirement.

Revise Tentative Subdivision Map:

Proposed changes to the Tentative Map (resulting in some modifications to the 2010 COAs):

- a) Remove 32 SFR lots (56 thru 87) with *new* Lot #449 as a multi-family apartment lot and create a 9.0-acres (gross) and 8.1-acres (net) lot. This change results in elimination of a portion of Sean Street adjacent to Parcels B and C and Alfredo Way.
- b) Replacing the proposed emergency vehicle access (EVA) easement between Lots 16 and 17 on the approved tentative map with the addition of a 60' wide public road (Road 'A') from the project (Maynard Manor) to the existing County Road 53, including removal of existing culverts and installing new culverts in the Tehama Street Channel. County Road 53 after being improved, would be dedicated to the City along the southerly side of the road. The amended tentative map depicts the original Parcel A as Parcels A1 and A2. As a result of the new road A (from 20' wide to 60' wide), parcels along either side of the new road were modified. All new lot sizes meet the requirement of not less than 6000 SF; however 7 lots to the east and west of Road A cannot meet the lot width requirement of the "Residential Design Standards" adopted for the 2010 project. The applicant is requesting a modification to the adopted standard. (*See attachment #11*)
- c) Replacing the proposed Merrill Avenue vehicular bridge over the Glenn Colusa Irrigation District (GCID) Central Canal and proposed Merrill Avenue road improvements with a pedestrian and bikeway bridge, including creation of Parcel 'E' for dedication to the City, and a 24' wide public access and public utilities easement over the Central Canal.
- d) Reconfiguring Lots 11 thru 20, 234, 292 thru 296 and 297 thru 310 on the amended tentative map. Lots 56 and 57 as shown on the approved tentative map are eliminated, but these lot numbers are used on the amended tentative map adjacent to the proposed Merrill Avenue pedestrian bridge.
- e) Revising the name of the proposed entry road between Tehama Street and Howard Street from Sean Street to Howard Street.
- f) Elimination of the proposed sanitary sewer lift station and force main. Move proposed point of connection to sanitary sewer to the proposed multi-family parcel (Lot 449).
- g) Elimination of all proposed reclaimed water infrastructure.
- h) Replacing the proposed bridge on Howard Street (formerly Sean Street) over the Tehama Street Channel with a culvert style crossing.
- i) Revisions to the project data as shown on Sheet (A)TM-1 and phasing information as shown on Sheet (A)TM-4.
- j) Various revisions to the preliminary grading plan sheets due to the proposed changes that would occur as part of the proposed amended tentative map.
- k) Various revisions to the proposed storm drain, sanitary sewer and domestic water infrastructure and proposed streetlight locations due to the changes that would occur as part of the proposed amended tentative map.
- l) Various revisions to the proposed onsite signing and striping due to the changes that would occur as part of the proposed amended tentative map.
- m) Various revisions to erosion control features, due to the changes that would occur as part of the proposed amended tentative map.
- n) Lot widths on 7 lots near the canal and Road A will require a modification to the 2010 PD design standards regarding lot widths. A plan of those lots is attached.

Phasing:

The revised project will be phased, as was the 2010 project. The phased plan has been amended and proposed as such:

- *Phase 1* would include construction of 49 lots, open space parcels B and C, Tehama Street improvements, all off-site water, sewer, and storm drain associated with the main entrance, the sewer lift station, all streets and infrastructure within the phase and grading on any adjacent/abutting future parcels to minimize impacts of future phases on Phase 1. Additionally, if Parcel A from the commercial development to the south is not constructed, this shall be fully constructed with Phase 1 of this residential project to ensure that drainage works properly.
- *Phase 2* would include the development of 41 lots, Parcel A1, Road A and County Road 53 improvements, all streets and infrastructure within the phase including Howard Street to its intersection with Maynard Manor and grading on any adjacent/abutting future parcels to minimize impacts of future phases on Phase 2.
- *Phase 3* would include the development of 46 lots, the neighborhood park, all streets and infrastructure within the phase and the park, and the remainder of open space Parcel C if it were not completed with Phase 1.
- *Phase 4* would include the development of 66 lots and the remainder of open space Parcel C if it were not completed with Phase 3, as well as all streets and infrastructure within the phase.
- *Phase 5* would include the development of 31 lots, open space buffer parcel D, and all streets and infrastructure within the phase. A sound wall along the property's I-5 frontage would be completely constructed with Parcel D.
- *Phase 6* would include the development of 49 lots plus all streets and infrastructure associated with the phase.
- *Phase 7* would include the development of 65 lots, Parcel A2, and all streets and infrastructure within the phase.
- *Phase 8* would include the development of the remaining 72 lots plus all streets and infrastructure associated with the phase.

Access and Circulation:

Two vehicle accesses to the project site will be provided. The primary access would be the proposed Howard Street, which would intersect at Tehama Street, approximately 1,000 feet south of County Road 53, via a new culvert style bridge.

A second access would be via a proposed extension at the northeastern corner of the property onto Rd. 53 and extend to Tehama Street with a culvert style crossing of Road A and the drainage canal just south of County Road 53. (This was a 20' wide EVA in the 2010 project). County Road 53 shall be improved to include 12-foot travel lanes in each direction, with the exception of where the road fronts APN 001-010-002-13, where the paved lanes can narrow to 11 feet with appropriate transition and shoulder widths in this area per the typical section shown on the approved Tentative Map dated August 24, 2020. Additionally, 1-foot gravel road base (AB) shoulders shall be required on both sides of the road for its length. Additional right-of-way (shown as Parcel F) shall be dedicated to the City in fee.

The culverts for both crossings shall be sized to carry the ultimate 100-year flow in the channel. The developer shall obtain all necessary permit from US Army Corp of Engineers and Department of Fish and Wildlife for construction of the culverts. Final improvement plans will not be approved until such approvals are obtained.

As part of the amended project, the bridge over the GCID canal will be a pedestrian/bicycle bridge. The developer shall be responsible for the design and construction of: the pedestrian and bicycle improvements, including a Class 1 multi-use path though Parcel E, and connection of the path to the existing road improvement on Merrill Avenue on the north side of the GCID canal. The improvements shall include a prefabricated free span bridge across the canal that will provide 10 feet in width (*inside of curb to inside of curb on the bridge*) and shall be capable of supporting emergency vehicles, ambulance and small fire truck, and City maintenance trucks. Gates and locks shall be provided at both the north and south ends of the bridge to allow for pedestrians and bicycle, but to preclude vehicles (vehicles will have to unlock the gate for access.) All pathways in open space areas shall be designed to accommodate disabled persons in accordance with ADA requirements.

Tehama Street along the project frontage would also be improved to include a left-turn lane, deceleration lane, and shoulders. Vehicle movements at the project's primary and secondary ingress/egress points would be controlled with stop signs; traffic signals are not proposed or required per the traffic study prepared for this project.

Internal circulation would be provided via a network of residential streets and cul-du-sacs that form an irregular pattern. Howard Street between Tehama Street and the internal network of residential streets, would be a collector roadway, consisting of 80 feet of right-of-way, and two travel lanes in each direction. Internal residential streets would consist of 60 feet of right-of-way. In addition to vehicular travel lanes, all proposed streets would include shoulders, curbs, gutters, and sidewalks.

Trail:

The project includes a trail along the east, west, and south perimeters of the proposed development. The trail would be installed within the proposed open space buffers and would be constructed of crushed rock with landscaping on both sides.

Traffic:

A revised traffic analysis was prepared for this amended project, since the 2010 project analysis was outdated and did not incorporate a multi-family use concept. The traffic analysis noted that the project would generate approximately 5,135 Daily, 384 AM peak hour, and 505 PM peak hour trips, and recommends particular street improvements to accommodate the changed traffic patterns. These recommendations have been incorporated into the project's Conditions of Approval.

Utilities:

The project includes extending domestic water, sanitary sewer, and other utilities to the proposed residential development. The amended project would require new connections to water lines, wastewater lines, and other utilities, as well as the installation of a new 500,000-gallon water tank south of the project site. The proposed Tehama Street crossing would include installing two

parallel 48-inch diameter culverts within the channel filling the channel to allow construction of utilities and road improvements. Utilities that are anticipated to cross are Cal Water and dry utilities.

Water: A water line extension into the residential project area will be required to serve the project, which would connect to an existing main line that currently runs along Tehama Street (installed under an EDA Infrastructure Grant). Because the existing water line ends at the southern edge of the South Willows Commercial/Industrial Center property, a 2,650-linear-foot extension of the water line would be installed down Tehama Street to the County Rd 57 and Tehama Street intersection, crossing Tehama Street, and connecting to a 1.7-acre City-owned parcel that fronts Road 57, east of the intersection of Tehama Street and Road 57. A 500,000-gallon water storage tank would be constructed on this site, which is adjacent to the Wilbur-Ellis facility. Fire hydrants and building sprinkler lines would also be installed pursuant to Fire Department requirements. The amended proposed project would have sufficient water supplies from Cal Water to serve the project in normal, dry, and multiple dry years, as confirmed by the Water Supply Assessment performed for the project.

Sewer: The sewer system for the overall commercial and residential projects was designed to accommodate both projects; commercial and residential, and pipes were sized accordingly. A sewer line would be extended from the commercial parcels to stub up to the residential parcels from the line being installed in Harvest Drive. A new pump station would be installed with the residential project phase 3 if gravity flow cannot be accomplished and would be fully constructed by the residential project. There are no other pump stations downstream. Overall sewer study calculations were submitted to the City of Willows, and the project is considered to be appropriately designed. The 15" sewer line installed with the EDA infrastructure project is considered to be sufficient to provide for the projects.

Electrical/cable/telephone service: All on-site cabling would be placed underground and is conditioned so.

Grading and Drainage:

The project site is relatively flat, with a very slight north-to-south slope. Elevations along the northern boundary of the site reach as high as 129 feet above mean sea level (amsl), while elevations along the southern boundary of the site reach as low as 123 feet amsl. Grading for the proposed project would primarily be to create lots, building pads, and roadways. Lots would contain shallow slopes to direct drainage into the street network. Drainage would be collected via a series of catch basins into a piped storm drain system. The storm drain system would transport runoff into the open space buffers, which would act as detention basins that discharge into a future storm water treatment area immediately south of the site in the South Willows Commercial Center site. Conditions of approval to address the plans required for City Engineer review are included in Attachment 2.

Neighborhood Park:

The proposed project includes a 3.7-acre neighborhood park in the center of the site. The proposed park is anticipated to provide for a variety of passive and active recreational uses. Proposed facilities include turf/play areas, an amphitheater, a group picnic area, children's play areas, tot lot, paths, natural areas, and potentially multi-use/basketball courts, skate elements, and a community garden.

All park improvements, including pathways, play structures, picnic areas, bathrooms, etc. shall include accessible facilities that meet ADA requirements. The park is required in Phase 3 development.

Environmental Review and Analysis:

CEQA Documentation: In 2010 this residential project had a CEQA document prepared; however, because the resident development is being modified, the revised project was subject to environmental review under the provisions of the California Environmental Quality Act. An updated environmental document was completed and has been circulated for 30 days for public review. A copy of the project Initial Study is attached. Based upon this document analysis, a Mitigated Negative Declaration is proposed for the project. No comments from the public have been received.

In accordance with CEQA guidelines a Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration was legally noticed in the local newspaper, which notice included the public hearing date. Such notice was legally noticed ten (10) days prior to the public hearing and notice of the public hearing were sent to property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property boundary.

Findings

Findings are required to be made for approval of a use permit, which findings are found within the attached draft resolution.

Use Permit

Pursuant to Willows Municipal Code Section 18.135.050, the Planning Commission may grant a Use Permit if the following findings can be made:

1. That the use is consistent with the purposes of the district in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. That the proposed use is in conformance with the General Plan.

STAFF RECOMMENDATION:

Staff recommends the Commission act in three stages:

1. Adoption of the attached resolution **(1A)** recommending to the Council to approve the general plan amendment and rezone request for the South Willows Residential Neighborhood development
2. Adoption of the attached resolution **(1B)** recommending to the Council to adopt the Subsequent Mitigated Negative Declaration for the South Willows Residential Neighborhood development.
3. Adoption of the attached resolution **(1C)** granting a Major Use Permit & Planned Development for the R-3/PD zone

PLANNING COMMISSION OPTIONS:

- 1) Approve the Amended South Willows Residential Neighborhood development project subject to the findings and conditions of approval.
- 2) Deny the Amended development project with appropriate findings for denial.

Attachments:

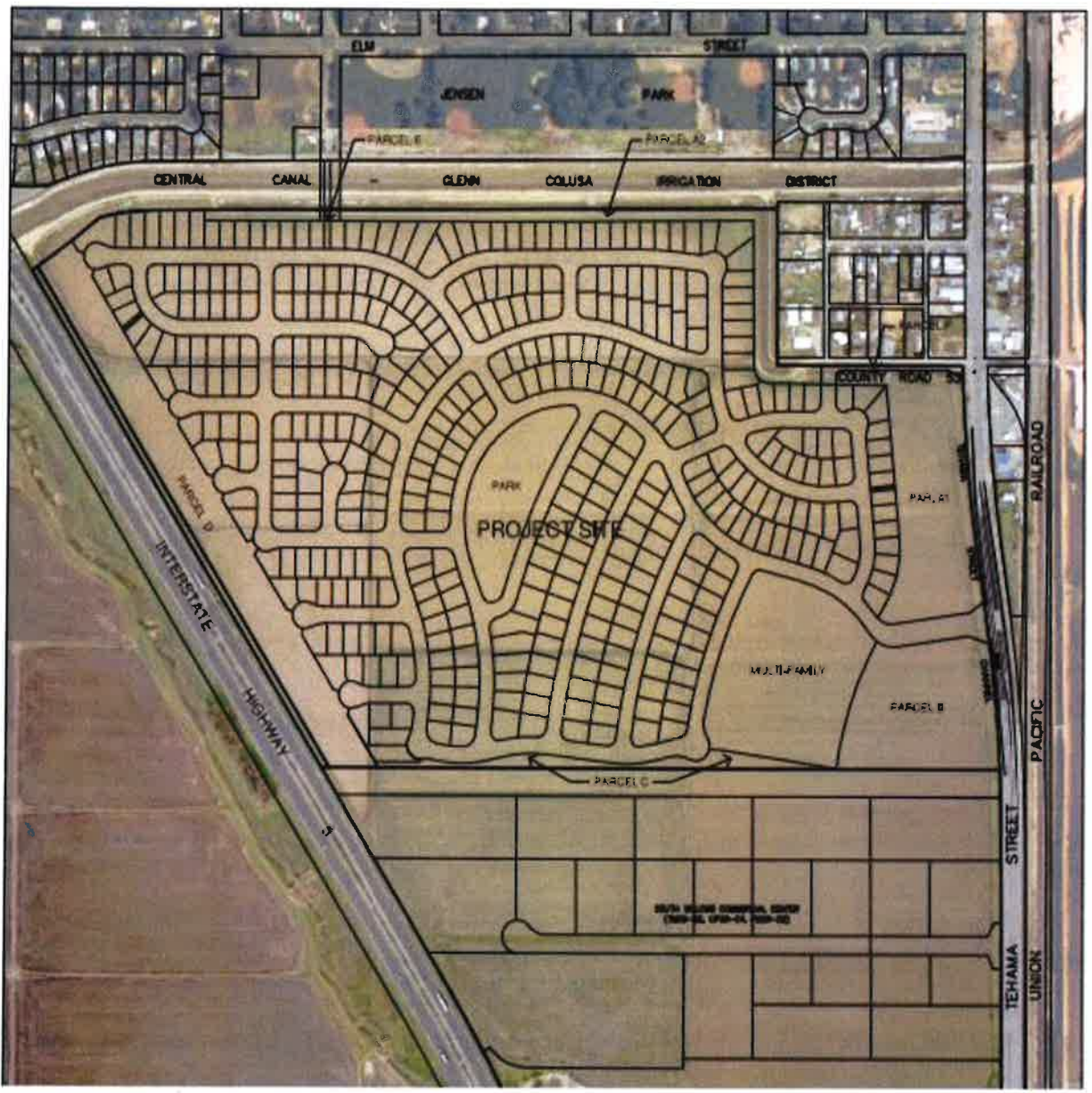
1. Draft Planning Commission Resolutions
 - A. General Plan Amendment/Rezone
 - B. Environmental Document
 - C. Major Use & Planned Development Permit
2. Proposed Revised Conditions of Approval/Mitigation Measures for project
3. Subsequent Initial Study/Mitigated Negative Declaration
4. Amended Tentative Map for South Willows Residential (SWR) Neighborhood Project
5. Amended General Plan Section 5.0 Special Development Areas/& Original
6. Amended General Plan Figure 5.1 Special Development Area/ & Original
7. Proposed SWR R-3/PD Design Standards
8. Proposed SWR R-3/ PD Uses
9. Amended R-1/PD Design Standards
10. SWR APN map
11. SFR lots less than 60' wide plan
12. Phasing Plan

Respectfully,

Karen Mantele

Karen Mantele
Principal Planner

Appeal of the Planning Commission decision for the Major Use Permit shall be made in writing to the City Council within ten (10) days from the date of the Commission's action.



DRAFT RESOLUTION

PC RESOLUTION NO. _____-2020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL APPROVE THE GENERAL PLAN REQUEST (FILE#GPA-20-01) TO REDESIGNATE 9.0 GROSS ACRES TO THE GENERAL PLAN LAND USE MAP (EXHIBIT A) FROM LOW DENSITY RESIDENTIAL TO MULTI FAMILY RESIDENTIAL, AND APPROVE THE REQUEST TO REZONE (FILE# RZ-20-01) 9.0 GROSS ACRES TO THE CITY ZONING MAP (EXHIBIT B) WITHIN THE SOUTH WILLOWS RESIDENTIAL COMMUNITY FROM R-1/PD TO R-3/PD FOR PROPERTY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF WILLOWS, SOUTH OF GLENN COLUSA IRRIGATION CANAL, EAST OF INTERSTATE 5, AND WEST OF TEHAMA STREET (ROUTE 99) ASSESSORS PARCEL NUMBER(S) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017 AS LISTED ON EXHIBIT A & B WITH OTHER ZONING AND DESIGNATIONS REMAINING UNCHANGED

WHEREAS, the applicant, California Land Investors LLC, has proposed amendments to the 2010 approved residential subdivision project (143.4 acres) to include rezoning 9.0 gross acres from R-1/PD to R-3/PD; and

WHEREAS, the California Planning and Zoning Code 65350 authorizes cities to amend their General Plans; and

WHEREAS, the applicant, California Land Investors LLC, has proposed an amendment to the General Plan Land Use Designation on 9.0 acres from Low Density Residential to Multi-family residential; and

WHEREAS; per WMC Section 18.20 a property owner may initiate a change of zoning or amendment to a map upon filing of an application and paying a filing fee; and

WHEREAS, per WMC Section 18.20.030, the Planning Commission shall hold a public hearing and shall provide notice by publication in a newspaper of general circulation within at least 10 days prior to such meeting; and

WHEREAS, Notice of Intent of the Planning Commission special meeting held on December 30, 2020 to hear the rezone and general plan amendment proposals was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and

WHEREAS, the Planning Commission did, on December 30, 2020, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

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

WHEREAS, the Planning Commission finds that the Amendments to the zoning map and general plan land use map, as proposed in attached Exhibits A & B are consistent with the General Plan; and

WHEREAS, the Planning Commission recommends that the City Council find that based upon preparation of a Initial Study, for the project, pursuant to the California Environmental Quality Act (CEQA Section 15074) a Mitigated Negative Declaration is recommended to be adopted in association with this proposal.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WILLOWS RESOLVES that the general plan amendment and rezone as conditioned is consistent with the City of Willows General Plan, the City of Willows Municipal Code, the City of Willows Zoning Ordinance, and hereby recommend to the City Council to approve the general plan and rezone applications proposed for the South Willows Residential Neighborhood Development, subject to the proposed changes noted on the Zoning and General Plan Maps as set forth in Exhibits A & B, attached to this resolution.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a special meeting of the Planning Commission of the City of Willows on Wednesday, the 30th day of December 2020 by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Robert Griffith, Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

DRAFT RESOLUTION

PC RESOLUTION NO. _____-2020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING THE CITY COUNCIL ADOPT THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION PREPARED FOR THE SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD AMENDED PROJECT FOR PROPERTY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF WILLOWS, SOUTH OF GLENN COLUSA IRRIGATION CANAL, EAST OF INTERSTATE 5, AND WEST OF TEHAMA STREET (ROUTE 99) SPECIFICALLY ASSESSORS PARCEL NUMBER(S) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017

WHEREAS, The City of Willows previously adopted a Mitigated Negative Declaration (SCH# 2010072019) for the residential tentative map (TM09-02) pursuant to Section 15070 of the California Environmental Quality Act (CEQA) which was adopted by resolution of the City Council of the City of Willows on October 12, 2010; and

WHEREAS, the approved residential tentative map is being revised to include a rezone of nine acres for multi-family residential use and is thereby subject to environmental review under the provisions of the California Environmental Quality Act. An updated subsequent initial study was prepared and has been circulated for 30-days for public review; and

WHEREAS, the changes in impacts due to the modifications proposed in the project have been thoroughly evaluated and analyzed per CEQA; and

WHEREAS, the Planning Commission of the City of Willows has analyzed the environmental factors that could potentially be affected by this project, namely, Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology/soils, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, GHG, Tribal Cultural Resources, and Utilities/Service Systems, and

WHEREAS, the Planning Commission City of Willows has independently considered all the aforementioned areas of environmental factors, for the current proposal which is to rezone nine acres for higher density use, and find them to be less than significant impacts to the environment, and

WHEREAS, the previously adopted Mitigation Measures in the 2010 MND are modified to reflect the amended proposal and apply to development on the subject property; and

WHEREAS, in accordance with CEQA guidelines, a Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration was legally noticed in the local newspaper and property owners as

indicated on the latest secured Assessor's records within 400 feet of the subject property boundary were sent a notice; and

WHEREAS, the Planning Commission finds that on a cumulative basis, there is evidence in the record that this project will contribute to cumulative impacts upon fish and wildlife due to a reduction in natural habitat and therefore does not qualify for a de minimus exemption from State Fish and Game fee. The applicant will be responsible for payment of these fees as authorized by Section 711.4 of the Department of Fish and Game Code; and

WHEREAS, the Planning Commission recommends that the City Council find that based upon the Subsequent Initial Study prepared for the project and pursuant to the California Environmental Quality Act (CEQA Section 15070) a Mitigated Negative Declaration is recommended to be adopted in association with this proposal.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WILLOWS RESOLVES that the Subsequent Mitigated Negative Declaration is consistent with the City of Willows General Plan, the City of Willows Municipal Code, the City of Willows Zoning Ordinance, and hereby recommends to the City Council to adopt the environmental document for the South Willows Residential Neighborhood Development, subject to the conditions of approval and mitigation measures for the project.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a special meeting of the Planning Commission of the City of Willows on Wednesday, the 30th day of December 2020 by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____

Robert Griffith,
Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

DRAFT RESOLUTION

PC RESOLUTION NO. _____-2020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS RECOMMENDING APPROVAL OF A MAJOR USE PERMIT (FILE# MUP-20-06) TO CALIFORNIA LAND INVESTORS LLC AND A PLANNED DEVELOPMENT PERMIT (FILE# PD-20-01) FOR THE SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD (TENTATIVE MAP FILE# TM09-02) TO ESTABLISH A COMBINING ZONING DISTRICT ON 9.0 GROSS ACRES FOR PROPERTY LOCATED IN THE SOUTHERN PORTION OF THE CITY OF WILLOWS, SOUTH OF GLENN COLUSA IRRIGATION CANAL, EAST OF INTERSTATE 5, AND WEST OF TEHAMA STREET (ROUTE 99) SPECIFICALLY ASSESSORS PARCEL NUMBER(S) 001-091-012, 001-101-003, 001-102-014, 017-170-011 & 017-170-017

WHEREAS, California Land Investors, LLC., has submitted a Development Plan and use permit application, for a Planned Development combining district to allow establishment of a multi-family residential use; and

WHEREAS, the City of Willows Municipal Code Section 18.105.040(2) requires a final development plan along with a use permit to establish a combining district; and

WHEREAS, a General Plan Amendment and Zone Change are required to enable the proposed combining zone and tentative map; and

WHEREAS, notice of the Planning Commission special meeting held on December 30, 2020 was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS, the Planning Commission did, on December 30, 2020, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

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

WHEREAS, the Planning Commission finds that the proposal to allow establishment of a combining district for a planned development residential use on subject property, has been analyzed under the California Environmental Quality Act (CEQA) pursuant to a December 1, 2020 Subsequent Mitigated Negative Declaration (MND) for the Amended Tentative Map, and recommends the City Council approve final adoption of; and

WHEREAS, the Mitigation Measures for the subsequent mitigated negative declaration and conditions of approval for the Amended Map, shall apply to development on the subject property; and

WHEREAS, the following findings are made with respect to Tentative Map (TM09-02):

A. That the project is consistent with the City of Willows General Plan and Zoning Ordinance.

The project site is referenced in the General Plan as a Special Development Area. The project as conditioned ensures that this development adheres to the policy statements listed for this Special Development Area. The zoning is consistent with the intended use of the site. The Planned Development Plan is consistent with the intent of the Planned Development Combining District.

A. That the parcel is physically suitable for the type of use proposed.

The proposed uses for the parcel(s) (residential and open space) are physically suitable for the property and has been analyzed in the Initial Study.

B. That the proposed use of the parcel will not cause substantial environmental damage or substantially injure wildlife or their habitat.

The proposed use of the parcel(s) as conditioned will not cause substantial environmental damage or substantially injure wildlife or their habitat.

C. That the approval of the proposed tentative map will not cause serious public health problems.

The project as conditioned will not cause serious public health problems as the Subsequent Initial Study analyzed any such problems.

D. That the project is consistent with the Subdivision Map Act.

The projects' Amended Tentative Map has been reviewed according to the Subdivision Map Act (SMA) and approved by the City Engineer and is therefore consistent with the Subdivision Map Act.

E. That Per Section 18.105.050(4) the Planning Commission grants this modification to the planned development proposal regarding the open space requirement, *subject to the approval of the City Council*, finding that a practical result will be obtained by allowing the project 32 acres of open space, after considering the general purposes of a planned development. Any future multi-family residential development will be required to construct an onsite play/open space area to add to the project open space acreage.

F. That in the interest of meeting the goals of a Planned Development, the modification to lot widths for 7 SFR lots is acceptable as proposed.

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

A. That the granting the major use permit would not constitute a nuisance or be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located, as a R-3/PD zoning would allow for multi family residential use. The proposal includes a list of permitted and conditionally permitted uses with little variation from the existing residential district standards and which proposed standards provide a set back, height, and parking as well as architectural guidelines to ensure that future development is sensitive to its surroundings.

B. The proposed use is consistent with the PD district as the WMC Section 18.105.020 requires that all development proposed within areas designated as PD on the zoning map must first secure approval of a Use Permit and applicant has applied for a use permit and a planned development permit.

C. That the proposed residential use is consistent with the requested General Plan land use designation of Multi-family residential designation, which designation provides for higher density residential uses.

D. That the subject site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and with the absence of physical constraints as the proposed use (establish a multi-family residential use) is consistent with the purposes of the district in which the site is located. The proposed rezone would accommodate the requested density.

E. Per Section 18.105.050(4) the Planning Commission recommends that the City Council grant a modification to the planned development proposal regarding the open space requirement, finding that a practical result will be obtained by allowing the project 32 acres of open space, after considering the general purposes of a planned development. Any multi-family residential complex will be required to construct an onsite play area to add to the project open space acreage.

F. That the request to amend the 2010 South Willows Residential Development Standards for lot width requirements for seven lots along the canal is permitted in order to construct Road A as a 60-foot-wide roadway which project would still meet the lot size requirements.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Major Use Permit and Planned Development proposals to establish a combined zoning district, is consistent with the City of Willows Municipal Code, City of Willows General Plan, and hereby recommend that the City Council Major Use Permit File#MUP-20-06 and Planned Development File#PD-20-01, subject to the attached conditions of approval set forth in Attachment #2.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a special meeting of the Planning Commission of the City of Willows on Wednesday, the 30th day of December 2020 by the following vote;

AYES
NOES
ABSTAIN
ABSENT

APPROVED: _____

Robert Griffith, Chairperson

ATTEST: _____

Maria Ehorn, Recording Secretary

PROPOSED CONDITIONS/MITIGATION MEASURES

**REVISED-CONDITIONS OF APPROVAL FOR
BASIN STREET SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD**

FILE # TENTATIVE MAP (RZ-20-01; GPA-20-01; MUP-20-06; PD-20-01)

***Reference files (TM09-02, USE PERMIT (UP09-04), AND PLANNED DEVELOPMENT (PD-09-02)
FOR ASSESSORS PARCEL NUMBER APN(s): 001-091-012, 001-101-003, 001-102-014, 017-170-011,
& 017-170-017***

General Conditions:

1. The applicant/developer shall enter into a Pass-Through Agreement with the City of Willows to pay the cost of all planning and engineering review, plan checking and field inspection of this development. The applicant/developer shall pay the amount of the estimated cost of plan checking to the City of Willows.
2. Notwithstanding the provisions of any other of these Conditions of Approval, this Tentative Map dated August 24, 2020 shall expire upon the expiration of that certain Development Agreement between the City of Willows and California Land Investors LLC dated May 10th, 2016.
3. 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.
4. The Final Map shall not be recorded until the expiration of any applicable appeal period following the date of approval.
5. Pursuant to Section 66474.9 of the California Government Code the subdivider shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the Planning Commission or City Council concerning this subdivision, which action is brought within the time period provided for in Section 66499.37. The City shall promptly notify the applicant of any such claim, action or proceeding and shall cooperate fully in the defense of the action. If the City fails to so notify the applicant or to cooperate fully in the defense, the applicant shall not be obligated by this condition.
6. That prior to the filing of the Final Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed Certificate shall be included with the Final Map at the time the Map is submitted to the City for recording. In lieu of the above-mentioned requirements the subdivider may choose to have the County Tax Collector

execute a Tax Collector's Certificate placed on the face of the Final Map. The Certificate shall be executed by the Tax Collector prior to submitting the Final Map to the City for recording.

7. Each new house will generate the required square foot school fee for the Willows Unified School District.
8. That if in the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped for a distance of 100 feet from the discovery site and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendation of the archaeologist shall be incorporated in the project. If a Native American site is discovered during construction, the evaluation shall then include consultation with the appropriate Native American(s). This language shall be made a part of the construction specifications for the project and the building inspector shall monitor the construction site to assure compliance with this requirement

GCID conditions:

9. Prior to issuance of certificates of occupancy for any homes in any phase of the development that are adjacent to the GCID canal, full fencing must be installed and maintained at the interface of GCID/South Willows Residential Development boundaries.
10. Fencing must be installed and maintained on either side of the approaches to the bridge, and on both sides of the bridge to prevent the public from accessing GCID property, including access to the main canal.
11. Fencing materials must be commercial grade –chain-link or similar construction, with 3-strand barbed wire, as exists along the north boundary of the GCID main canal.
12. Design must ensure the safety of GCID employees and the general public at large.
13. Developer to address District liability associated with the project both during construction and after the bridge becomes operational.

Bridge Design:

14. A clear-span bridge is preferred with no “in-water” obstructions to water flow, including the bridge abutments which must be placed some distance back from the high-water flow elevation.

15. Should the bridge require “in-water” support, only one set of pilings must be installed to limit the obstruction to water flow. The pilings must be encased in concrete to limit friction and streamline the water flow.
16. The underside of the bridge must be at least 2-feet above the high-water elevation, as specified by GCID.

GCID Operational Requirements:

17. Four automatic gates must be installed on the right and left canal bank roadways on either side of the bridge to allow for passage of GCID vehicles and equipment from one side of the bridge to the other, as specified by GCID. (Two automatic gates on each side of the main canal).
18. Gates must be at least 12-feet wide.
19. Automatic gate openers must be commercial grade (Elite or equivalent) and capable of activation by remote and keypad.
20. Gates should be set back to allow GCID vehicles to pull-off the approach roadway before passing through the gate, setback to be specified by GCID.
21. Set back road must be an asphalt surface of the same construction as the bridge approach roadways and must extend past the gate to allow vehicles to stop on the asphalt surface while activating the gate opener, as specified by GCID. Concrete surface is also acceptable.

Bridge Construction timing:

22. Asphalt or concrete surface must be at least 12-feet in width to correspond with the gate width.
23. Only “dry period” may be in February depending upon water demand. Peak water flow generally from May through October.

County Air Pollution Control District Conditions:

24. The proposed project may be subject to additional regulations not yet adopted by the District such as but not limited to Architectural Coatings Volatile Organic Compound limitations.

Fire Department Conditions:

25. All impact fees shall be paid prior to the issuance of a building permit for each lot.
26. Fire apparatus access roads and hydrant location during construction shall meet the COW municipal code section 15.15.090.
27. The COW Fire Department shall approval all hydrant locations. Hydrants shall be installed per California Fire Code section 508.5.1.

28. There shall be a hydrant place at the bottom of every cul-de-sac.
29. Water flow calculations shall be provided to indicate that the new hydrants meet water flow requirement minimums for this development.
30. Additional size water mains may be needed due to new Fire Codes and new city code which requires sprinklers in all residents.
31. All roads shall meet the City Standard and have Fire Department approval.
32. The building address signing shall meet COW municipal code section 15.15.100 Premise Identification criteria and be reviewed by the Fire Department prior to approval.
33. Building construction shall meet the most current City Codes, California Fire Codes and Building Codes.

**Engineering/Public Works:
General conditions**

34. Developer shall design and construct all improvements and facilities shown on the approved Tentative Map dated August 24, 2020, site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards, Caltrans, AASHTO and other applicable codes, standards, guidelines and specifications. Approval of a tentative map depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
35. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
36. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.
37. If any of the improvements which the applicant is required to construct or install are to be constructed or installed upon land in which the applicant does not have title or interest sufficient for such purposes, the applicant shall do all of the following at least 60 days prior to the filing of the final or parcel map for approval pursuant to Government Code Section 66457:

- a. Notify the City of Willows (hereafter "City") in writing that the applicant wishes the City to acquire an interest in the land which is sufficient for such purposes as provided in Government Code Section 66462.5.
 - b. Supply the City with (i) a legal description of the interest to be acquired, (ii) a map or diagram of the interest to be acquired sufficient to satisfy the requirements of subdivision (e) of Section 1250.310 of the Code of Civil Procedure, (iii) a current appraisal report prepared by an appraiser approved by the City which expresses an opinion as to the current fair market value of the interest to be acquired, and (iv) a current Litigation Guarantee Report.
 - c. Enter into an agreement with the City, guaranteed by such cash deposits or other security as the City may require, pursuant to which the applicant will pay all of the City's cost (including, without limitation, attorney's fees and overhead expenses) of acquiring such an interest in the land.
38. All existing and proposed utilities shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.
39. Any existing wells, septic tanks and/or underground fuel storage tanks found on the development site shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the applicant shall provide a copy of the Phase 1 Environmental Assessment describing the scope of the search done to make this determination.
40. The Tentative Map dated August 24, 2020 indicates that this project will be phased. In discussions with the applicant, it is understood that phasing may or may not include phases as are shown on the Tentative Map dated August 24, 2020. Accordingly, dependent on the phasing that actually occurs, additional conditions of approval or changes to conditions associated with timing of construction of certain infrastructure may be necessary. The City reserves the right to consider either modification of these conditions or placement of additional conditions as each phase is built. The City engineer shall verify that infrastructure for each phase is sufficient to serve that phase. Adequate grading, utility and roadway work shall be done on the abutting phase so as not to cause improvements from one phase to be disrupted by another phase.

Improvement Plan and Construction Conditions:

- 41. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, bridges, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
- 42. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.

43. Improvements plans shall include an erosion control plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading. Before approval of a grading permit, the developer shall provide to the City 2 copies of the project Storm Water Pollution Prevention Plan.
44. As part of the improvement plans, the developer shall submit plans associated with the construction of the proposed sound wall along the project's entire westerly boundary fronting Interstate 5. The sound wall shall meet Caltrans design criteria for noise abatement. In addition to the plans for the sound wall, the overall improvement plans for the development shall include landscape plans that include tree planting adjacent to and just east of the sound wall. Tree species selection shall be subject to the review and approval of the City.
45. Grading Improvements:
- a. The developer's engineer shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall generally be designed to drain to the street.
 - b. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
 - c. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
 - d. Soil and materials imported/delivered to the site shall be transported via Interstate 5 to Road 57 and to Tehama Street. Once phases are completed, soil and materials shall not be transported via subdivision streets once fronting homes are occupied. The improvement plans for each phase shall include a construction vehicle handling plan that indicates how soil and materials will be delivered to the current and future phases. Temporary access roads shall be constructed as necessary and as approved by the City Engineer to accomplish this condition.
 - e. A 12' wide shale access/maintenance road with 2' wide graded shoulders is required along the entire length of the Central and Tehama Canals.
 - f. If lime treatment is proposed in the park, open space or rights-of-way, the developer shall submit a study analyzing impacts that the lime may have on trees or vegetation.
46. Roadway Improvements:
- a. The structural section of all road improvements shall be designed based upon a geotechnical investigation that provides the basement soils R-value and expansion pressure test results. A copy of the geotechnical report shall also be submitted with the first set of improvement plan check-prints.
 - b. Where new roadway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conform. A 5'-wide edge grind of the existing pavement will also be required to seal the

pavement joint. The limits of such reconstruction shall be as determined by the City Engineer.

- c. Pavement markings and signage shall be provided on all streets as necessary and as required by the City Engineer. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs and other regulatory and informational signs shall be installed at locations determined by the City Engineer.
- d. Street lighting shall be designed to meet safety requirements and to minimize glare. Streetlight standard and luminaries of the design, spacing, and locations shall be approved by the City Engineer. All lighting must meet City Standards and have shields to protect glare on adjacent residential units.
- e. Ramps for disable persons meeting the most recent standards shall be provided at all intersections and at the limits of the improvements where they do not adjoin existing sidewalk improvements. Sidewalk warps shall be provided as necessary to allow a clear four-foot-wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.
- f. All intersections shall be graded so that they drain adequately. The center of intersections shall drain toward the center of curb returns at a minimum slope of 1.5%. Details shall be included in the improvement plans that show the proposed grading of each intersection.
- g. Prior to the issuance of a any Certificate of Occupancy for any home north and/or west of Sean Street, the Merrill Avenue Pedestrian and Bicycle Bridge over the GCID Central Canal shall be constructed and operational.
- h. S. Tehama Street shall be widened at a minimum to accommodate left and right turn lanes/pockets and lane tapers as shown on the Tentative Map dated August 24, 2020 and as recommended in the November 20, 2020 traffic report. Improvements shall include signage for a Class 3 bicycle route on S. Tehama. Right-of-way and PUE's shall be dedicated as necessary. Any fencing and/or guardrail improvements shall be constructed as required by the AASHTO Roadside Design Guide, Caltrans Highway Design manual and as approved by the City Engineer.
- i. Howard Street - From S. Tehama Street to the westerly boundary of Open Space Buffer Parcels A1 and B shall be constructed to a width of 64 feet curb-to-curb and shall include 6-foot bicycle lanes in each direction; 12-foot wide left and right turn lanes for eastbound traffic; a 14-foot raised landscape median; and a 12-foot-wide westbound travel lane. Additionally, vertical curbs shall be required along the center landscape median shall be installed, as well as City Standard curb, gutter, and sidewalk on both sides of the street. The sidewalks shall be contiguous with the curb and gutter and all landscaping shall be placed behind the sidewalk in a 5.5-foot planter area between the back of sidewalk and the right-of-way. The overall right-of-way for this portion of Howard Street shall be 84 feet.
Howard Street within the subdivision - shall be per a modified City Standard 201 (collector) to include Class 2 bicycle lanes from S. Tehama Street to Mandy Lane. Howard Street from Mandy Lane to Sean Street shall be per City Standard 201 (collector.) All sidewalks shall be constructed contiguous to the curb and

- gutter. Transitions between the cross sections shall conform to AASHTO and Caltrans guidelines.
- j. Mandy Lane shall be constructed per a modified City Standard 201 (minor) to include Class 2 bicycle lanes from Howard Street to Parcel E (pedestrian and access path leading to Merrill Street.) The remainder of Mandy Lane west of the pedestrian and bicycle path shall be per City Standard 201 (minor) with the sidewalk contiguous to the curb and gutter.
 - k. All other subdivision streets (Alfredo Way, Patrick Drive, Bobby Drive, Wallace Street, Marti Drive, Arjay Way, Mikey Place, Andrea Lane, Amanda Lynn Court, Zachary Court, Lynn Place, Western Lane, Debra Way, Marvins Way, Kristen Street, Road A and Maynard Manor) shall be constructed to City Standard 201 (minor.) All sidewalks shall be constructed contiguous to the curb and gutter.
 - l. County Road 53 shall be improved to include 12-foot travel lanes in each direction with the exception of where the road fronts APN 001-010-002-13, where the paved lanes can narrow to 11 feet with appropriate transition and shoulder widths in this area per the typical section shown on the approved Tentative Map dated August 24, 2020. Additionally, 1-foot AB shoulders shall be required on both sides of the road for its length. Additional right-of-way (shown as Parcel F) shall be dedicated to the City in fee.
 - m. The developer shall include a sight distance analysis of each intersection for all intersections in accordance with AASHTO and Caltrans guidelines. This will not be included as part of the improvement plans. Street tree and landscape locations shall be included in the analysis.
47. The developer shall be responsible for the design and construction of pedestrian and bicycle improvements including a Class 1 multi-use path through Parcel E, as well as a bridge over the existing GCID canal and connection of the path to the existing road improvement on Merrill Avenue on the north side of the GCID canal. Improvements shall include a prefabricated free span bridge across the GCID canal that will provide 10 feet in width (inside of curb to inside of curb on the bridge) and shall be capable of supporting emergency vehicles (ambulance and small fire truck) and City maintenance trucks. Gates and locks shall be provided at both the north and south ends of the bridge to allow for pedestrians and bicycle, but to preclude vehicles (vehicles will have to unlock the gate for access.) Additionally, gating and improvements meeting GCID requirements shall be installed to the satisfaction of GCID.
48. The developer shall pay 3.39% of the cost of the full signalization of the intersection of Pacific/Enright at Wood Street prior to the issuance of the first building permit. Said payment will be put in a signalization fund and be used in the future when the signal is constructed. Costs for determining the overall signal construction cost shall be approved by the City.
49. The developer shall pay 2.81% of the cost of the full signalization of the intersection of Butte Street/Wood Street prior to the issuance of the first building permit. Said payment will be put in a signalization fund and be used in the future

when the signal is constructed. Costs for determining the overall signal construction cost shall be approved by the City.

50. The striping shown on the Tentative Map dated August 24, 2020 shall, at a minimum, include additional stop signs as follows:
 - Howard Street/Sean Street – 3-way stop
51. Speed limit signing for 25 mph shall be included throughout the development at locations as approved by the City Engineer.
52. Where Howard Street and Road A cross the existing drainage channel, improvements shall be installed (driveways, paved approaches, and gates) shall be provided to allow city maintenance vehicles and equipment to access the maintenance road on the south and east side of the channel. The access road along the channel shall have at least a 12-foot-wide course of compacted class 2 aggregate base to allow for all weather access to the channel.
53. Canal Crossing Improvements - As part of the required improvements, the developer shall install a culvert where Howard Street crosses the existing drainage channel on the west side of S. Tehama Street and a culvert at the crossing of Road A and the drainage canal just south of County Road 53. The culverts shall be sized to carry the ultimate 100-year flow in the channel. The developer shall obtain all necessary permit from US Army Corp of Engineers and Department of Fish and Wildlife for construction of the culverts. Final improvement plans will not be approved until such approvals are obtained.
54. Water, and Sanitary Sewer Improvements:
 - a. All public water and sewer mains must be located in public right-of-way wherever possible. Where public water and sewer mains must be located outside of the right-of-way, all necessary easement dedications must be made prior to construction of the improvements.
 - b. Developer must meet Title 22 Code requirements.
 - c. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
 - d. Domestic water services provided for non-residential areas shall be equipped with reduced pressure backflow preventers.
 - e. Domestic water lines shall be stubbed to Parcels A-D and the proposed park to provide water for irrigation.
 - f. If any portion of this project is constructed prior to the second phase of the South Willows Commercial and Industrial project (where the sewer line would be constructed and extended to this project), the 15-inch sewer line construction with the South Willows Commercial and Industrial project shall be extended from Harvest Drive (current terminus) to the project site and connect with the

sewer facilities as shown on the Tentative Map dated August 24, 2020. The extension of the line shall be in an approved sewer easement for areas where the sewer line is outside of the existing road right-of-way.

55. Drainage Improvements:

- a. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following condition before and after development.
 - Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses.
- b. Post-development off-site flows shall not exceed pre-development flows. The developer shall provide detention facilities to meet this requirement. Hydraulic design calculations shall be provided which include inflow hydrographs, stage storage discharge curves and outflow hydrographs. All calculations shall be prepared to the satisfaction of the City Engineer.
- c. The capacity and condition of existing drainage facilities downstream of the development shall be analyzed and off-site drainage improvements shall be constructed as required by the City Engineer. Site grading and drainage improvements shall be shown on the improvement plans.
- d. The storm drain system on the Tentative Map dated August 24, 2020 shall be redesigned to eliminate the public storm drain between lots 314 and 315. If it is not possible to eliminate this portion of the storm drain system, the storm drain shall be relocated so that the storm drain and easement are entirely within one lot (not split between two lots.)
- e. 100-year storm overland relief points shall be installed in all sump locations and at the low point of all downhill cul-de-sacs. If relief points go across private property, easements shall be shown on the final map for the relief points and shall preclude filling in or building within said easements to ensure that they will function properly.

Final Map Conditions:

56. A final map, as defined in the State Subdivision Map Act, shall be prepared by a licensed land surveyor or civil engineer. The map showing all parcels, rights-of-way, and easement(s) shall be filed with the City Engineer's Office. The final map shall be in substantial conformance with the approved Tentative Map dated August 24, 2020 and all applicable conditions of approval. The final map is not valid until it has been approved and recorded.
57. The developer shall secure all necessary rights-of-way and easements for both onsite and offsite improvements. Rights-of-way and easements shall be dedicated on the map or by separate instrument if approved by the City Engineer.

The developer shall prepare all necessary legal descriptions and deeds. The following offers of dedication shall be made to the City.

- a. Rights-of-way for all subdivision streets shall be dedicated as a roadway and public utility easement.
 - b. The public Park Parcel shall be dedicated in fee.
 - c. Public utility easements, as necessary, adjacent to all street rights of way.
 - d. Open space and storm water treatment area parcels shall be dedicated in fee.
 - e. All City-owned public utilities (e.g. sewer and drainage) easements shall be dedicated to a minimum width of 15'.
 - f. The easement shown on the Tentative Map dated August 24, 2020 (Volume 188 of Official Glenn County records) shown on a portion of Parcel D shall be extinguished prior to, or as part of the recordation of the applicable phase of the Tentative Map dated August 24, 2020 where Parcel D will be created.
58. The applicant shall transmit by certified mail a copy of the conditionally approved Tentative 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.
59. The final map shall not be approved prior to approval of the improvement plans.
60. All onsite easements of record not required for improvement of the project shall be abandoned before recordation of a final map for any project phase.
61. The design of the park improvements shall be completed and approved by the City prior to the issuance of the first building permit issued in Phase 3. Park improvements shall be constructed prior to the issuance of any Certificates of Occupancy for any lot within Phase 3 as shown on the Tentative Map dated August 24, 2020.
62. Before approval of the final map, the developer shall either complete required improvements in accordance with the approved improvement plans, or enter into a Subdivision Improvement Agreement and post surety as required by the City's Municipal Code. A certificate of occupancy shall not be issued for any structure until all required utility and street improvements are completed to the satisfaction of the City Engineer, the Building Official and the Fire Chief.
63. Place the following note on the final map: "The project is located in the immediate vicinity of the City of Willows wastewater treatment plant facilities, including storage ponds. Plant operation, including associated noise, odors, lighting and disinfection and processing chemicals may result in a nuisance to nearby residents".
64. Landscaping/Planting:
- a. The Applicant shall show on the improvement plans and shall install necessary root barriers to ensure that root systems from proposed street trees will not result in any encroachment that will cause damage to proposed right of way

- improvements, including streets, curbs, gutters, sidewalks and buried utilities (water, sewer, storm drain, and private utility company facilities).
- b. The Applicant shall select a City-approved street tree that is appropriate for the width of the planter strips.
 - c. The Applicant shall submit irrigation and drainage plans for all street landscaping.
 - d. The areas within the development that are going to be included for maintenance in the City's Landscape and Lighting Assessment District shall be contained in a parcel that will be dedicated in fee to the City on the Final Map.
 - e. This development is required to be annexed into the City's LLAD. The applicant shall sign a waiver waiving the right to protest inclusion within the district and shall be responsible for all assessment engineering costs incurred in the initial year for annexing this property into the existing assessment district.
 - f. A maintenance district shall be set up for this development to fund all maintenance of Parcels A through E, as well as the existing drainage canal along Tehama Street. The developer shall be responsible to pay all costs for the creation of the maintenance district (1982 Act Assessment District) by the City.

Park and Open Space Conditions:

- 65. All park and open space improvements shall be depicted on landscape plans that shall be submitted with the overall improvement plans for this development. Said plans are subject to review and approval by the City prior to construction of any of the improvements shown thereon.
- 66. All pathways in open space areas shall be designed to accommodate disabled persons in accordance with ADA requirements.
- 67. All park improvements, including pathways, play structures, picnic areas, bathrooms, etc. shall include accessible facilities that meet ADA requirements.
- 68. No decorative paving elements shall be allowed within the public streets surrounding the park.
- 69. Bathrooms (minimum of 1 male and 1 female) shall be installed as part of the park improvements.

Construction Conditions:

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

71. The developer/contractor shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris and shall remove daily accumulation during the construction period, as is found necessary by the City Engineer.
72. Before any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
73. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Building Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
74. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, communication (including both phone and internet), sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter, and sidewalk, when future service connections or extensions are made.
75. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
76. Prior to placing the final lift of asphalt, all public sanitary sewer and storm drain lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If any inadequacies and/or debris are found in the pipes, they shall be cleaned and repaired prior to the placement of the final lift of asphalt.
77. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense. Damage from normal wear and tear from residential use excluded.
78. The applicant shall submit a proposed haul route for all trucking associated with this project to the City Engineer for review and approval prior to commencement

of construction. Major haul routes for this project shall be via Road 57 and not through the main part of the City.

79. Dust control must be maintained to the City's satisfaction.
80. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday. Any exception to these hours must receive written approval by the City Manager prior to implementation.

Subdivision Final and/or Release of Securities Conditions:

81. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
82. All punch-list work shall be completed, and any outstanding inspection fees or other charges shall be paid.
83. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.
84. A complete set of *As-Built* or Record improvement plans showing all substantial changes from the original plans shall be certified by the Civil Engineer of record and submitted to the City Engineer prior to acceptance of the public improvements.
85. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her engineer certifying that site grading and private site improvements have been completed in substantial conformance with the improvement plans approved by the City Engineer based upon periodic site inspections.
86. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that the work was performed in substantial conformance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions based upon periodic site inspections.

**Mitigation Measures associated with the Subsequent Mitigated Negative Declaration:
Mitigation Monitoring & Reporting Program**

87. A Final Landscaping Plan shall be submitted to the City by the project applicant for review and approval by the City prior to the issuance of building permits. This plan shall include, but not be limited to, the following
 - a. A planting legend that includes the names, location, coverage area, and canopy cover of all vegetation proposed for the site.
 - b. A planting schedule for all vegetation installed on the site.

- c. A maintenance schedule for on-site vegetation, including a watering schedule and irrigation system design; and a drainage plan for all street landscaping.
- 88. All disturbed surfaces must have the soil stabilized to the point that fugitive dust emissions are prevented from leaving the property boundary.
- 89. All vehicle traffic on unpaved roads shall be limited to 15 miles per hour (mph).
- 90. Grading activities must be suspended when winds are sustained above 15 mph.
- 91. A contact number for dust complaints must be posted onsite and be visible to the public.
- 92. The burning of construction debris is prohibited. Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Glenn County Air Quality Management District and the Willows Fire Department.
- 93. Prior to the issuance of a Certificate of Occupancy for the two-hundredth (200th) residential unit onsite, there shall be a residential public transit stop within ¼ mile of the site constructed by the developer.
- 94. All proposed streets shall have sidewalks on both sides.
- 95. ~~All woodstoves installed into residences must comply with District Regulation Section 99.2, Fireplace and Solid Fuel Heating Device Usage.~~
Developers/builders shall not design or install fireplaces or woodstoves in any residential unit. This condition does not preclude later individual-residential remodeling subject to City of Willows and Glenn County APCD regulations.
- 96. Sale of property in the proposed subdivision shall require the signature of the buyer on a disclosure statement that identifies the presence of the property within vicinity of the City of Willows municipal wastewater treatment plant and the potential exposure to related odor.
- 97. A ride-sharing board shall be installed at the proposed Neighborhood Park or at another location onsite that is at least equally visible and convenient for commuters. Said ride-sharing board shall minimally post local bus/transit schedules and include space for carpool and vanpool.
- 98. The proposed Neighborhood Park shall include secure bicycle racks and/or secure bicycle storage for at least 10% of the total number of residential units onsite.
- 99. All residential units onsite shall conform to the energy-efficiency standards of the California CalGreen Building Code at the time of building permit issuance, including mandatory minimum photovoltaic components. be built to achieve at

~~least 20% greater energy efficiency than Title 24 standards of the 2008 Building Code.~~

100. All non-road construction equipment (graders, excavators, cranes, pavers, rollers, air compressors, backhoes, forklifts, etc.) shall be equipped with EPA-certified Tier IV or better engines. This requirement shall be included in project construction plans and bid documents.

101. Giant Garter Snake

- a. The applicant shall implement and adhere to all species protection and mitigation measures put forth in the BA and the Biological Opinion (BO) issued for this Project.
- b. The applicant shall implement and adhere to the mitigation measures and conditions put forth in the Lake and Streambed Alteration Agreement (LSAA) for the Project executed by CDFW pursuant to Fish and Game Code section 1600 et seq.
- c. The applicant shall submit to USFWS and CDFW in writing the name, qualifications, business address, and contact information of a biological monitor (Designated Biologist) at least seven days before starting Project activities. The applicant shall ensure that the Designated Biologist is knowledgeable and experienced in the biology and natural history of GGS. The Designated Biologist shall be responsible for monitoring Project activities to help minimize and fully mitigate or avoid the incidental take of individual GGS and to minimize disturbance of GGS habitat. The applicant shall obtain USFWS and CDFW approval of the Designated Biologist in writing before starting Project activities and shall also obtain approval in advance in writing if the Designated Biologist must be changed.
- d. The applicant shall conduct an education program for all persons employed or otherwise working in the Project Area before performing any work. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology and general behavior of GGS, information about the distribution and habitat needs of GGS, sensitivity of GGS to human activities, its status pursuant to the ESA and the CESA including legal protection, recovery efforts, penalties for violations, and Project-specific protective measures described in the BA. The applicant shall provide interpretation for non-English speaking workers and the same instruction shall be provided to any new workers before they are authorized to perform work In the Project Area. The applicant shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry in the Project Area. Upon completion of the program, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees that will be conducting work in the Project Area.
- e. The Designated Biologist shall maintain a construction-monitoring notebook on-site throughout the clearing and grubbing period, which shall include a copy of this ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. The applicant shall ensure a copy

of the construction-monitoring notebook is available for review at the Project site upon request by USFWS or CDFW.

- f. The applicant shall initiate a trash abatement program before starting Project activities and shall continue the program for the duration of the Project. The applicant shall ensure that trash and food items are contained in animal proof containers and removed at least once a week to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.
- g. The applicant shall implement dust control measures during Project activities to facilitate visibility for monitoring of GGS by the Designated Biologist. The applicant shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles.
- h. The applicant shall prohibit use of erosion control materials potentially harmful to GGS and other species, such as monofilament netting (erosion control matting) or similar material, in potential GGS habitat.
- i. The applicant shall confine all Project-related parking, storage areas, laydown sites, equipment storage, and any other surface-disturbing activities to the Project Area using, to the extent possible, previously disturbed areas.
- j. The applicant shall immediately stop and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence or as soon as it is safe to do so. The applicant shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.
- k. The applicant shall provide USFWS and CDFW staff with reasonable access to the Project and shall otherwise fully cooperate with USFWS and CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the BA and BO.
- l. Upon completion of Project activities, the applicant shall remove from the Project Area and properly dispose of construction refuse including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes. All construction debris and stockpiled materials will be removed.
- m. The applicant shall notify USFWS and CDFW 14 calendar days before starting Project activities.
- n. The Designated Biologist shall be on-site daily during grubbing and clearing activities. During these activities, the Designated Biologist shall conduct compliance inspections to (1) minimize incidental take of GGS individuals; (2) prevent unlawful take of species; (3) check for compliance with all measures of the BA; (4) check all exclusion zones; and (5) ensure that signs, stakes, and fencing are intact, and that Project activities are only occurring in the Project Area. The Designated Biologist shall prepare daily written observation and inspection records summarizing oversight activities and compliance inspections, observations of GGS and their sign, survey results, and monitoring activities required by the BA and BO. These responsibilities will be transferred to a

designated construction compliance monitor once clearing and grubbing are complete.

- o. The applicant shall provide USFWS and CDFW with an Annual Status Report (ASR) no later than January 31 of every year of construction. Each ASR shall include, at a minimum: (1) a general description of the status of the Project Area and Project activities, including actual or projected completion dates, if known; (2) notes showing the current implementation status of each mitigation measure; (3) an assessment of the effectiveness of each completed or partially completed mitigation measure in avoiding, minimizing and mitigating Project impacts; (4) all available information about Project-related incidental take of GGS; and (5) information about other Project impacts on GGS.
- p. No later than 45 days after completion of all mitigation measures, the applicant shall provide USFWS and CDFW with a Final Mitigation Report. The Designated Biologist shall prepare the Final Mitigation Report which shall include, at a minimum: (1) a summary of all status reports; (2) notes showing when each of the mitigation measures was implemented; (3) all available information about Project-related incidental take of GGS; (4) information about other Project impacts on GGS; (5) beginning and ending dates of Project activities; (6) an assessment of the effectiveness of mitigation measures in minimizing and fully mitigating Project impacts to GGS; (7) recommendations on how avoidance and minimization measures might be changed to more effectively minimize take and mitigate the impacts of future projects on GGS; and (8) any other pertinent information.
- q. The applicant shall immediately notify the Designated Biologist if a GGS is taken or injured by a Project-related activity, or if a GGS is otherwise found dead or injured within the vicinity of the Project. The Designated Biologist or Designated Representative shall provide initial notification to USFWS and CDFW by calling the Regional Office at (916) 358-2900. The initial notification to USFWS and CDFW shall include information regarding the location, species, and number of animals taken or injured. Following initial notification, the applicant shall send USFWS and CDFW a written report within two calendar days. The report shall include the date and time of the finding or incident, location of the animal or carcass, photographs if possible, an explanation as to cause of take or injury, and any other pertinent information.
- r. If take of one (1) GGS individual occurs, re-initiation with USFWS and CDFW is required to ensure that all prudent and feasible measures have been implemented to minimize and fully mitigate the take that has occurred or will likely continue to occur.
- s. Construction activities within GGS habitat shall be conducted between May 1 and October 1.
- t. No more than 24 hours prior to the commencement of initial ground disturbance, the Designated Biologist shall survey for GGS within 200-feet of suitable aquatic habitat. The Designated Biologist will provide USFWS and CDFW with a written report that adequately documents the monitoring efforts within 24 hours of commencement of Initial ground disturbance. The Project Area shall be re-

inspected by the Designated Biologist whenever a lapse in ground disturbance of two weeks or greater has occurred.

- u. Uninjured snakes encountered during construction activities shall be allowed to move away from the area on their own volition. Capture and relocation of trapped or injured individuals shall be attempted only by a Designated Biologist with USFWS and CDFW approval to handle the snakes. For each GGS encountered, the Designated Biologist shall submit a completed California Natural Diversity Database (CNDDDB) field survey form (or equivalent) to the USFWS and CDFW no more than 30 days after completing the last field visit to the Project site.
- v. The applicant shall develop a Relocation Plan for GGS and submit It to USFWS and CDFW for approval prior to initiating Project activities. The applicant shall describe the amount, relative location, quality of suitable habitat (aquatic and terrestrial) including invasive and non-native species present, available upland burrows, suitable prey items, and potential barriers for movement. The Relocation Plan shall also include a description of the methods of capture and transportation and measures to address incidental death or injury to GGS. Due to genetically distinct populations, relocation areas should be within the same watershed as the Project site and must be pre-approved in writing by the USFWS and CDFW.
- w. The Designated Biologist shall be onsite to monitor for snakes during all clearing and grubbing activities within GGS habitat.
- x. Snake exclusion fencing shall be installed in suitable GGS habitat areas. Snake exclusion fencing shall be installed after vegetation removal has occurred in GGS suitable habitat areas so as not to trap any refuging snakes within the project area during vegetation removal. The fence shall be maintained throughout the duration of the Project.
- y. All vegetation within GGS habitat shall be manually clipped to ground level and removed by hand before large equipment may grub the area.
- z. The applicant shall remove all temporary flagging, fencing, and/or barriers from the Project site upon completion of Project activities.
- aa. All temporarily disturbed snake habitat will be restored to pre-Project conditions and monitored for one year after completion of construction.
- bb. The area will be regraded to the preexisting contour, or a contour that would improve restoration potential of the site.
- cc. All exposed or disturbed areas and access points within the stream left barren of vegetation as a result of the construction activities shall be restored via hydroseeding using locally native grass and/or forb seeds. Final site stabilization shall include hydroseeding temporarily disturbed areas within and adjacent to Tehama Street Channel. Hydroseeding shall be conducted in a three-step process. First, seed mix (40 pounds per acre of Blando Brome (*Bromus mollis*) and 20 pounds per acre Hykon rose clover (*Trifolium hirtum*) and fertilizer (16-20-0 & 15% sulfur) shall be evenly applied to disturbed areas. Second, mulch will be evenly applied over the seed and fertilizer. Third, the mulch will be stabilized in place.

- dd. Restoration of habitat will be monitored for one year following implementation. Vegetative cover of 70 percent pre-project conditions after one year must be achieved. Monitoring reports documenting the restoration effort will be submitted to USFWS and CDFW: (1) upon completion of the restoration implementation; and (2) one year from restoration implementation. Monitoring reports will include recommendations for remedial actions and approval from USFWS and CDFW, if necessary, and justification from release of any further monitoring, if requested.
 - ee. Permanent loss of aquatic snake habitat will be compensated at a 3:1 ratio and permanent loss of upland snake habitat will be compensated at a 1:1 ratio by purchasing snake credits at the Colusa Basin Mitigation Bank or at another USFWS- and CDFW-approved conservation bank with a service area that includes the Project location. Credits will be purchased prior to the start of construction and receipts will be supplied to USFWS and CDFW.
102. **Western Pond Turtle** The following are avoidance and minimization measures shall be incorporated into project planning and construction in order to avoid and minimize potential impacts to western pond turtle:
- a. Immediately prior to conducting vegetation removal or ground-disturbing activities in suitable western pond turtle habitat, a qualified biologist shall conduct a survey to determine the presence or absence of western pond turtles. If western pond turtles are observed where they could be potentially impacted by project activities, as determined by the onsite biologist, then work shall not be conducted within 100 feet of the sighting until the turtle has left the project site or a qualified biologist has relocated the turtle to suitable habitat outside of the project boundary.
 - b. If turtle eggs are uncovered during construction activities, then all work shall stop within a 25- foot radius of the nest and the qualified biologist should be notified immediately. The 25-foot 27 buffer should be marked with identifiable markers that do not consist of fencing or materials that may block the migration of young turtles to the water or attract predators to the nest site. No work will be allowed within the 25-foot buffer until consultation with CDFW has occurred.
 - c. All portions of the project site that could result in inadvertently trapping turtles, such as open pits, trenches, and dewatered areas will be covered and/or exclusion fencing will be installed to prevent turtles from entering these areas.
103. **Tricolored Blackbird:** To avoid impacts to tricolored blackbird, the following avoidance and minimization measures shall be incorporated into project planning and construction.
- a. Project activities including site grubbing and vegetation removal shall be initiated outside of the tricolored blackbird nesting season (March 15 – July 31).
 - b. If project activities cannot be initiated outside of the tricolored blackbird nesting season, then the following shall occur unless waived by CDFW:
 - i. If construction is initiated in the project work area during the tricolored blackbird nesting season, three (3) surveys shall be conducted by a qualified biologist within 15 days prior to the construction activity, with one of the surveys within 3 days prior to the start of the construction.

- ii. During the nesting season, a qualified biologist will conduct two (2) surveys of foraging habitat within 3 miles of a known colony site. The qualified biologist will survey the project site to determine whether foraging habitat is being actively used by tricolored blackbird. The surveys will be conducted approximately one week apart, with the second survey occurring no more than two (2) calendar days prior to ground-disturbing activities. The qualified biologist will survey foraging habitat on the Project site and a minimum 300-foot radius around the project site for foraging tricolored blackbirds by observing and listening from accessible vantage points that provide views of the entire survey area. Each survey shall last 4 hours and begin no later than 8:00 AM. If such vantage points are not available, the qualified biologist will survey from multiple vantage points to ensure that the entire survey area is covered.
- iii. If an active tricolored blackbird nesting colony is observed within the BSA or in an area adjacent to the BSA where impacts could occur, then consultation with CDFW will be required.

138. **Swainson's Hawk:** In order to minimize impacts to Swainson's hawks and their habitat, the following avoidance and minimization measures shall be incorporated into project planning and construction.
- a. Protocol-level nesting Swainson's hawk surveys shall be conducted by a qualified biologist within 500 feet of the project boundary in accordance with the Swainson's Hawk Technical Advisory Committee's Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000), with the final survey being conducted within 7 days prior to the initiation of Project activities to determine the presence or absence of active Swainson's hawk nests. If an active Swainson's hawk nest is found, no work shall occur within 500 feet of the active nest and CDFW shall be consulted.

139. **Migratory Birds:** To avoid impacts to avian species protected under the MBTA and the CFGC the following are recommended avoidance and minimization measures are proposed:

- a. Project activities, including tree removal, shall be initiated outside of the bird nesting season (February 1 – August 31).
- b. If Project activities cannot be initiated outside of the bird nesting season, then the following will occur:
 - i. A qualified biologist will conduct a pre-construction survey within and up to 500 feet of the BSA, where accessible, within 7 days of starting Project activities.
 - ii. If an active nest (i.e. containing egg(s) or young) is observed within the BSA or in an area adjacent to the BSA where impacts could occur, then a species protection buffer will be established. The species protection buffer will be defined by the qualified biologist based on the species, nest type and tolerance to disturbance. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored by a qualified biologist once per week and a report submitted to the CEQA lead agency weekly.

140. **Waters of the State**

Prior to any activities that would obstruct the flow of or alter the bed, channel, or bank of any perennial, intermittent or ephemeral creeks or drainages, notification of streambed alteration shall be submitted to the CDFW, and, if required, a Lake and Streambed Alteration Agreement LSAA (§1602 permit) shall be obtained. Project applicant shall commit to any additional mitigation requirements contained in the LSAA.

141. With respect to the three sensitive bird species identified in the WRA Biological Assessment, (The Loggerhead Shrike, Grasshopper Sparrow and Song Sparrow (Modesto Population) the WRA report recommends that any vegetation removal in or adjacent to the Study Area be removed during the non-breeding season (September through February). If this is not possible, it is recommended that pre-construction breeding bird surveys be conducted within 14 days of ground disturbance to avoid disturbance to active nests, eggs, and/or young.

142. Although no Swainson's Hawk breeding habitat exists in the study area, suitable breeding habitat may exist adjacent to the study area and avoidance of potential impacts to Swainson's Hawk foraging habitat during the breeding season may be required. If site grading occurs during the Swainson's Hawk breeding season (March – August), CDFG-recommended protocol-level surveys shall be conducted prior to construction per the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (CDFG 2000b). Such surveys must consider the project area and surrounding 0.5-mile radius, must be conducted by a qualified biologist, and must occur no more than 30 days before the onset of any ground disturbing activities. If active nests are found, consultation with CDFG will be required and mitigation measures consistent with the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo Swainsoni) in the Central Valley of California* (CDFG 1994) will be required. No action is required if the grading is completed before September thru February such that the **site** does not provide foraging habitat during the breeding season.

143. Although no western burrowing owl habitat was located onsite, nor any owl sign observed during multiple field visits during the breeding season, at least 30 days prior to construction of the site, a preconstruction survey must be conducted on the project site and surrounding 150 meter (approximately 500 foot) buffer (where possible and appropriate based on habitat) to assess the presence of burrowing owls and their habitat. Burrowing owl and burrow owl surveys should be conducted during both the wintering and nesting seasons, unless the species is detected on the first survey. If possible the winter survey should be conducted between December 1 and January 31 (when wintering owl are most likely to be present) and the nesting season survey should be conducted between April 15 and July 15 (the peak of the season). Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are also preferable. A report for the project shall be prepared for the City, the Department of Fish and Game Regional contact and to Wildlife Management Division Bird and Mammal Conservation Program. The report shall include date and time of visit, including the qualified biologist conducting surveys, weather and visibility conditions and survey

methodology; the description of the site including location, size, topography, vegetation communities, and animals observed during visit(s); assessment of habitat suitability for burrowing owls; map and photographs of the site; results of transect surveys including a map showing the location of all burrow(s) including the number of each burrow if present; behavior of owls during the survey; summary of both winter and nesting seasons surveys including productivity information and a map showing territorial boundaries and home ranges; and any historical information.

144. If burrowing owls occur on the site during the non-breeding season, a passive relocation effort shall be instituted. During the breeding season (February 1 –August 15) any burrows occupied by burrowing owls can be assumed to possess young. A minimum 250 foot no-construction buffer zone shall be established around the burrow unless a qualified biologist with experience with burrowing owls verifies through non-invasive methods that either (1) the birds have not begun laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
145. According to the BRA report dated December 2019 the Pond turtle may use the waters in the project vicinity for foraging and may use the uplands as potential breeding habitat. The WRA report recommends that an exclusion fence be installed to prevent sensitive species from entering the construction area from either the ditch or the irrigation canal. The exclusion fence should be installed prior to April 30th of the year when ground disturbance occurs. The fence is similar to an erosion control silt fence and constructed of similar materials; however, the lower portion should be buried in the ground so that animals cannot pass under it. One-way exit funnels should be installed at the base of the fencing to permit any herptofauna to exit the construction area should they be present. The exclusion fencing should be maintained until ground disturbance is complete. If any construction occurs in the ditches, they should be dry or dewatered 30 days prior to construction.
146. Although no Giant Garden Snakes (GGS) were observed in the project area, an exclusion fencing is recommended for the pond turtle to prevent GGS from entering the work site during ground disturbance. The exclusion fence shall be of a material that will conform to the US Fish and Wildlife Service recommendations in their programmatic Biological Opinion for GGS which stipulates that snake fencing shall not be made of a substance that will trap and kill GGS. In addition, a preconstruction survey during the GGs active season by a knowledgeable qualified biologist familiar with GGS is required and construction equipment shall be cleared each morning to ensure GGS are not under them. A biological monitor shall provide an environmental awareness training program for all construction personnel, which should include photos and life history information about GGS and other potential sensitive species of the project site and the reporting process should incidental mortality occur. The DFG and the FWS shall be consulted if GGS are found on the project site before or during construction and construction shall cease until consulting with the wildlife agencies.
147. That there is evidence in the record that this project will contribute to cumulative impacts upon fish and wildlife due to a reduction in natural habitat and therefore does not qualify for a de minimus exemption from State Fish and Game fees. The

applicant will be responsible for payment of these fees as authorized by Section 711.4 of the Department of Fish and Game Code.

148. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and curation or documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
149. In the event that human remains, or possible human remains, are encountered during Project-related ground disturbance, in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, that the remains are not subject to the provisions of §27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in §5097.98 of the Public Resources Code.

The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the NAHC within 24 hours. The NAHC has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the Project site. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains.

150. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
151. Site preparation and grading, structure seismic design, foundation design, slab on-grade design, pavement design, and wintertime construction considerations shall be adhered to as described in the Miller Pacific Geotechnical Investigation dated May 27, 2009 and as adopted as part of the approved subdivision improvement plans.
152. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
153. Site preparation and grading, structure seismic design, foundation design, slab on-grade design, pavement design, and wintertime construction considerations shall be adhered to as described in the Miller Pacific Geotechnical Investigation Report dated May 27, 2009 and as adopted as part of the approved subdivision improvement plans.
154. During construction, whenever feasible, equipment fueling and service should be conducted at a designated location other than the project site, including local gas stations or repair shops. When it is not feasible to fuel and/or service equipment

offsite and such activities can only occur onsite, refueling or servicing shall be done with absorbent materials (i.e. absorbent pads, mats, socks, pillows, and granules) and/or drip pans underneath to contain spilled materials. Any spills resulting from fueling or hydraulic line breaks will be contained and cleaned up immediately to the satisfaction of the City Manager.

155. Sale of property in the proposed subdivision shall require the signature of the buyer on disclosure statements that identify the presence of the property within the range for both the worst-case release scenarios and the alternate release scenarios of accidental spill or leak at the Glenn Fertilizer facility, as well as the potential risks of such scenarios.
156. To the satisfaction of the Glenn County Air Pollution Control District and the Willows Fire Department, the project proponent shall prepare and implement an emergency preparedness plan/emergency response plan (EPP/ERP) for release of hazardous materials at the Glenn Fertilizer facility. Said EPP/ERP shall minimally identify emergency response procedures specifically designed for releases at the Glenn Fertilizer facility, evacuation procedures and routes specifically designed for releases at the Glenn Fertilizer facility, methods for keeping the residents informed of evacuation procedures/routes, and methods for alerting the residents of releases.
157. In accordance with Title 24 of the California Administrative Code, the City of Willows shall not issue a building permit for any residential structure if the interior community noise levels (CNEL) attributable to exterior sources exceed an annual CNEL of 45 dB in any habitable room with windows closed. The project proponent shall provide the City with an acoustical evaluation of the architectural plans for the proposed units that identifies the interior annual CNEL and the units' architectural plans shall be modified, if necessary, to attenuate interior noise levels to an annual CNEL of 45 dB or less in all habitable rooms.
158. To the satisfaction of the City Manager, if contaminated soils are encountered during construction, proper storage and/or disposal of any contaminated soils that meet the definition of a hazardous waste shall be provided, and that such soils are removed for off-site treatment or disposal at an appropriate landfill.
159. To the satisfaction of the Glenn County Air Pollution Control District and the Willows Fire Department, the project proponent shall prepare and implement an emergency preparedness plan/emergency response plan (EPP/ERP) for release of hazardous materials at the Glenn Fertilizer facility. Said EPP/ERP shall minimally identify emergency response procedures specifically designed for releases at the Glenn Fertilizer facility, evacuation procedures and routes specifically designed for releases at the Glenn Fertilizer facility, methods for keeping the residents informed of evacuation procedures/routes, and methods for alerting the residents of releases.
160. During construction, the applicant and the contractor of record shall exercise BMPs, such as daily street sweeping and the placement of erosion control measures on-site, to minimize storm water pollution. The BMPs shall be listed in the required SWPPP

- for the project. The contractor shall designate a primary contact person who shall be available to the City of Willows in the event of noted storm damage or storm event. Said person shall be responsible for inspection of all erosion control facilities.
162. The applicant shall remove all temporary erosion control facilities upon stabilization of the entire project site, as approved by the City Engineer.
 163. The applicant/contractor shall install structural control measures to reduce erosion and retain sedimentation, which may include stabilization of control entrance, installation of temporary gravel and construction entrance, and the installation of filter fabric fences.
 164. An 8-foot high sound wall shall be constructed along the western boundary of the site to provide noise reduction to the residents of the subdivision. The southern 50% of the wall shall be constructed prior to the issuance of a Certificate of occupancy for any lot west of Howard Street and south of Zachary Court. The northern 50% of the wall shall be constructed prior to the issuance of a Certificate of occupancy for any lot west of Howard Street and north of Zachary Court.
 165. In accordance with Title 24 of the California Administrative Code, the City of Willows shall not issue a building permit for any residential structure if the interior community noise levels (CNEL) attributable to exterior sources exceed an annual CNEL of 45 dB in any habitable room with windows closed. The project proponent shall provide the City with an acoustical evaluation of the architectural plans for the proposed units that identifies the interior annual CNEL and the units' architectural plans shall be modified, if necessary, to attenuate interior noise levels to an annual CNEL of 45 dB or less in all habitable rooms.
 166. To the satisfaction of the Fire Department, the subject project will be developed with water main extensions designed pursuant to the Fire Flow Calculation Report prepared by LaFranchi & Associates, Inc. dated March 2009.
 167. The project shall pay the City's development impact fee which will represent the Project's fair share of the cost of installing signals or other traffic improvements at various intersections.
 168. The project would impact the level of service at the Tehama and Road 57 intersection. The project shall pay a fair share, as determined by the City, toward restriping on the eastbound approach to provide a separate left turn lane and a combined through/right-turn lane.
 169. Final subdivision circulation improvement plans for Tehama Street shall include provisions for an inbound left turn lane and outbound right turn and left turn lanes. [see updated traffic study]
 170. A new sanitary sewer main will be installed from the project through the adjacent commercial project to the south. Installation of the new sewer system shall be in accordance with approved project improvement plans.
 171. The project proponent shall submit the final water supply plans to the City of Willows for review and approval. Prior to submitting said plans, the proponent shall coordinate with the water purveyor (currently California Water Company) to determine if any new or improved storage facilities, booster pumps or wells would be needed to serve the project. If any new or improved water supply facilities are proposed/required, the City shall analyze such improvements to determine if they

would cause any additional environmental impacts or would increase the severity of the impacts identified in this document. If any of the conditions that require subsequent CEQA documentation, pursuant to Section 15162 of the State CEQA Guidelines, are met, the City shall not approve the final water supply plans until the appropriate subsequent CEQA documentation has been completed.

Subsequent Initial Study/Mitigated Negative Declaration

City of Willows

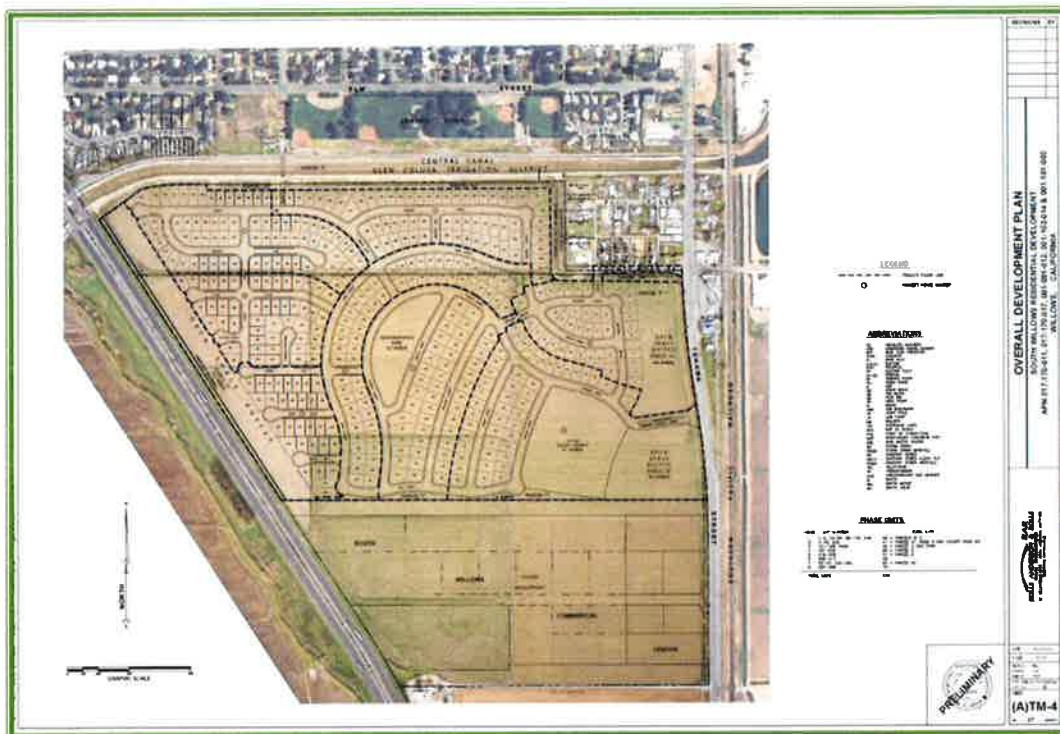
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Initial Study/Subsequent Mitigated Negative Declaration

for the

South Willows Residential Neighborhood Project



Prepared by

Willdan Engineering for the City of Willows

Public Agency Resources
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Elk Grove, CA 95758-8068

December 1, 2020

**ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY FOR AN
INITIAL STUDY / SUBSEQUENT MITIGATED NEGATIVE DECLARATION
FOR THE SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD DEVELOPMENT**

PROJECT INFORMATION

1. Project Title:

South Willows Residential Neighborhood
(Revised 2020) File Numbers (RZ-20-01/GPA-20-01/MUP-20-06/PD-20-01)
Reference FILE NUMBER(s): TM09-02; UP09-04; PD09-02

2. State Clearinghouse Number: 2010072019

3. Lead Agency Name and Address:

City of Willows
201 North Lassen Street
Willows, CA 95988
Wayne Peabody, Interim City Manager
530.934.7041
wpeabody@cityofwillows.org
www.cityofwillows.org

4. Contact Person, Phone, Email:

Karen Mantele
Contract Principal Planner
530.934.7041
kmantele@cityofwillows.org

5. Project Location:

The 143.4-acre project site is located in the southern portion of the City of Willows, Glen County, California, south of the Glenn-Colusa Irrigation Canal (GCIC), east of Interstate 5 and west of California State Route 99 (Tehama Street). The site is bounded on the south by agricultural land that is currently approved for commercial uses (South Willows Commercial Industrial Center). Five assessed parcels comprise the project site: APN: 001-091-012; 001-101-003; 001-102-014; 017-170-011; and 017-170-017. Figure PD-1 below shows the project location. The relevant United States Geological Survey (USGS) map is the Willows, CA, 7.5-Minute, Topographic Quadrangle (Sections 9 and 16, Township 19 North, Range 3 West).

6. Property Owner

Name:	Willows Land Investor, Inc./Matt White
Physical Address:	201 First Street, Suite 100 Petaluma, CA 94952
Phone:	707.793.1922
Email:	matt@basin-street.com
URL:	https://basin-street.com/

7. Project Applicant:

Name: California Land Investors/Frank Marinello
Physical Address: 316 California Ave, Suite 350
Reno, Nevada 89509
Phone: 775-954-2900
Email: Frank@basin-street.com
URL: <https://basin-street.com/>

8. General Plan Designation:

Low Density Residential (LDR) and Open Space (OS)

9. Zoning:

- Low Density Residential (R-1) (2-6 units per acre on 6,000 square-foot lots)
- Planned Development (PD)
- Open Space (OS)

10. Project Description:

As originally proposed in 2010, the South Willows Residential Neighborhood Development consisted of 448 single-family residential lots, a neighborhood park, several open space parcels intended for site drainage, and a vehicle/pedestrian bridge across the Glenn-Colusa Irrigation Canal (GCIC) that would have connected the subdivision with the residential neighborhood north of the canal. Residential Planned Development and Design Standards were adopted as part of the approved tentative map to govern residential architecture and allowed uses. The Tentative Map (TM09-2), Use Permit (UP09-04), and Planned Development Permit (PD09-02) were approved by the Willows City Council on October 12, 2010. The Council adopted a Mitigated Negative Declaration for the project. Mitigation measures included actions to reduce impacts to the area's aesthetic environment, air quality, biological resources (Giant Garter Snake, Western Pond Turtle, sensitive/protected bird species), cultural resources, geological resources, land use and planning, utilities and service systems, as well as impacts associated with hazardous materials or site hazards and noise.

In part because of changes in the housing market and demand for affordable housing, the project proponent has revised the development to include a multiple-family component.

The revised project would subdivide the 143.4-acre subject property into 419 single-family residential lots, one multiple-family lot, a neighborhood park site, several "open space" parcels, and a pedestrian-only bridge over the GCIC. Residential lots would range in size from 6,000 square feet to 15,117 square feet; the multiple-family lot would occupy a 8.1-acre parcel, arranged around the 3.7-acre neighborhood park and set back from Interstate 5, Tehama Street, and the California Northern Railroad transportation corridors and the South Willows Commercial Industrial development to the south. The open space parcels would be graded to accommodate storm and nuisance water runoff. An eight-foot tall, 3,125-foot long sound wall would be constructed along the western boundary of the residential subdivision to shield residences from Interstate-generated noise. **Figure PD-2** below shows the schematic layout and summarizes the project's components. Full-size copies of Figures PD-2 through PD-6 below, as well as detailed preliminary subdivision maps, are incorporated into this document as **Attachment A**.

11. New Entitlements Requested:

- a) **General Plan Amendment (GPA)** to change the designation of nine gross acres (8.1 acres net) on the subject property from Low Density Residential to High Density Residential, allowing 16 to 30 units per acre, including an amendment to the General Plan Land Use Map for these nine acres.

- b) **Zone Change (REZONE)** to change the zoning of nine gross acres (8.1 acres net) on the subject property, from the current zoning of R-1-PD to R-3-PD, to allow from 60-180 multi-family apartment units, including an amendment to the City's Zoning Map for these nine acres.
- c) **Tentative Map Amendment** to incorporate changes described in No. 12 below.
- d) **Conditional Use Permit** as required by the PD overlay zone, including design requirements and standards for multiple family residential uses.

12. Revisions to the tentative map and the associated conditions of approval include:

- a) Replacing single-family residential (SFR) Lots 56 thru 87 as shown on the approved tentative map and with new Lot 449 as a multi-family apartment lot that is 9.0 acres (gross) and 8.1 acres (net). This change results in elimination of a portion of Sean Street adjacent to Parcels B and C and Alfredo Way.
- b) Replacing the proposed emergency vehicle access easement between Lots 16 and 17 on the approved tentative map with the addition of a public road (Road 'A') from the project (Maynard Manor) to the existing County Road 53 including removal of existing culverts and installing new culverts in the Tehama Street Channel. County Road 53 would be improved between Road 'A' and Tehama Street and right-of way would be dedicated to the City along the southerly side of the road. Creation of Road 'A' results in dividing the original proposed Parcel A. The amended tentative map depicts the original Parcel A as Parcels A1 and A2.
- c) Replacing the proposed Merrill Avenue vehicular bridge over the Glen Colusa Irrigation District (GCID) Central Canal and proposed Merrill Avenue road improvements with a pedestrian and bikeway bridge, including creation of Parcel 'E' for dedication to the City and a 24' wide public access and public utilities easement over the Central Canal.
- d) Reconfiguring Lots 11 thru 20, 234, 292 thru 296 and 297 thru 310 on the amended tentative map. Lots 56 and 57 as shown on the approved tentative map are eliminated, but these lot numbers are used on the amended tentative map adjacent to the proposed Merrill Avenue pedestrian bridge.
- e) Revising the name of the proposed entry road between Tehama Street and Howard Street from Sean Street to Howard Street.
- f) Elimination of the proposed sanitary sewer lift station and force main. Move proposed point of connection to sanitary sewer to the proposed multi-family parcel (Lot 449).
- g) Elimination of all proposed reclaimed water infrastructure.
- h) Replacing the proposed bridge on Howard Street (formerly Sean Street) over the Tehama Street Channel with culvert style crossing.
- i) Revisions to the project data as shown on Sheet (A)TM-1 and phasing information as shown on Sheet (A)TM-4.
- j) Various revisions to the preliminary grading plan sheets due to the proposed changes that would occur as part of the proposed amended tentative map.
- k) Various revisions to the proposed storm drain, sanitary sewer and domestic water infrastructure and proposed streetlight locations due to the changes that would occur as part of the proposed amended tentative map.
- l) Various revisions to the proposed onsite signing and striping due to the changes that would occur as part of the proposed amended tentative map.
- m) Various revisions to erosion control features due to the changes that would occur as part of the proposed amended tentative map.

The applicant has also requested various changes to the project's conditions of approval. These conditions are not CEQA mitigation measures, and will be addressed in the staff report presented to the Planning Commission.

13. Existing Development Standards and Permitted Uses:

The 2010 residential development Planned Development (PD) standards and Design Standards include various permitted and conditionally permitted uses, and are set forth below.

Uses And Structures Permitted Within The South Willows Residential Development

I. Purpose

The PD Development Standards for the South Willows Residential Development (SWRD) are intended to be applied only to properties within the development area defined by this District.

II. Permitted Uses

The following uses and structures are permitted in the SWRD:

- 1) One single family residence including private garages, accessory buildings and uses.
- 2) Agriculture, horticulture, gardening and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- 3) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility installations for local service holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- 4) Rooming and boarding of not more than two persons.
- 5) Family day care homes serving 12 or fewer children exclusive of children who reside at the home.

III. Uses permitted with a conditional use permit:

The following uses and structures may be permitted in the SWRD only if a conditional use permit has first been secured:

- 1) Private and religious schools, nursery schools and family day care centers providing services to more than 12 children.
- 2) Churches and home occupations.
- 3) Golf and country clubs
- 4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yard.
- 5) Bed and Breakfast establishments.

Utilities

Water: A water line extension into the project area is required to serve the residential project, which would connect to an existing main line that currently runs along Tehama Street (installed under an EDA Infrastructure Grant). Because the existing water line ends at the southern edge of the South Willows Commercial Industrial Center property, an 2,650-linear-foot extension of the water line would be installed down Tehama Street to the County Rd 57 and Tehama Street intersection, crossing Tehama Street, and connecting to a 1.7-acre City-owned parcel that fronts Road 57 , east of the intersection of Tehama Street and Road 57. A 500,000-gallon water storage tank would be constructed on this site, which is adjacent to the Wilbur-Ellis facility.

Sewer: The sewer system for the overall commercial and residential projects was designed to accommodate both projects (pipes were sized accordingly). A sewer line would be extended from the commercial parcels to stub up to the residential parcels from the line being installed in Harvest Drive. A new pump station would be installed with the residential project phase 3 if gravity flow cannot be accomplished, and would be fully

constructed by the residential project. There are no other pump stations downstream. Overall sewer study calculations were submitted to the City of Willows, and the project is considered to be appropriately designed. The 15" sewer line installed with the EDA infrastructure project is considered to be sufficient to provide for the projects.

Electrical/cable/telephone service: All on-site cabling would be placed underground.

Access and Circulation

Two accesses to the project site would be provided. The primary access would be the proposed Howard Street, which would intersect at Tehama Street, approximately 1,000 feet south of County Road 53. This roadway will cross the existing Tehama Street Channel which conveys city stormwater southerly along the project boundary. The proposed crossing would include installing two parallel 48-inch diameter culverts within the channel, filling the channel to allow construction of utilities and road improvements, and placing rock slope protection on the inlet and outlet ends of the culverts. Howard Street would cross the Tehama Street Channel via a new culvert. The Tehama Street Channel conveys stormwater runoff and non-agricultural irrigation runoff; therefore, the channel may contain nuisance water even during the dry season when construction activities are proposed. If flowing water is present during the dry season, the portions of the channel where work will occur will be temporarily de-watered during the installation activities. The conceptual plan for the de-watering involves placing sandbags at the upper end of the work area to slightly pond the water, then using a temporary pump and pipe system to bypass the construction area and return the water to the channel downstream of the construction zone. Construction activities within giant garter snake habitat associated with the Tehama Street Channel will be limited to May 1 through October 1.

Tehama Street along the project frontage would be improved to include a left-turn lane, deceleration lane, and shoulders. County Road 53 would provide a secondary access from its current westerly terminus to a short street segment, "Road A", that would connect with the proposed Maynard Manor.

Vehicle movements at the project's primary and secondary ingress/egress points would be controlled with stop signs; traffic signals are not proposed because successive traffic analyses have indicated that the anticipated traffic volumes resulting from the project, combined with existing traffic volumes on Tehama Street, would not meet required traffic signal warrants (See Part XVII Transportation, below).

Internal circulation would be provided via a network of residential streets and cul-du-sacs in a curvilinear pattern. Howard Street between Tehama Street and the internal network of residential streets would be an 80-foot wide right-of-way collector roadway, with two travel lanes in each direction. Internal residential streets would incorporate 60 feet of right-of-way. All proposed streets would include shoulders, curbs, gutters, and sidewalks.

A pedestrian/bicycle bridge would provide access across the GCIC from Mandy Lane to Merrill Avenue.

Grading and Drainage

The project site is generally flat, with a very slight north-to-south slope, from approximately 129 feet above mean sea level (msl) to 123 feet above msl along the south boundary. Grading for the proposed project would primarily be to create lots, building pads, roadways, and drainage swales. Lots would contain shallow slopes to direct storm water and runoff into the street network. Drainage would be collected via a series of catch basins into a piped storm drain system. The storm drain system would transport runoff into the open space buffers, which would act as detention basins that discharge into a future storm water treatment area immediately south of the site in the South Willows Commercial Industrial Center site.

Vegetation Removal

Vegetation removal will consist of removing wheat and ruderal grasses where development will occur and cattails and other emergent vegetation within the Tehama Street Channel. The banks of the Tehama Street Channel contain annual grasslands that will also be removed to facilitate culvert placement.

Erosion and Sediment Control

Materials that will be used for erosion control include but are not limited to construction timing, inlet protection, silt fence, fiber rolls, mulch, and temporary construction entrances. None of the erosion materials will contain monofilament netting. Best Management Practices (BMPs) would be used in any areas disturbed by the construction activities, at points of discharge from the project to a drainage system and at access points to the project. During construction erosion and sediment BMPs will be installed and maintained per the Storm Water Pollution Prevention Plan prepared for the project. Final site stabilization shall include hydroseeding temporarily disturbed areas within and adjacent to Tehama Street Channel. Hydroseeding shall be conducted in a three-step process. First, seed mix (40 pounds per acre of Blando Brome (*Bromus mollis*) and 20 pounds per acre Hykon rose clover (*Trifolium hirtum*) and fertilizer (16-20-0 & 15% sulfur) shall be evenly applied to disturbed areas. Second, mulch will be evenly applied over the seed and fertilizer. Third, the mulch will be stabilized in place. Monitoring of the site will continue until the success criteria of 70% vegetative cover is met.

Staging, Access, and Stockpiled Materials

All staging will occur outside of the giant garter snake habitat associated with the Tehama Street Channel. One area will be designated for auto parking, vehicle refueling, and routine equipment maintenance. Silt fence will be installed around the staging area to prevent wildlife from entering the staging area. Linear sediment controls will be installed around all temporary stockpiled materials to prevent sediment transport. Stockpiled materials will be located outside of giant garter snake habitat associated with the Tehama Street Channel.

Neighborhood Park

The proposed project includes a 3.7-acre neighborhood park in the center of the site. The proposed park is anticipated to provide for variety of passive and active recreational uses. Park facilities have not been specified, but could include turf/play areas, a group picnic area, children's play areas, tot lot, paths, natural areas, multi-use/basketball courts, skate elements, and a community garden.

Trail

The proposed project includes a trail along the east, west, and south perimeters of the proposed development. The proposed trail would be installed within the proposed open space buffers and would be constructed of crushed rock with landscaping on both sides.

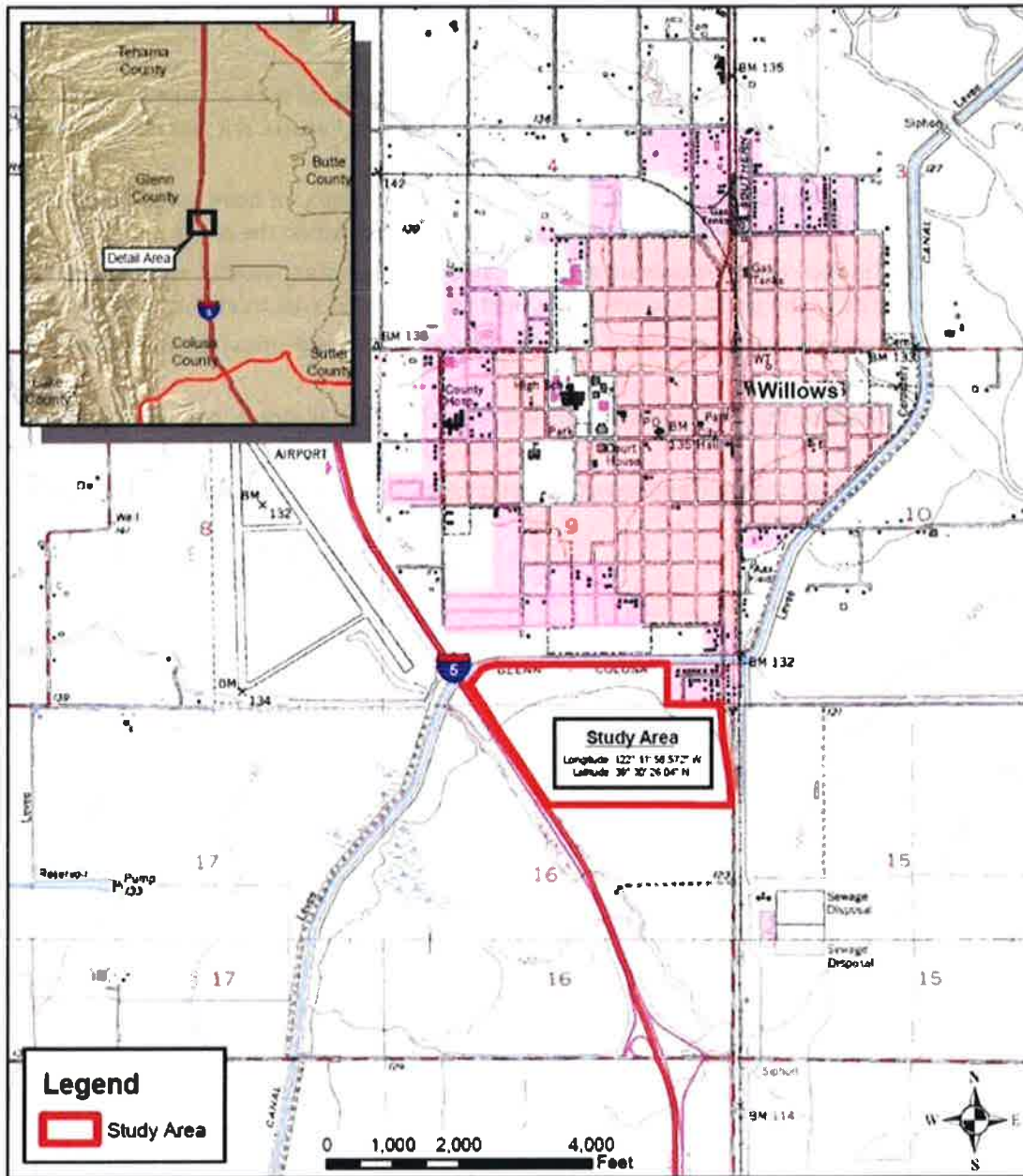
Phasing

The applicant proposes to develop the project in eight phases:

- Phase 1 would include construction of 49 lots, open space parcels B and C, Tehama Street improvements, all off-site water, sewer, and storm drain associated with the main entrance, all streets and infrastructure within the phase and grading on any adjacent/abutting future parcels to minimize impacts of future phases on Phase 1. Additionally, if Parcel A from the commercial development to the south is not constructed, this shall be fully constructed with Phase 1 of this residential project to ensure that drainage works properly.
- Phase 2 would include the development of 41 lots, Parcel A1, Road A and County Road 53 improvements, all streets and infrastructure within the phase including Howard Street to its intersection

with Maynard Manor and grading on any adjacent/abutting future parcels to minimize impacts of future phases on Phase 2.

- Phase 3 would include the development of 46 lots, the neighborhood park, all streets and infrastructure within the phase and the park, and the remainder of open space Parcel C if it was not completed with Phase 1.
- Phase 4 would include the development of 66 lots and the remainder of open space Parcel C if it was not completed with Phase 3, as well as all streets and infrastructure within the phase.
- Phase 5 would include the development of 31 lots, open space buffer parcel D, and all streets and infrastructure within the phase. A sound wall would be completely constructed with Parcel D.
- Phase 6 would include the development of 49 lots plus all streets and infrastructure associated with the phase.
- Phase 7 would include the development of 65 lots, Parcel A2, and all streets and infrastructure within the phase.
- Phase 8 would include the development of the remaining 72 lots plus all streets and infrastructure associated with the phase.



Source: WRA Biological Report, June 2010

Figure PD - 1
Vicinity Map

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT

AMENDED TENTATIVE MAP

SOUTHWEST CORNER OF TEHAMA STREET AND COUNTY ROAD 53
WILLOWS CALIFORNIA

PROJECT DATA

PREPARED BY:
 TRIMBLE ENGINEERING
 2011 W. 10TH STREET, SUITE 100
 WILLOWS, CA 94593
 925-938-4300
 925-938-4303 FAX

DATE: 01/11/2011

PROJECT: SINGLE FAMILY RESIDENTIAL DEVELOPMENT (R-1), PLANNED DEVELOPMENT COMMERCIAL DISTRICT (PD) AND OTHER SPACES ADJACENT TO THE CORNER OF TEHAMA STREET AND COUNTY ROAD 53

TOTAL LOTS: 100 (INCLUDING COMMERCIAL AREA)
 491 LOTS AND PUBLIC STREET
 491 LOTS AND PUBLIC STREET
 100 LOTS AND PUBLIC STREET
 71 1/2 ACRES
 8.18 ACRES
 8.88 ACRES
 3.75 ACRES
 1.88 ACRES
 10.28 ACRES
 0.18 ACRES
 0.38 ACRES
 3.75 ACRES
 28.28 ACRES
 0.18 ACRES/LOT
 LOT 11 (0.317 ACRES)
 LOT 11 (0.883 ACRES)

CONTRACTOR:
 TRIMBLE ENGINEERING
 2011 W. 10TH STREET, SUITE 100
 WILLOWS, CA 94593
 925-938-4300
 925-938-4303 FAX

OWNER: WILLIAMS LAND HOLDINGS, INC.
 2011 W. 10TH STREET, SUITE 100
 WILLOWS, CA 94593
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 925-938-4303 FAX

APPLICANT: TRIMBLE ENGINEERING
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 WILLOWS, CA 94593
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PREPARED FOR: WILLIAMS LAND HOLDINGS, INC.
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VICINITY MAP
SCALE: 1" = 400'



SITE DIAGRAM
SCALE: 1" = 400'

OWNERS

WILLIAMS LAND HOLDINGS, INC.
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APPLICANT

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UTILITIES

WATER:
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 925-938-4303 FAX

SEWER:
 CITY OF WILLOWS
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 WILLOWS, CA 94593
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 925-938-4303 FAX

POWER:
 PACIFIC GAS AND ELECTRIC CO.
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TELEPHONE:
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ENGINEER:
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LAND SURVEYING:
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ADDITIONAL TENTATIVE MAP NOTES

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SHEET INDEX

SHEET NO.	TITLE
001-1	GENERAL NOTES
001-2	GENERAL NOTES
001-3	GENERAL NOTES
001-4	GENERAL NOTES
001-5	GENERAL NOTES
001-6	GENERAL NOTES
001-7	GENERAL NOTES
001-8	GENERAL NOTES
001-9	GENERAL NOTES
001-10	GENERAL NOTES
001-11	GENERAL NOTES
001-12	GENERAL NOTES

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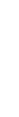
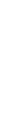
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COVER SHEET

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-012, 001-081-012 & 001-101-003
 WILLOWS, CALIFORNIA

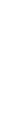
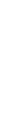
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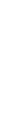
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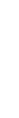
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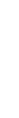
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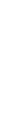
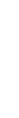
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 (A)TM-1



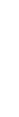
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 CHECKED BY: [Name]
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 TOTAL SHEETS: 12
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 TIME: 10:00 AM
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 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: 001-1
 TOTAL SHEETS: 12
 (A)TM-1



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 TIME: 10:00 AM
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 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: 001-1
 TOTAL SHEETS: 12
 (A)TM-1





REVISIONS

NO.	DATE	DESCRIPTION

CONTEXT PLAN
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN817-178-011, 017-170-017, 001-091-012, 001-02-014 & 001-101-003
 WILLOWS, CALIFORNIA

STEVEN J. LAFRANCIS & ASSOCIATES, INC.
 CIVIL ENGINEER - LAND SURVEYOR - LAND PLANNER
 15300 WILLOW PARK DRIVE
 SUITE 100
 WILLOW PARK, CALIFORNIA 94593
 (925) 435-7800
 FAX: (925) 435-7801
 www.sjla.com

TM-2
 27 10/15/12

Figure PD - 3
Context Plan

14. Surrounding Land Uses and Setting:

Surrounding land uses include:

- North: Glenn-Colusa Irrigation Canal, single-family residential development, and Jensen Park
- South: Vacant dry-farmed agricultural land (approved for future commercial development)
- East: Tehama Street, Southern Pacific Railroad, agricultural, Wilbur Ellis fertilizer plant
- West: Interstate Highway 5 and, beyond, the North Fork of Logan Creek.

The project site is currently undeveloped and is relatively level, and has been used for agriculture for many years, currently dryland grain crops (wheat). The surrounding area consists of residential and commercial development and fallow and active rice fields. Agricultural practices on the site include disking twice a year, planting wheat in late fall, harvesting in late spring, haying wheat stubble, and collecting baled hay for transport.

There are no mature trees or native vegetation on the subject property. Relatively-young non-native street trees have been planted in the right-of-way along Tehama.

A storm water ditch and a guardrail run parallel to Tehama Street along the site's east boundary. The ditch carries seasonal runoff as well as irrigation runoff; because moisture is present year-round, the ditch supports riverine habitat (Galloway, 2019, p. 4). It crosses under the GCIC via drainage siphons and is not hydrologically connected to the canal.

High-voltage electrical and telephone lines run in a north-south direction east of Tehama Street, east of the railroad tracks.

There are no curb, gutter, or sidewalk improvements along the property frontage.

15. Purpose and Authority

The California Environmental Quality Act (CEQA) requires that all State and local agencies consider the environmental consequences of projects over which they have discretionary authority. Environmental Impact Reports (EIRs) or Negative Declarations (typically "Mitigated" Negative Declarations (MNDs)) and subsequent documents, such as Addendums, Supplements or Subsequent EIRs/MNDs provide decision-makers and the public with information concerning the environmental effects of a proposed project, possible ways to reduce or avoid the possible environmental damage, and identify alternatives to the project.

This document is an Initial Study to support a Subsequent or Supplemental Mitigated Negative Declaration. The City Council of the City of Willows adopted the original Mitigated Negative Declaration for the South Willows Residential Project in late 2010. The purpose of this Initial Study is to evaluate the environmental impacts of changing the residential land-use mix to include multi-family residential units, as well as other changes to the project. The City of Willows is the Lead Agency under the California Environmental Quality Act (CEQA), and is responsible for preparing the Subsequent MND (State Clearinghouse No. 2010072019).

This Initial Study has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), California CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Willows. The principal CEQA Guidelines section governing content of this document is Section 15162 (Subsequent Documents and Negative Declarations).

CEQA Guidelines Section 15162 permits agencies to prepare follow-up, or "subsequent" environmental documents to existing EIRs when, among other factors:

- (a) substantial changes are proposed in the project that would require major revisions in that EIR resulting from new significant environmental effects or a substantial increase in the severity of effects previously described;
- (b) there are substantial changes in the project's circumstances that would require major revisions;
- (c) new information arises that was not known at the time that the document was certified, that shows new significant effects or an increase in their severity;
- (d) a project proponent declines to implement mitigation measures that were previously infeasible, but became feasible and would substantially reduce one or more significant effects; or
- (e) a project proponent declines to implement newly-discovered mitigation measures that would substantially reduce significant effects.

16. Materials Incorporated by Reference

This analysis incorporates by reference the City of Willows General Plan and corresponding environmental documents, the 2010 Initial Study/Mitigated Negative Declaration (2010 IS/MND) and technical studies prepared for the previous South Willows Residential project, and all technical studies prepared for the analysis of the proposed project as listed below. The General Plan, the 2010 IS/MND and accompanying staff reports are available for public review at the City of Willows City Hall, 201 N. Lassen Street, Willows, CA, 95988.

Technical Studies

- Willdan, Air Quality/GHG Emissions California Emissions Estimator (CalEEMod) Analysis (November 2020)
- Galloway Enterprises, Inc., *Biological Resources Assessment, South Willows Residential Development Project* (December 2019) (Galloway I).
- Galloway Enterprises, Inc., *Cultural Resource Assessment, South Willows Residential Development Project* (December 2019) (Galloway II).
- EKI Environment and Water, *Water Supply Assessment for the South Willows Project*, (October 30, 2020)
- Headway Transportation, *Traffic Impact Study for South Willows Residential Project* (October 26, 2020)
- Harris & Lee, *Phase I Environmental Site Assessment, 6213 County Road 53, Willows, CA (APN 017-170-017-9)* (July 10, 2006)

17. Intended Uses of This Subsequent MND

The City of Willows, as the Lead Agency for this project, will use this Subsequent MND in considering whether to approve the revised South Willows Residential Project, including the General Plan Amendment, Zone Change, Tentative Map, Use Permit, and Planned Development Permit. This Subsequent MND will also provide environmental information to other agencies affected by the project, or which are likely to have an interest in the project. Various State and Federal agencies exercise control over certain aspects of the study area. The various public, private, and political agencies and jurisdictions with a particular interest in the proposed project, may include but are not limited to the following:

- California Air Resources Board (CARB)
- California Department of Fish and Wildlife (CDFW)
- California Department of Housing and Community Development
- California Department of Toxic Substances Control
- California Department of Transportation (Caltrans)
- California Emergency Management Agency

- California Environmental Protection Agency (CalEPA)
- California Office of Emergency Services
- California Regional Water Quality Control Board (CRWQB)
- California Water Company (Cal Water)
- City of Willows Department of Public Works
- City of Willows Fire Department
- City of Willows Library
- Glenn-Colusa Irrigation District
- Glenn County Air Pollution Control District (GCAPCD)
- Glenn County Health Department
- Glenn County Local Transportation Commission
- Glenn County Sheriff's Department
- Glenn County Waste Management Regional Agency/Solid Waste Department
- U.S. Army Corps of Engineers
- U.S. Environmental Protection Agency.

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

DETERMINATION

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. A SUBSEQUENT MITIGATED NEGATIVE DECLARATION 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

City of Willows, Contract Principal Planner

Signature



Date

December 1, 2020

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. **“Negative Declaration: Less Than Significant With Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from **“Potentially Significant Impact”** to a **“Less Than Significant Impact.”** The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a) **Earlier Analyses Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. *This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.*
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significant.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099(d) (which prohibits a significance determination regarding aesthetics impacts for transit-oriented infill projects within transit priority areas),

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) **No Impact.** The amended tentative map/residential subdivision and future site development would not substantially affect scenic vistas, because views from public viewpoints (streets, bridges, freeway overpasses) would remain available after development occurs. The principal scenic vistas in the vicinity of the project area encompass the agricultural fields and rolling hills west of I-5. The project site is east of I-5; therefore, views to the west from I-5 would remain unobstructed. The project does not propose future development that would exceed allowable single or multiple-family building heights, and all future structures would be set back from the public right-of-way by at least 300', thus maintaining the "openness" of the view corridor along Tehama Street. Moreover, the 2010 IS/MND evaluated the project for impacts to scenic vistas and noted that the adjacent "segment of Interstate 5 is not designated as [a] scenic corridor by the State of California,¹ Glenn County, or the City of Willows; and there are no "Officially Designated" or "Eligible" State Scenic Highways in Glenn County.² There are no scenic overlay zones in this vicinity. Furthermore, given the flat topography of the site and surrounding land, the site is not visible from any notable vistas or view corridors. Portions of the site are planted with agricultural crops such as winter wheat, while other portions of the site are dominated by various non-native grass species. There are no heritage trees, historic structures, topographic features, or other visual resources onsite."

Off-site water tank. The 2010 IS/MND did not evaluate the proposed off-site 500,00-gallon water storage tank, east of Tehama Street at County Road 57. While the tank size (height, width, diameter, etc.) have not been specified, views across the proposed location consist of relatively level agricultural

¹ California Department of Transportation (Caltrans), *Scenic Highways Systems Lists*, available at <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> (accessed November 24, 2020).

² California Department of Transportation (Caltrans), *Officially Designated County Scenic Highways*, available at <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf> (accessed November 24, 2020).

fields, and do not encompass notable features. Moreover, the site is adjacent to agricultural/industrial uses, where a water tank would not be an unusual added feature. The proposed water tank therefore would not obstruct public views of a scenic vista.

Nothing in the project area has changed in the past 10 years with respect to scenic vistas or designated scenic areas (see updated footnotes 1, 2 above). Accordingly, the amended project would not impact scenic vistas. No further study is needed and no mitigation is required.

- b) **No Impact.** The amended tentative map is not anticipated to affect scenic resources, within or near a scenic highway because as noted in (a) above, none of the nearby state or county highways are so designated and there are no notable resources such as trees, rock outcrops or historic buildings on-site. No adjacent roadways have received scenic highway status since 2010. Accordingly, the amended project would not impact scenic resources. No further study is needed and no mitigation is required.
- c) **Less Than Significant With Mitigation Incorporated.** The amended tentative map and future development of the site are not expected to degrade the existing visual character of the area, although the area's appearance would *change* from a wheatfield to a developed suburban-scale neighborhood. "Degradation" in visual character is largely a subjective judgement by the viewer. However, the project would not likely result in a built environment that would degrade the existing built environment, because as explained in the 2010 IS/MND, future construction would be subject to the project's residential design guidelines and planned-development standards, including architectural design objectives and a master landscape plan. The amended project would include a multiple-family component and updated design guidelines to address multi-family construction. Additionally, the 2010 IS/MND Mitigation Measures AES-1 and -2 would apply to the amended project, requiring a detailed landscape plan and a lighting plan designed to minimize negative effects. With these mitigation measures in place, supplementing the City-approved design standards, remaining impacts are anticipated to be less than significant. No further analysis or mitigation measures are required.
- d) **Less Than Significant With Mitigation Incorporated.** The amended tentative map and future development of the site would introduce artificial lighting where currently none exists. However, as explained in the 2010 IS/MND, the project's exterior lighting would be limited to residential exterior lighting, street, and landscape lighting. While the addition of multi-family residences might require additional security lighting, impacts are anticipated to be minimized by complying with the 2010 IS/MND Mitigation Measure AES-2, which requires all exterior lighting to be full cut-off, hooded, down-cast, or otherwise shielded to prevent light spillage from the property as well as to prevent excessive glare from the project at night. Accordingly, with this mitigation measure in place, impacts from new sources of light and glare are anticipated to be less than significant. No further analysis or mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (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 forest land or conversion of forest land 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 non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant Impact.** The amended tentative map and future site development would not convert Prime, Unique or Farmland of Statewide Importance to other uses, because as explained in the 2010 IS/MND, the project site does not fall into these categories and has been designated for residential development since 1989. Moreover, the site is within the City’s Urban Limit Line separating urban development from agricultural uses. The addition of multi-family units within the proposed project would remain within the approved development envelope and would not affect nearby agricultural uses. Accordingly, although agricultural land would be converted to urban uses, impacts would be less than significant. No further study or mitigation measures are required.
- b) **No Impact.** The amended tentative map and future site development would not conflict with existing agricultural zoning because the site is currently zoned for Residential Planned Development. Additionally, the 2010 IS/MND states that there were no Williamson Act contracts covering the subject property, and none have been established in the past 10 years. Accordingly, no impacts would result with respect to agricultural zoning or Williamson Act-encumbered farmland. No further study or mitigation measures are required.

- c) **No Impact.** The amended tentative map and future site development would not conflict with existing forest-land zoning, because as explained in the 2010 IS/MND, the project site is zoned for Residential Planned Development, and there is no forest land in the project vicinity. Accordingly, the project would not impact forest land or forest land zoning. No further study or mitigation measures are required.
- d) **No Impact.** The amended tentative map and future site development would not convert forest land to non-forest use because the project site is currently used for dryland wheat farming, and there is no forest land in the project vicinity (as noted above in Part 14, Surrounding Land Uses and Setting). No impacts are anticipated, and no further study or mitigation measures are required.
- e) **Less Than Significant Impact.** The amended tentative map and future site development would convert land currently used for agriculture to residential uses. However, as explained above as well as in the 2010 IS/MND, the project site has been slated for residential development since 1989, and is within the City of Willows' Urban Limit Line. Accordingly, impacts with respect to conversion of agricultural land to other uses are anticipated to be less than significant. No further study or mitigation measures are required.

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The 2010 IS/MND evaluated the proposed project's impacts to local and regional air quality, and determined that impacts would be either less than significant with mitigation, or less than significant altogether (IS/MND, pp. 12-16). Because the proposed project includes a new multi-family component and adds dwelling units, and because air quality conditions and plans change, this environmental topic is re-visited below. Mitigation measures from the 2010 document are also re-stated below, with new mitigation measures shown in bold font.

- a) **Less Than Significant With Mitigation Incorporated.** The proposed project would not be expected to conflict with or obstruct applicable air quality plans, in part because project construction would be required to comply with existing GCAPCD Rules for reducing emissions that implement those plans (agricultural engine emissions limits; the GCAPD does not regulate fugitive dust from construction projects), as well as with City of Willows Municipal Code Chapter 8.10, Nuisances, and the mitigation measures adopted in 2010.

The project site lies within the Glenn County portion of the Northern Sacramento Valley Air Basin (NSVAB) and is under the jurisdiction of the Glenn County Air Pollution Control District (GCAPCD). The Glenn County portion of the NSVAB is in Federal and State attainment for all criteria pollutants, including ozone, except for California-mandated maximum levels of particulate matter (PM10).³ The Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan (AQAP)⁴ identifies a general basin-wide framework for bringing the NSVAB into attainment with the National and California Ambient Air Quality Standards (AAQS); the basin's air quality has been improving with implementation of the 2009 AQAP – ozone precursors (reactive organic gases (ROGs) and nitrogen oxides (NO₂) were predicted to decrease by 32% and 16%, respectively, by approximately 2020 from 2010 levels. The GCAPCD is in compliance with the AQAP and no AQAP policies apply directly to the proposed project. Note that the GCAPCD has considered but not implemented rules for limiting fugitive dust from construction projects.⁵

As noted above, Mitigation Measures AQ-1 through AQ-17 were adopted in the 2010 IS/MND, and would apply to the proposed amended project (AQ-12 will be modified to remove the reference to sidewalks on the proposed GCID canal, as the bridge is now proposed to be pedestrian-only, AQ-17 will be modified to reference the 2020 CalGreen Building Code, and will be adjusted to reflect CalEEMod mitigation results). Compliance with these measures would reduce the project's potential to obstruct air quality plan implementation by reducing both construction and operational emissions. Additional mitigation measures are proposed to further reduce non-road emissions by requiring EPA "Tier 4" engines in all heavy equipment used in project construction. Accordingly, with these mitigation measures in place, and with compliance with applicable regulations, the proposed amended project is not anticipated to conflict with or obstruct the implementation of the AQAP.

- b) **Less Than Significant with Mitigation Incorporated.** The proposed amended project would increase various levels of criteria pollutants (carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂, NO_x), ozone (O₃), particulate matter less than 10 microns in diameter (PM10), particulate matter less than 2.5 microns in diameter (PM2.5), and sulfur dioxide (SO₂). Of these, the NSVAB is in non-attainment only for PM10. As further explained below, the 2010 IS/MND and new mitigation measures are anticipated to reduce the project's overall contribution of regional PM10 levels to less than significant levels.

The California Emissions Estimator Model® (CalEEMod) v. 2016.3.2 (Excel-based computer model) was used to evaluate the proposed amended project's emissions. This computer modeling tool is designed to provide a uniform platform for government agencies, land-use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The model incorporates average emissions for specific land uses such as that proposed by the project (low and mid-rise residential development).

³ California Air Resources Board, *Area Designations Maps/State and National*, available at <https://ww2.arb.ca.gov/our-work/programs/state-and-federal-area-designations> (accessed November 25, 2020).

⁴ Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEEP), *Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan*, available at <http://www.airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf> (accessed November 27, 2020).

⁵ Id., Table V-6, pp. 33-34.

For *modeling* purposes, construction, beginning with site preparation and grading, is assumed to begin in 2021, and the project is assumed to be operational between 2022 and 2028 (end of the development agreement), with each of the 8 project phases adding to the project's total emissions. (*Actual* construction dates will vary; CalEEMod requires that particular dates be entered in order to estimate construction phases; if not specifically known, the model inserts default periods for each phase of construction.)

Construction and operation of the proposed project would generate particulate matter (PM10 and PM2.5), precursors of ozone (Volatile Organic Compounds (VOCs)), Oxides of Nitrogen (NOx)), as well as other criteria pollutants. During construction, fugitive dust would be the primary source of PM10. Tailpipe emissions from construction equipment and vehicles traveling to and from the site (e.g., construction worker trips and deliveries) would be the primary sources of VOCs, NOx, PM2.5 and other criteria pollutants, including carbon monoxide (CO). In addition to vehicle emissions, air pollutants would also be generated by stationary sources through the use of natural gas, electricity, wood stoves and fireplaces. Off-gassing of architectural coatings (e.g., paints and varnishes) would also be a source of VOCs during construction.

Tables AQ-1 and AQ-2 below list the estimated project unmitigated and mitigated construction emissions; Tables AQ-3 and AQ-4 list unmitigated and mitigated operational emissions. Appendix B contains full CalEEMod results for summer, winter, and annual emissions.

As shown in the tables below, project construction is not expected to result in pollutant emissions that exceed applicable GCAPCD thresholds. However, thresholds alone do not indicate whether a particular impact is significant. Project emissions, particularly those within a jurisdiction that is in unattainment for one or more criteria pollutants, can still be considered significant because they add to the cumulative pollutant levels in the region. The CalEEMod report prepared for the project indicates that significant emissions reduction can be obtained by mitigation measures such as watering exposed soil and requiring that all heavy equipment used in construction be equipped with EPA-certified Tier IV engines. Table AQ-2 shows percentage reductions in criteria pollutants from 17% to 67% with such measures in place. Accordingly, Mitigation Measure AQ-18 is added to supplement Measures AQ-1 – AQ-9, requiring that construction bid documents specify Tier IV engines for project construction equipment.

Table AQ-3 shows that project operation could greatly exceed NOx and PM10 thresholds, largely due to potential fireplace and woodstove use (see Appendix B, detailed breakdown by area components). CalEEMod estimated that only a percentage of single-family residences would have wood-burning facilities, but even these produced unacceptable emissions exceeding ROG thresholds by 536 lbs./day and PM10 thresholds by 63 lbs./day. Accordingly, Mitigation Measure AQ-13 is revised to prohibit fireplaces and woodstoves in initial construction; as indicated in Table Aq-4, this prohibition would reduce PM10 and ROG operational emissions by 76 to 95%. Individual property owners would not be restricted from later remodeling to add fireplaces or woodstoves (fireplace-prohibition following occupancy likely would not be easily enforceable by the City and would probably not involve every residence in the development simply because of the expense of remodeling).

Given the discussion above, and with the existing and new mitigation measures in place, the amended proposed project is anticipated to significantly affect the region's attainment status for criteria pollutants. With mitigation, remaining impacts would be less than significant.

**Table AQ-1
Estimated Unmitigated Construction Emissions**

	ROG (VOC)	NOX	CO	SO2	Total PM10	Total PM2.5
Year	lbs./day					
2021 Summer	4.3732	49.3423	32.0341	0.0729	20.2596	11.8518
2022 Summer	13.9089	41.5336	48.4975	0.1126	8.7679	5.0145
2023 Summer	13.4694	34.2643	46.7317	0.1109	5.3374	2.3112
2024 Summer	13.1758	32.3042	45.5030	0.1095	5.1979	2.1800
2025 Summer	12.8806	30.0790	44.3771	0.1080	5.0515	2.0428
2026 Summer	12.7849	29.8713	43.5191	0.1068	5.0502	2.0415
2027 Summer	12.6938	29.6915	42.7513	0.1056	5.0487	2.0401
2028 Summer	11.6437	20.9347	27.2301	0.0809	4.5045	1.6201
Maximum Daily Emissions, Summer	13.9089	49.3423	48.4975	0.1126	20.2596	11.8518
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--
2021 Winter	4.3690	49.4499	32.0041	0.0725	20.2596	11.8518
2022 Winter	13.7873	41.6234	47.0768	0.1074	8.7682	5.0148
2023 Winter	13.3592	34.5863	45.3209	0.1059	5.3378	2.3115
2024 Winter	13.0810	32.5906	44.1692	0.1047	5.1982	2.1803
2025 Winter	12.7962	30.3361	43.1293	0.1034	5.0518	2.0430
2026 Winter	12.7108	30.1033	42.3428	0.1023	5.0505	2.0418
2027 Winter	12.6289	29.9007	41.6377	0.1013	5.0489	2.0403
2028 Winter	11.5879	21.1199	26.2222	0.0768	4.5047	1.6202
Maximum Daily Emissions, Winter	13.7873	49.4499	47.0768	0.1074	20.2596	11.8518
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--

^a The GCAPCD has not established significance thresholds for land development projects. Glenn County APCD staff advised using Tehama County Air Quality Management District's thresholds. See Guide for Assessing Air Quality Impacts, available at <http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf> (accessed November 27, 2020).

Table AQ-2
Estimated Mitigated Construction Emissions

	ROG (VOC)	NOX	CO	SO2	Total PM10	Total PM2.5
Year	lbs./day					
2021 Summer	0.9436	6.2425	34.1548	0.0729	8.2881	4.5183
2022 Summer	11.5333	13.8618	52.3283	0.1126	4.0858	1.6661
2023 Summer	11.3103	11.9636	50.6807	0.1109	4.0690	1.1249
2024 Summer	11.1733	11.6959	49.4887	0.1095	4.0675	1.1234
2025 Summer	11.0652	11.4610	48.4936	0.1080	4.0663	1.1223
2026 Summer	10.9695	11.2533	47.6357	0.1068	4.0650	1.1210
2027 Summer	10.8784	11.0735	46.8679	0.1056	4.0634	1.1196
2028 Summer	10.4630	9.6830	28.6289	0.0809	3.9321	1.0790
Maximum Daily Emissions, Summer	11.5333	13.8618	52.3283	0.1126	8.2881	4.5183
Percent Reduction from Unmitigated Emissions	17.48	67.45	-8.36	0.00	38.13	55.76
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--
2021 Winter	0.9394	6.3501	34.1247	0.0725	8.2881	4.5183
2022 Winter	11.4117	14.2717	50.9077	0.1074	4.0872	1.6664
2023 Winter	11.2000	12.2856	49.2699	0.1059	4.0694	1.1252
2024 Winter	11.0785	11.9823	48.1549	0.1047	4.0678	1.1238
2025 Winter	10.9808	11.7182	47.2459	0.1034	4.0665	1.1225
2026 Winter	10.8954	11.4853	46.4594	0.1023	4.0652	1.1213
2027 Winter	10.8135	11.2827	45.7543	0.1013	4.0636	1.1198
2028 Winter	10.4072	9.8682	27.6211	0.0768	3.9323	1.0792
Maximum Daily Emissions, Winter	11.4117	14.2717	50.9077	0.1074	8.2881	4.5183
Percent Reduction from Unmitigated Emissions	17.59	66.91	-8.58	0.00	38.13	55.76
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--

^a The GCAPCD has not established significance thresholds for land development projects. Glenn County APCD staff advised using Tehama County Air Quality Management District's thresholds. See Guide for Assessing Air Quality Impacts, available at <http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf> (accessed November 27, 2020).

**Table AQ-3
Estimated Unmitigated Operational Emissions**

	ROG (VOC)	NOX	CO	SO2	Total PM10	Total PM2.5
SUMMER	lbs./day					
Category						
Area	664.3546	13.0434	837.4522	1.4331	110.9812	110.9812
Energy	0.3906	3.3376	1.4202	0.0213	0.2698	0.2698
Mobile	8.5311	55.4036	81.2735	0.3999	31.9029	8.6939
Total	673.2763	71.7846	920.1459	1.8543	143.1540	119.9450
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	YES	NO	--	--	YES	--
WINTER	lbs./day					
Category						
Area	653.9660	11.5043	743.1081	1.1253	95.5907	95.5907
Energy	0.3906	3.3376	1.4202	0.0213	0.2698	0.2698
Mobile	6.4975	56.8080	75.0918	0.3650	31.9045	8.6954
Total	660.8540	71.6498	819.6201	1.5116	127.7650	104.5559
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	YES	NO	--	--	YES	--
^a The GCAPCD has not established significance thresholds for land development projects. Glenn County APCD staff advised using Tehama County Air Quality Management District's thresholds. See Guide for Assessing Air Quality Impacts, available at http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf (accessed November 27, 2020).						

Table AQ-4 Estimated Mitigated Operational Emissions						
	ROG (VOC)	NOX	CO	SO2	Total PM10	Total PM2.5
SUMMER						
lbs./day						
Category						
Area	24.6495	0.5507	47.8058	2.5300e-003	0.2653	0.2653
Energy	0.3906	3.3376	1.4202	0.0213	0.2698	0.2698
Mobile	8.3433	54.0645	76.6154	0.3765	29.7035	8.0958
Total	33.3834	57.9527	125.8414	0.4003	30.2386	8.6309
Percent Reduction from Unmitigated Emissions	94.96	17.50	84.76	74.12	76.33	76.33
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--
WINTER						
lbs./day						
Category						
Area	24.6495	0.5507	47.8058	2.5300e-003	0.2653	0.2653
Energy	0.3906	3.3376	1.4202	0.0213	0.2698	0.2698
Mobile	6.3176	55.3055	71.3591	0.3435	29.7051	8.0973
Total	31.3577	59.1937	120.5851	0.3673	30.2402	8.6324
Percent Reduction from Unmitigated Emissions	95.25	17.38	85.29	75.70	76.33	91.74
Threshold ^a	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--
^a The GCAPCD has not established significance thresholds for land development projects. Glenn County APCD staff advised using Tehama County Air Quality Management District's thresholds. See Guide for Assessing Air Quality Impacts, available at http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf (accessed November 27, 2020).						

- c) **Less Than Significant With Mitigation Incorporated.** The amended proposed project would not be expected to expose sensitive receptors to substantial pollutant concentrations, because as discussed in (b) above, Mitigation Measures AQ-1 – AQ-18 would minimize overall emissions from both project construction and operation. The 2010 IS/MND described the sensitive receptors (residences, a park) near the project area, and concluded that the mitigation measures proposed at the time were sufficient to reduce impacts (2010 IS/MND, p. 13). Mitigation Measure AQ-18, as well as the revised mitigation measures, reduce project emissions substantially below applicable thresholds. Accordingly, with these mitigation measures in place, remaining impacts are anticipated to be less than significant.
- d) **Less Than Significant With Mitigation Incorporated.** The amended proposed project would not be anticipated to result in other emissions, such as odors, that would affect a substantial number of people; however, as described in the 2010 IS/MND, the City municipal wastewater treatment plant is near the project. Odors from the plant could adversely affect new residents. Mitigation Measure AQ-14 requires that the plant's presence be disclosed to future residents and that buyers acknowledge that odors may occur from time to time. In order that multi-family residents are also adequately informed, Measure AQ-14 has been revised to require the same language in rental documents. With this mitigation in place, remaining impacts are anticipated to be less than significant.

Mitigation Measures

- AQ-1. Construction activities shall be conducted with adequate dust suppression methods, including watering during grading and construction activities to limit the generation of fugitive dust or other methods.
- AQ-2. The applicant shall submit a site-grading plan prepared by a California-registered Civil Engineer and secure a grading permit from the Building Division and shall adhere to all grading permit conditions, including Best Management Practices. All fill areas and other areas disturbed by grading shall be treated in a manner that will reduce dust, including landscaping or erosion control hydro seeding.
- AQ-3. During construction activities, the contractor shall remove daily accumulation of mud and dirt on paved roads that serve the project site.
- AQ-4. All unpaved roads must be watered twice daily or to the point that Particulate Matter emissions are prevented from leaving the property boundary.
- AQ-5. All disturbed surfaces must have the soil stabilized to the point that fugitive dust emissions are prevented from leaving the property boundary.
- AQ-6. All vehicle traffic on unpaved roads shall be limited to 15 miles per hour (mph).
- AQ-7. Grading activities must be suspended when winds are sustained above 15 mph.
- AQ-8. A contact number for dust complaints must be posted onsite and be visible to the public.
- AQ-9. The burning of construction debris is prohibited. Any disposal of vegetation removed as a result of lot clearing shall be lawfully disposed of, preferably by chipping and composting, or as authorized by the Glenn County Air Quality Management District and the Willows Fire Department.
- AQ-10. Contractors hired for the construction and build out phases of the project shall comply with the California Air Resources Board Portable Equipment Registration Program requirements.
- AQ-11. Prior to the issuance of a Certificate of Occupancy for the two-hundredth (200th) residential unit onsite, there shall be a residential public transit stop within ¼ mile of the site.
- AQ-12. All proposed streets (~~including the proposed bridge over the GCID canal~~) shall have sidewalks on both sides.
- ~~AQ-13. All woodstoves installed into residences must comply with District Regulation Section 99.2, Fireplace and Solid Fuel Heating Device Usage. Developers/builders shall not design or install or fireplaces or woodstoves in any residential unit. This condition does not preclude later individual-residential remodeling subject to City of Willows and Glenn County APCD regulations.~~
- AQ-14. Sale of property in the proposed subdivision or rental of a multi-family unit shall require the signature of the buyer/renter on a disclosure statement that identifies the presence of the property within vicinity of the City of Willows municipal wastewater treatment plant and the potential exposure to related odors.
- AQ-15. A ride-sharing board shall be installed at the proposed Neighborhood Park or at another location onsite that is at least equally visible and convenient for commuters. Said ride-sharing board shall minimally post local bus/transit schedules and include space for carpool and vanpool flyers.
- AQ-16. The proposed Neighborhood Park shall include secure bicycle racks and/or secure bicycle storage for at least 10% of the total number of residential units onsite.

AQ-17. All residential units onsite shall conform to the energy-efficiency standards of the California CalGreen Building Code at the time of building permit issuance, including mandatory minimum photovoltaic components. ~~be built to achieve at least 20% greater energy efficiency than Title 24 standards of the 2008 Building Code.~~

AQ-18. All non-road construction equipment (graders, excavators, cranes, pavers, rollers, air compressors, backhoes, forklifts, etc.) shall be equipped with EPA-certified Tier IV or better engines. This requirement shall be included in project construction plans and bid documents.

IV. BIOLOGICAL RESOURCES.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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 of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) The amended proposed project could affect various sensitive bird and reptile species in the project vicinity, but mitigation measures as listed below are anticipated to reduce any impacts to less than significant. An updated biological resources study was performed by Gallaway Enterprises, Inc., in December 2019, including field assessments on August 8, 2019 and September 24, 2019. The 2019 report identified moderate potential for occurrences of the Tricolored Blackbird (most recent occurrence reported in 1992, two miles northeast of the project site), the Swainson’s Hawk (most recent

occurrence not indicated, but there are 42 recorded occurrences within 10 miles of the project area), and low potential for the Giant Garter Snake (last occurrence reported in 1999, four miles south of the project site) and Western Pond Turtle (no recorded occurrences within five miles, but suitable habitat exists). No potential for sensitive plant species exists on the project site because of many years of agricultural disturbance (Galloway I, Table 1). Sensitive species' occurrence potential on the project site itself was generally determined by the existence of suitable habitat, and none of these species was observed during the site reconnaissance (Galloway I, Galloway Appendix A). The 2010 IS/MND identified the potential for other sensitive species (Loggerhead Shrike, Grasshopper Sparrow and Song Sparrow), and listed four mitigation measures.

The project site and environs have not markedly changed in the decade since the 2010 IS/MND was prepared. Changes in the amended proposed project that could affect potential sensitive species' habitat include installing culverts within the Tehama Street channel in lieu of a bridge across the channel, installing a pedestrian bridge across the GCID canal, in lieu of a vehicle/pedestrian bridge, and future construction of a multiple-family complex in the development, on a parcel previously designated for single-family housing. Of these changes, the proposed culverts would involve somewhat more earthwork and temporary channel de-watering than was proposed in 2010. As described in Hydrology and Water Quality, below, because the channel has characteristics of an intermittent or seasonal streambed, it falls within the jurisdiction of the California Department of Fish and Wildlife (CDFW), and the project applicant must execute a Lake and Streambed Alteration Agreement (LSAA) with CDFW. The LSAA will incorporate the proposed BMPs set forth in the Project Description, above, as well as those mitigation measures listed below. These are anticipated to reduce impacts to species, their habitat, and the streambed itself to less-than-significant levels.

Specifically, to the extent feasible, channel work will be conducted within the dry season (May 1 – October 1) so as to minimize encounters with aquatic species, the applicant must engage a biologist for a pre-construction survey and to monitor all construction involving the channel, exclusion fencing would be deployed to restrict species' access to the work site, and the channel would be restored to its pre-construction condition after culvert and roadway installation. Mitigation Measures BIO-1 through BIO-5 update and replace the 2010 IS/MND measures to reflect current practices and conditions as well as LSAA requirements. With these measures in place, impacts to sensitive species and habitats are anticipated to be less than significant.

- b) **Less Than Significant With Mitigation Incorporated.** The amended proposed project would affect the Tehama Street Channel, which is considered a "water of the State" by the CDFW. Project impacts described above include channel de-watering, regrading, culvert installation, channel restoration, application of rock slope protection and erosion-control seeding. However, with the mitigation measures below, as well as any measures that come forth from the LSAA, impacts are anticipated to be less than significant.
- c) **No Impact.** The 2019 Galloway Biological Resource Assessment did not identify any wetlands on the project site (Galloway I, pp. 9-10). Accordingly, no impacts are anticipated and no further study is indicated.
- d) **Less Than Significant Impact.** The 2019 Galloway Biological Resource Assessment did not identify any wildlife movement corridors, perennial streams, or suitable nursery sites on the project site (Galloway I, pp. 9-10). The Tehama Street Channel does not carry water in sufficient quantities to support fish populations. Most of the project site consists of ruderal grassy vegetation and remnants of dry-land farming. Accordingly, substantial interference with wildlife movement, including fish movement, is anticipated to be less than significant. No mitigation measures beyond those already listed below are required.

- e) No Impact. The amended proposed project would not conflict with *local* policies or ordinances protecting biological resources because the City of Willows has not enacted such policies or ordinances. No associated conflicts are anticipated.
- f) No Impact. The amended proposed project would not conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other adopted plan, because no such plans govern the project site or environs. No associated conflicts are anticipated.

Mitigation Measures

BIO-1 Giant Garter Snake

- a. The applicant shall implement and adhere to all species protection and mitigation measures put forth in the BA and the Biological Opinion (BO) issued for this Project.
- b. The applicant shall implement and adhere to the mitigation measures and conditions put forth in the Lake and Streambed Alteration Agreement (LSAA) for the Project executed by CDFW pursuant to Fish and Game Code section 1600 et seq.
- c. The applicant shall submit to USFWS and CDFW in writing the name, qualifications, business address, and contact information of a biological monitor (Designated Biologist) at least seven days before starting Project activities. The applicant shall ensure that the Designated Biologist is knowledgeable and experienced in the biology and natural history of GGS. The Designated Biologist shall be responsible for monitoring Project activities to help minimize and fully mitigate or avoid the incidental take of individual GGS and to minimize disturbance of GGS habitat. The applicant shall obtain USFWS and CDFW approval of the Designated Biologist in writing before starting Project activities and shall also obtain approval in advance in writing if the Designated Biologist must be changed.
- d. The applicant shall conduct an education program for all persons employed or otherwise working in the Project Area before performing any work. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology and general behavior of GGS, information about the distribution and habitat needs of GGS, sensitivity of GGS to human activities, its status pursuant to the ESA and the CESA including legal protection, recovery efforts, penalties for violations, and Project-specific protective measures described in the BA. The applicant shall provide interpretation for non-English speaking workers and the same instruction shall be provided to any new workers before they are authorized to perform work in the Project Area. The applicant shall prepare and distribute wallet-sized cards or a fact sheet handout containing this information for workers to carry in the Project Area. Upon completion of the program, employees shall sign a form stating they attended the program and understand all protection measures. This training shall be repeated at least once annually for long-term and/or permanent employees that will be conducting work in the Project Area.
- e. The Designated Biologist shall maintain a construction-monitoring notebook on-site throughout the clearing and grubbing period, which shall include a copy of this ITP with attachments and a list of signatures of all personnel who have successfully completed the education program. The applicant shall ensure a copy of the construction-monitoring notebook is available for review at the Project site upon request by USFWS or CDFW.
- f. The applicant shall initiate a trash abatement program before starting Project activities and shall continue the program for the duration of the Project. The applicant shall ensure that trash and food items are contained in animal proof containers and removed at least once a week to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.

- g. The applicant shall implement dust control measures during Project activities to facilitate visibility for monitoring of GGS by the Designated Biologist. The applicant shall keep the amount of water used to the minimum amount needed and shall not allow water to form puddles.
- h. The applicant shall prohibit use of erosion control materials potentially harmful to GGS and other species, such as monofilament netting (erosion control matting) or similar material, in potential GGS habitat.
- i. The applicant shall confine all Project-related parking, storage areas, laydown sites, equipment storage, and any other surface-disturbing activities to the Project Area using, to the extent possible, previously disturbed areas.
- j. The applicant shall immediately stop and, pursuant to pertinent state and federal statutes and regulations, arrange for repair and clean up by qualified individuals of any fuel or hazardous waste leaks or spills at the time of occurrence or as soon as it is safe to do so. The applicant shall exclude the storage and handling of hazardous materials from the Project Area and shall properly contain and dispose of any unused or leftover hazardous products off-site.
- k. The applicant shall provide USFWS and CDFW staff with reasonable access to the Project and shall otherwise fully cooperate with USFWS and CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the BA and BO.
- l. Upon completion of Project activities, the applicant shall remove from the Project Area and properly dispose of construction refuse including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes. All construction debris and stockpiled materials will be removed.
- m. The applicant shall notify USFWS and CDFW 14 calendar days before starting Project activities.
- n. The Designated Biologist shall be on-site daily during grubbing and clearing activities. During these activities, the Designated Biologist shall conduct compliance inspections to (1) minimize incidental take of GGS individuals; (2) prevent unlawful take of species; (3) check for compliance with all measures of the BA; (4) check all exclusion zones; and (5) ensure that signs, stakes, and fencing are intact, and that Project activities are only occurring in the Project Area. The Designated Biologist shall prepare daily written observation and inspection records summarizing oversight activities and compliance inspections, observations of GGS and their sign, survey results, and monitoring activities required by the BA and BO. These responsibilities will be transferred to a designated construction compliance monitor once clearing and grubbing are complete.
- o. The applicant shall provide USFWS and CDFW with an Annual Status Report (ASR) no later than January 31 of every year of construction. Each ASR shall include, at a minimum: (1) a general description of the status of the Project Area and Project activities, including actual or projected completion dates, if known; (2) notes showing the current implementation status of each mitigation measure; (3) an assessment of the effectiveness of each completed or partially completed mitigation measure in avoiding, minimizing and mitigating Project impacts; (4) all available information about Project-related incidental take of GGS; and (5) information about other Project impacts on GGS.
- p. No later than 45 days after completion of all mitigation measures, the applicant shall provide USFWS and CDFW with a Final Mitigation Report. The Designated Biologist shall prepare the Final Mitigation Report which shall include, at a minimum: (1) a summary of all status reports; (2) notes showing when each of the mitigation measures was implemented; (3) all available information about Project-related incidental take of GGS; (4) information about other Project impacts on GGS; (5) beginning and ending dates of Project activities; (6) an assessment of the effectiveness of mitigation measures in minimizing and fully mitigating Project impacts to GGS; (7) recommendations on how avoidance and minimization

measures might be changed to more effectively minimize take and mitigate the impacts of future projects on GGS; and (8) any other pertinent information.

- q. The applicant shall immediately notify the Designated Biologist if a GGS is taken or injured by a Project-related activity, or if a GGS is otherwise found dead or injured within the vicinity of the Project. The Designated Biologist or Designated Representative shall provide initial notification to USFWS and CDFW by calling the Regional Office at (916) 358-2900. The initial notification to USFWS and CDFW shall include information regarding the location, species, and number of animals taken or injured. Following initial notification, the applicant shall send USFWS and CDFW a written report within two calendar days. The report shall include the date and time of the finding or incident, location of the animal or carcass, photographs if possible, an explanation as to cause of take or injury, and any other pertinent information.
- r. If take of one (1) GGS individual occurs, re-initiation with USFWS and CDFW is required to ensure that all prudent and feasible measures have been implemented to minimize and fully mitigate the take that has occurred or will likely continue to occur.
- s. Construction activities within GGS habitat shall be conducted between May 1 and October 1.
- t. No more than 24 hours prior to the commencement of initial ground disturbance, the Designated Biologist shall survey for GGS within 200-feet of suitable aquatic habitat. The Designated Biologist will provide USFWS and CDFW with a written report that adequately documents the monitoring efforts within 24 hours of commencement of initial ground disturbance. The Project Area shall be re-inspected by the Designated Biologist whenever a lapse in ground disturbance of two weeks or greater has occurred.
- u. Uninjured snakes encountered during construction activities shall be allowed to move away from the area on their own volition. Capture and relocation of trapped or injured individuals shall be attempted only by a Designated Biologist with USFWS and CDFW approval to handle the snakes. For each GGS encountered, the Designated Biologist shall submit a completed California Natural Diversity Database (CNDDDB) field survey form (or equivalent) to the USFWS and CDFW no more than 30 days after completing the last field visit to the Project site.
- v. The applicant shall develop a Relocation Plan for GGS and submit it to USFWS and CDFW for approval prior to initiating Project activities. The applicant shall describe the amount, relative location, quality of suitable habitat (aquatic and terrestrial) including invasive and non-native species present, available upland burrows, suitable prey items, and potential barriers for movement. The Relocation Plan shall also include a description of the methods of capture and transportation and measures to address incidental death or injury to GGS. Due to genetically distinct populations, relocation areas should be within the same watershed as the Project site and must be pre-approved in writing by the USFWS and CDFW.
- w. The Designated Biologist shall be onsite to monitor for snakes during all clearing and grubbing activities within GGS habitat.
- x. Snake exclusion fencing shall be installed in suitable GGS habitat areas. Snake exclusion fencing shall be installed after vegetation removal has occurred in GGS suitable habitat areas so as not to trap any refuging snakes within the project area during vegetation removal. The fence shall be maintained throughout the duration of the Project.
- y. All vegetation within GGS habitat shall be manually clipped to ground level and removed by hand before large equipment may grub the area.
- z. The applicant shall remove all temporary flagging, fencing, and/or barriers from the Project site upon completion of Project activities.

- aa. All temporarily disturbed snake habitat will be restored to pre-Project conditions and monitored for one year after completion of construction.
- bb. The area will be regraded to the preexisting contour, or a contour that would improve restoration potential of the site.
- cc. All exposed or disturbed areas and access points within the stream left barren of vegetation as a result of the construction activities shall be restored via hydroseeding using locally native grass and/or forb seeds. Final site stabilization shall include hydroseeding temporarily disturbed areas within and adjacent to Tehama Street Channel. Hydroseeding shall be conducted in a three-step process. First, seed mix (40 pounds per acre of Blando Brome (*Bromus mollis*) and 20 pounds per acre Hykon rose clover (*Trifolium hirtum*) and fertilizer (16-20-0 & 15% sulfur) shall be evenly applied to disturbed areas. Second, mulch will be evenly applied over the seed and fertilizer. Third, the mulch will be stabilized in place.
- dd. Restoration of habitat will be monitored for one year following implementation. Vegetative cover of 70 percent pre-project conditions after one year must be achieved. Monitoring reports documenting the restoration effort will be submitted to USFWS and CDFW: (1) upon completion of the restoration implementation; and (2) one year from restoration implementation. Monitoring reports will include recommendations for remedial actions and approval from USFWS and CDFW, if necessary, and justification from release of any further monitoring, if requested.
- ee. Permanent loss of aquatic snake habitat will be compensated at a 3:1 ratio and permanent loss of upland snake habitat will be compensated at a 1:1 ratio by purchasing snake credits at the Colusa Basin Mitigation Bank or at another USFWS- and CDFW-approved conservation bank with a service area that includes the Project location. Credits will be purchased prior to the start of construction and receipts will be supplied to USFWS and CDFW.

BIO-2 Western Pond Turtle

The following are avoidance and minimization measures shall be incorporated into project planning and construction in order to avoid and minimize potential impacts to western pond turtle:

- a. Immediately prior to conducting vegetation removal or ground-disturbing activities in suitable western pond turtle habitat, a qualified biologist shall conduct a survey to determine the presence or absence of western pond turtles. If western pond turtles are observed where they could be potentially impacted by project activities, as determined by the onsite biologist, then work shall not be conducted within 100 feet of the sighting until the turtle has left the project site or a qualified biologist has relocated the turtle to suitable habitat outside of the project boundary.
- b. If turtle eggs are uncovered during construction activities, then all work shall stop within a 25-foot radius of the nest and the qualified biologist should be notified immediately. The 25-foot buffer should be marked with identifiable markers that do not consist of fencing or materials that may block the migration of young turtles to the water or attract predators to the nest site. No work will be allowed within the 25-foot buffer until consultation with CDFW has occurred.
- c. All portions of the project site that could result in inadvertently trapping turtles, such as open pits, trenches, and dewatered areas will be covered and/or exclusion fencing will be installed to prevent turtles from entering these areas.

BIO-3 Tricolored Blackbird

To avoid impacts to tricolored blackbird, the following avoidance and minimization measures shall be incorporated into project planning and construction:

- a. Project activities including site grubbing and vegetation removal shall be initiated outside of the tricolored blackbird nesting season (March 15 – July 31).

- b. If project activities cannot be initiated outside of the tricolored blackbird nesting season, then the following shall occur unless waived by CDFW:
- i. If construction is initiated in the project work area during the tricolored blackbird nesting season, three (3) surveys shall be conducted by a qualified biologist within 15 days prior to the construction activity, with one of the surveys within 3 days prior to the start of the construction.
 - ii. During the nesting season, a qualified biologist will conduct two (2) surveys of foraging habitat within 3 miles of a known colony site. The qualified biologist will survey the project site to determine whether foraging habitat is being actively used by tricolored blackbird. The surveys will be conducted approximately one week apart, with the second survey occurring no more than two (2) calendar days prior to ground-disturbing activities. The qualified biologist will survey foraging habitat on the Project site and a minimum 300-foot radius around the project site for foraging tricolored blackbirds by observing and listening from accessible vantage points that provide views of the entire survey area. Each survey shall last 4 hours and begin no later than 8:00 AM. If such vantage points are not available, the qualified biologist will survey from multiple vantage points to ensure that the entire survey area is covered.
 - iii. If an active tricolored blackbird nesting colony is observed within the BSA or in an area adjacent to the BSA where impacts could occur, then consultation with CDFW will be required.

BIO-4 Swainson's Hawk

In order to minimize impacts to Swainson's hawks and their habitat, the following avoidance and minimization measures shall be incorporated into project planning and construction:

- a. Protocol-level nesting Swainson's hawk surveys shall be conducted by a qualified biologist within 500 feet of the project boundary in accordance with the Swainson's Hawk Technical Advisory Committee's Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000), with the final survey being conducted within 7 days prior to the initiation of Project activities to determine the presence or absence of active Swainson's hawk nests. If an active Swainson's hawk nest is found, no work shall occur within 500 feet of the active nest and CDFW shall be consulted.

BIO-5 Migratory Birds

To avoid impacts to avian species protected under the MBTA and the CFGC the following are recommended avoidance and minimization measures are proposed:

- a. Project activities, including tree removal, shall be initiated outside of the bird nesting season (February 1 – August 31).
- b. If Project activities cannot be initiated outside of the bird nesting season, then the following will occur:
 - i. A qualified biologist will conduct a pre-construction survey within and up to 500 feet of the BSA, where accessible, within 7 days of starting Project activities.
 - ii. If an active nest (i.e. containing egg(s) or young) is observed within the BSA or in an area adjacent to the BSA where impacts could occur, then a species protection buffer will be established. The species protection buffer will be defined by the qualified biologist based on the species, nest type and tolerance to disturbance. Construction activity shall be prohibited within the buffer zones until the young have fledged or the nest fails. Nests shall be monitored by a qualified biologist once per week and a report submitted to the CEQA lead agency weekly.

BIO-6 Waters of the State

- a. Prior to any activities that would obstruct the flow of or alter the bed, channel, or bank of any perennial, intermittent or ephemeral creeks or drainages, notification of streambed alteration shall be submitted to the CDFW, and, if required, a Lake and Streambed Alteration Agreement LSAA (\$1602 permit) shall be

obtained. Project applicant shall commit to any additional mitigation requirements contained in the LSAA.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 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 § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **No Impact.** The amended proposed project would not cause a substantial adverse change in the significance of a historical resource because the only nearby such resource, the GCIC, would not be affected by project activities. An updated Cultural Resource Assessment was prepared by Gallaway Enterprises, Inc. in 2019, which identified the GCIC as a historical resource. Gallaway reported that the proposed clear-span pedestrian bridge would not impact the canal (Gallaway II, p. 14). No impacts are anticipated, and no mitigation required.
- b) **Less than Significant With Mitigation Incorporated.** The amended proposed project could result in inadvertent discoveries of archeological resources, but is not anticipated to cause substantial adverse changes. The 2010 IS/MND evaluated the approved project's potential to affect unknown resources in light of the agricultural uses of the site for many years, and cited a May 2007 letter from the Northeast Information Center at the California State University, Chico, which indicated that there are no recorded prehistoric sites on the project site or in the nearby area. The Gallaway report concurred with this finding, after obtaining a new records search (Gallaway II, p. 14). However, because the absence of evidence of cultural resources is not necessarily evidence of their absence, and unknown resources could be discovered during project construction, California law, the 2010 IS/MND Mitigation Measure CUL-1 and the Gallaway-recommended Mitigation Measure CUL-2 set forth requirements that would take effect upon such a discovery. With these measures in place, cultural resources would be protected appropriately, reducing impacts to less-than-significant levels.
- c) **Less than Significant With Mitigation Incorporated.** The amended proposed project could result in inadvertent discoveries of human remains. However, as in the discussion above and set forth in California law and Mitigation Measure CUL-2, if remains are discovered, all nearby work must stop until the County Coroner identifies whether the remains are human. If the remains can be traced to Native American origins, then the Coroner must contact the Native American Heritage Commission (NAHC) for identification of the Most Likely Descendant (MLD). That person is then charged with guiding the lead agency in appropriate actions, which may include re-burial at an alternate site, on-site ceremonies, etc., so that the remains are given due respect. With these measures in place, human remains would not be inappropriately disturbed or otherwise lost to history. Impacts would be reduced to less-than-significant levels.

Mitigation Measures

CUL-1. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and curation or documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.

CUL-2. In the event that human remains, or possible human remains, are encountered during Project-related ground disturbance, in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, that the remains are not subject to the provisions of §27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in §5097.98 of the Public Resources Code.

The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the NAHC within 24 hours. The NAHC has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the Project site. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) **Less Than Significant Impact.** The proposed project would not likely result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, simply because a developer or resident would have a monetary incentive to use such resources wisely. While it might be possible to calculate the amount of resources used for construction or operation, based on the number of hours equipment might operate or the miles that passenger vehicles might travel, combined with known average fuel consumption rates, determining that such resource use would be “wasteful” or “inefficient” is largely speculative. The Merriam-Webster dictionary defines “waste” as “to spend or use carelessly” or “to spend money or consume property extravagantly or improvidently” (see Merriam-Webster Dictionary (2020), available at <https://www.merriam-webster.com/dictionary/waste> (accessed November 29, 2020)). A reasonable developer seeks to profit from the labor and materials expended to construct a project; profit is reduced where material is wasted or used inefficiently. Likewise, future residents would be incentivized by energy prices to conserve. Moreover, all residential construction would be built according to the current edition of the California Title 24 “CALGreen” building code, and would be inherently energy-conserving. Accordingly, impacts with respect to wasting energy or unnecessary consumption of resources are anticipated to be less than significant.

- b) **Less Than Significant Impact.** As discussed below in Part XI, Land Use and Planning, with the proposed General Plan amendment to permit multi-family residential development on a portion of the project site as well as the proposed Zone Change, the proposed project would be consistent with the General Plan and zoning designations for the property. Moreover, the project incorporates VMT-reducing mechanisms such as providing bicycle parking and a pedestrian bridge over the GCIC that would make many nearby destinations easily accessible by non-motorized transportation.

The project's primary energy consumption would occur once residences are occupied: space heating and cooling, water heating, household cooking and maintenance appliances, lighting, communications and other technology, energy consumption related to water delivery, etc. These factors are generally regulated by the CALGreen, which sets forth stringent requirements for single- and multi-family energy and water consumption (see California Department of General Services, Building Standards Commission, CALGreen, available at <https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen>, accessed September 11, 2020). CalGreen further requires all single-family and low-rise multiple family residential buildings to include a minimum capacity for solar electricity generation. A building permit cannot be obtained unless all construction, including building materials, electricity consumption calculations, plumbing and lighting fixtures, etc., comply with the CALGreen code. Accordingly, the project's intrinsic energy consumption is not anticipated to be wasteful or to conflict with state or local plans for energy efficiency. Related impacts would be less than significant.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a)

- i. **Less Than Significant Impact.** The proposed amended project would not directly or indirectly cause substantial adverse effects related to fault rupture, because as further explained below, there are no known faults or fault zones on or near the project site. The 2010 IS/MND stated that the project site is not within an Alquist-Priolo fault zone, and a geotechnical study performed for the project indicated that the site’s soils were suitable for future development. The current California Division of Mines and Geology Geologic Hazards map does not show active faults within the City, although the Corning and Willows faults lie approximately six miles northeast of the city proper.⁶ While the project site, like most of California, could be subject to ground shaking from fault rupture, the site itself is not underlain by a known fault or fault system. The 2010 IS/MND determined that the project would not cause substantial adverse effects from fault rupture; however, because unknown or unmapped faults might exist in the vicinity of the project site, all risk of loss, injury or death resulting from fault rupture cannot be dismissed. Still, because major fault zones are known and mapped, and there are no known faults underlying the site, it is reasonable to assume that impacts associated with fault rupture alone on the amended proposed project would be less than significant.
- ii. **Less Than Significant with Mitigation Incorporated.** The proposed amended project could expose people and structures to risks of injury or damage resulting from seismic ground shaking, as noted in the 2010 IS/MND and evidenced by the proximity of the two fault systems northeast of the City noted in (i) above. However, the mitigation measures adopted for the project in 2010 were considered to reduce associated impacts to less than significant levels. These would apply to the proposed amended project and are re-stated below. Compliance with the California Building Code and the required site-specific final Soils Investigation/Geotechnical Report is anticipated to maintain related impacts to less than significant levels.
- iii. **Less Than Significant.** The proposed amended project would not expose people or structures to substantial risk seismic-related ground failure or liquefaction because as noted in the 2010 IS/MND, the geotechnical study performed for the project indicated that the site’s sub-surface soils are not prone to liquefaction. The site’s soils have not changed in ten years, and it is reasonable to assume that the geotechnical study’s conclusions remain valid. Impacts related to liquefaction are accordingly anticipated to be less than significant.
- iv. **No Impact.** As discussed in the 2010 IS/MND, the project site is generally flat and surrounded by level terrain. No impacts associated with landslides are anticipated.

⁶ California Department of Conservation, Division of Mines and Geology, Interactive Web Maps, available at <https://maps.conservation.ca.gov/> (accessed November 30, 2020).

- b) **Less Than Significant Impact.** As stated in the 2010 IS/MND, the project site is generally level and not prone to substantial erosion. The proposed amended project would also not be expected to result in substantial soil erosion or topsoil loss, in part because each phase of development would be subject to the erosion-control measures contained in the Stormwater Pollution Prevention Plan (SWPPP) prepared as part of the building/grading permit process (SWPPP requirements are further described in Part X, Hydrology, below). Impacts associated with erosion or topsoil loss are anticipated to be less than significant.
- c) **Less Than Significant Impact.** As stated in the 2010 IS/MND, the geotechnical study performed for the project indicated that the project site's soils were suitable for the proposed residential development. Site soil conditions have not changed in ten years. Accordingly, impacts associated with unstable soils are anticipated to be less than significant.
- d) **Less Than Significant with Mitigation Incorporated.** As stated in the 2010 IS/MND, the geotechnical study performed for the project indicated that the project site's soils were potentially expansive, but that any adverse impacts would be resolved through compliance with the California Building Code and specific requirements from the Final Geotechnical Report to be prepared prior to obtaining grading and building permits. Again, the site's soil conditions have not changed in ten years. Mitigation Measures Geo-1 through Geo-3 would ensure that structures and paving are constructed to minimize risk from expansive soils. Remaining impacts are anticipated to be less than significant.
- e) **No Impact.** The proposed amended project would not incorporate septic systems, but would tie into a sanitary sewer network. No impacts are anticipated.
- f) **Less Than Significant Impact.** The 2010 IS/MND Cultural Resources discussion indicated that the project site's soils consist of younger alluvial materials that do not ordinarily contain paleontological resources. The site is not mapped or otherwise identified as a significant paleontological resource site. Accordingly, impacts to paleontological resources are anticipated to be less than significant.

Mitigation Measures

- GEO-1. The proposed development shall be designed and constructed in accordance with the most current applicable Building Codes, including the Uniform Building Code (UBC) and the California Building Code (CBC) as determined by the Building Division of the City of Willows.
- GEO-2. Site preparation and grading, structure seismic design, foundation design, slab on-grade design, pavement design, and wintertime construction considerations shall be adhered to as described in the Miller Pacific Geotechnical Investigation dated May 27, 2009 and as adopted as part of the approved subdivision improvement plans.
- GEO-3. To the satisfaction of the City's Building Official, a detailed final Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address at a minimum, potential for liquefaction, expansive soils, and seismic risk. The subdivision improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

VIII. GREENHOUSE GAS EMISSIONS

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

Impact Discussion:

“Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane, and nitrous oxide. Collectively, GHGs are measured as carbon dioxide equivalents (CO₂e).

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and former Governor Jerry Brown signed seven executive orders (EOs) regarding greenhouse gases. GHG statutes and EOs include Assembly Bill (AB) 32, Senate Bill (SB) 1368, EO S-03-05, EO S-20-06, EO S-01-07, EO S-13-08, EO B-16-12, EO B-18-12, and EO B-30-15. Of these, AB 32, the California Global Warming Solutions Act of 2006, mandates that California’s GHG emissions be reduced to 1990 levels by 2020, and tasks the California Air Resources Board (CARB) with regulating GHG emissions as well as coordinating with other state agencies to implement AB 32’s reduction goals. EO S-3-05 provides a more long-range goal and requires an 80 percent reduction of GHGs from 1990 levels by 2050. On a per-capita basis, that means reducing annual emissions of 14 MTs of CO₂ equivalent for every person in California down to approximately 10 MTs per person by 2020. Issued in 2015, EO-B-30-15 sets an increasingly-aggressive GHG-emissions target for 2030, 40 percent below 1990 levels. EO-B-30-15 was codified by SB 32 in 2016, which also provided the CARB with additional direction for refining the Climate Change Scoping Plan, described below.

Senate Bill 375 was adopted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air Resources Board (CARB) is responsible for establishing GHG emission reduction targets and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting “Sustainable Communities Strategies” that achieve CARB’s targets.

The CARB’s 2017 Climate Change Scoping plan sets forth a “reference scenario” as a baseline for measuring how much GHG emissions can be reduced in several economic sectors. This scenario illustrates the level of GHG emissions that would be generated statewide through 2030 under existing policies and programs, but without any further action to reduce GHGs, i.e. what would be generated by doing “business as usual” without efforts to reduce emissions. This level is estimated to be approximately 400 million metric tons (MMTs) of carbon dioxide equivalents (CO₂e) from all sources in 2030. The CARB’s statewide 2030 target level of emissions is approximately 260 MMTs. The Scoping Plan estimates that the change from 1990 levels in the residential and

commercial sectors must be from 44 MMT of CO₂e to 38-40 MMT of CO₂e by 2030, a four to eight percent reduction. Where a project can demonstrate consistency with this percentage reduction, a finding of “less than significant” may be appropriate.

Neither the Glenn County APCD nor the Tehama County APCD has established GHG thresholds.

- a) **Less Than Significant with Mitigation Incorporated.** The proposed project would generate greenhouse gases during both construction and operational phases; however, as further explained below, these emissions are not expected to be significant provided that mitigation measures are applied. As noted above, the largest sources of emissions, including GHG emissions (primarily methane and CO₂), attributable to development projects are the estimated vehicle trips. Residential projects can reasonably be expected to include individual fireplaces or wood stoves, which generate significant volumes of GHGs as well as air pollutants described in Part III, Air Quality. The proposed development would also generate additional GHGs directly from construction equipment (short-term), electricity use, natural gas combustion, maintenance equipment, and indirectly from water delivery and wastewater transport. The CalEEMod model prepared for the project estimated that 9,304 metric tons (MT) of CO₂eq per year (56,197 lbs./day) would be generated by unmitigated project operations (single and multiple-family residences, some with fireplaces or woodstoves, vehicle trips, associated structural energy use). With mitigation, particularly removing all fireplaces and woodstoves from the project, the model estimates that CO₂eq emissions would be reduced by 2380 lbs./day, or 4.23%, to 8,910 MT/year (53,817 lbs./day). Without a bright-line threshold to determine significance, the project’s CO₂e emissions may or may not be significant per se, and it could be argued that any addition of CO₂e to California’s emissions inventory is a significant impact. However, reducing the proposed project’s CO₂eq emissions by this percentage generally indicates compliance with California’s goals to minimize CO₂e emissions.

Recommended Condition of Approval AQ-13 above, in addition to applicable California Building Code requirements for energy conservation, would thus align this project with California’s climate change goals. Remaining impacts associated with GHG emissions and the project’s contribution to global climate change are anticipated to be less than significant.

- b) **Less Than Significant Impact.** The proposed project is not anticipated to conflict with plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases, largely because all components of the project are consistent with those plans. As discussed in VIII(a) above, the project’s projected CO₂e emissions fall within the acceptable CARB 2017 Scoping Plan range. The project incorporates strategies for emissions and vehicle trip reduction, particularly in that bicycle parking will be provided, the project will construct a pedestrian bridge across the GCIC, and the project itself increases residential density near services, thus encouraging walking to those services by design. The project’s consistency with General Plan policies are listed in Part XI, Land Use and Planning, below. Accordingly, any remaining conflicts with GHG-reduction plans or policies are anticipated to be less than significant.

Mitigation Measures

(See Measures AQ-9, 11, 13, 15, 16, 17, 18, which also have the effect of reducing GHG emissions directly or indirectly by encouraging alternative transportation or carpooling.)

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **No Impact.** The amended proposed project would not be anticipated to create a significant hazard to the public or the environment through routine transport/use/disposal of hazardous materials. As explained in the 2010 IS/MND, the proposed residences and neighborhood park would not generally require hazardous materials in substantial quantities, nor would project construction require them. The amended project adds a multiple-family component to the development, which would also not be expected to transport, use, or dispose of such materials. As was concluded for the 2010 project, no associated impacts are anticipated.
- b) **Less Than Significant With Mitigation Incorporated.** The 2020 IS/MND identified that the proposed project is near the Wilbur-Ellis Company d.b.a. Glenn Fertilizer, which handles and stores large amounts of various pesticides and fertilizers, including anhydrous ammonia and ammonium hydroxide solution (aqueous ammonia). The anhydrous ammonia and aqueous ammonia are listed as Federally Regulated Extremely Hazardous Substances (see the 2010 IS/MND for additional discussion). This facility continues in operation in 2020. As such, future residents of the amended proposed project could be exposed to hazardous material release. The 2010 IS/MND also discussed the potential for hazardous substances to be released on-site during project construction. Construction practices are not anticipated to be markedly different for the amended proposed project because the amended project merely replaces

one residential building type with another residential building type, and does not include land uses that characteristically use hazardous materials in substantial quantities.

The 2010 IS/MND contains several mitigation measures that address the project's individual potential to release hazardous materials and to expose people to dangerous levels of such materials, and discusses requirements from the Glenn County Air Pollution Control District (GCAPCD) for a secondary access. This access was provided by an emergency vehicle access roadway linking the proposed Maynard Manor (street) to County Road 53, between Lots 14 and 15. Mitigation Measure Haz-3 required this roadway. The amended proposed project now shows a full-street-width road at this location, so Mitigation Measure Haz-3 would no longer be necessary. The 2010 IS/MND also described the proposed vehicle bridge across the GCIC as a potential emergency egress; however, it was apparently not deemed essential by the GCAPCD for emergency use in the event of an accident at the Glenn Fertilizer facility. The amended proposed project's pedestrian bridge would still allow residents to exit the subdivision without using Tehama Street.

Mitigation Measures Haz-1 through Haz-5 are listed below. Measure Haz-3 is shown with a strike-through for reference. These mitigations are considered sufficient to reduce impacts to less than significant levels.

- c) **No Impact.** The amended proposed project would not be anticipated to emit hazardous materials within one-quarter mile of an existing or proposed school (the Willows Intermediate School is 0.2 mile north of the project site), because as described in (b) above, the proposed construction and occupation of the residential development is not expected to use such materials in substantial quantities. The 2010 IS/MND stated that no associated impacts would result; because the proposed amended project would not add or introduce hazardous materials to a greater degree than the 2010 project, no impacts are anticipated.
- d) **No Impact.** As discussed in the 2020 IS/MND, the subject property is not located on, and is not near a hazardous materials site. Conditions on-site have not changed since 2010. Accordingly, as was concluded by the 2010 IS/MND, no impacts are anticipated.
- e) **Less Than Significant Impact.** As discussed in the 2010 IS/MND, the project site is located approximately 1000 feet (0.2 mile) southeast of the public-use Willows-Glenn County Airport. The site does not lie within the airport's existing or future Runway Protection Zone, Runway Safety Area, Obstacle Free Zone, or Object Free Area, as outlined in Chapter 3 of the Willows-Glenn County Airport Master Plan.⁷ None of these zones/areas extend east of I-5. In addition, none of the proposed homes or multiple-family structures would eclipse the Building Restriction Line, which is 25 feet high at 300 feet from the runway and would be a minimum of approximately 125 feet high at the project site. Impacts are thus anticipated to be less than significant.
- f) **No Impact.** The 2010 IS/MND concluded that the project would not interfere with an adopted emergency response or evacuation plan, as roads in the area would remain open. The proposed amended project would not change or obstruct the nearby arterial road, Tehama Street. No impacts to emergency response or evacuation plans are anticipated.
- g) **No Impact.** The 2010 IS/MND observed that the project site is not subject to significant wildfire hazard. Site conditions have not changed since 2010 to alter this conclusion. No wildfire risks are anticipated.

Mitigation Measures:

- HAZ-1. During construction, whenever feasible, equipment fueling and service shall be conducted at a designated location other than the project site, including local gas stations or repair shops. When it

⁷ Glenn, County of, Planning & Public Works Agency. 2008. Willows-Glenn County Airport Master Plan.

is not feasible to fuel and/or service equipment offsite and such activities can only occur onsite, refueling or servicing shall be done with absorbent materials (i.e. absorbent pads, mats, socks, pillows, and granules) and/or drip pans underneath to contain spilled materials. Any spills resulting from fueling or hydraulic line breaks will be contained and cleaned up immediately to the satisfaction of the City Manager.

- HAZ-2. To the satisfaction of the City Manager, if contaminated soils are encountered during construction, proper storage and/or disposal of any contaminated soils that meet the definition of a hazardous waste shall be provided, and that such soils are removed for off-site treatment or disposal at an appropriate landfill.
- HAZ-3. ~~According to the Glenn County Air Pollution Control District, in the event of a spill or leak, the project area could be vulnerable given the proximity of this project to the existing Glenn Fertilizer facility. In order to address this concern, the applicant has incorporated an emergency access route into the subdivision via an EVA access road to County Road 53 at the northeast corner of the project site as a secondary access point to alleviate emergency evacuation concerns. The applicant shall also provide an irrevocable offer of dedication between Lots 16 & 17 as the project phase develops that would extend from the proposed Maynard Manor to the northern EVA (Parcel A) common property line. This area would be utilized as an Emergency Vehicular Access (EVA) connecting to an EVA that runs along the northern property line, and extends east towards Tehama Street.~~
- HAZ-4. Sale of property in the proposed subdivision shall require the signature of the buyer on disclosure statements that identify the presence of the property within the range for both the worst case release scenarios and the alternate release scenarios of accidental spill or leak at the Glenn Fertilizer facility, as well as the potential risks of such scenarios.
- HAZ-5. To the satisfaction of the Glenn County Air Pollution Control District and the Willows Fire Department, the project proponent shall prepare and implement an emergency preparedness plan/emergency response plan (EPP/ERP) for release of hazardous materials at the Glenn Fertilizer facility. Said EPP/ERP shall minimally identify emergency response procedures specifically designed for releases at the Glenn Fertilizer facility, evacuation procedures and routes specifically designed for releases at the Glenn Fertilizer facility, methods for keeping the residents informed of evacuation procedures/routes, and methods for alerting the residents of releases.

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. 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; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- h) **Less Than Significant.** The amended proposed project would not be anticipated to violate water quality standards, waste discharge requirements or to degrade surface or ground water quality, because as explained in the 2010 IS/MND, the development would use the City's water supply and sewer disposal system, and would not incorporate ground water wells. The amended proposed project would likewise connect to City systems, and would not introduce land uses that would discharge to surface waters except for limited storm water and irrigation runoff. Moreover, project grading and construction would be required to comply with SWPPP provisions, which would limit sediment runoff and discharge. As the 2010 IS/MND concluded, impacts would remain less than significant.
- i) **Less Than Significant.** The amended proposed project would not be expected to decrease groundwater supplies or to affect groundwater recharge. As explained in the 2010 IS/MND, the project would not use a separate well system and thus would not directly use groundwater. The amended project is designed with several drainage basins which would accommodate and treat storm water runoff and permit infiltration. Finally, all residential construction is subject to state and local water-conservation

requirements, which would limit over-consumption. Impacts to groundwater supplies are thus anticipated to be less than significant.

- j) (i-iii) **Less Than Significant with Mitigation Incorporated.** As explained in the 2010 IS/MND and further explained below, the amended proposed project is not anticipated to adversely affect the existing drainage pattern of the site, to greatly increase surface runoff off-site, to generate excessive runoff or to affect flood flows. The 2010 IS/MND references the drainage study prepared for the project,⁸ which documented the existing site drainage and evaluated the proposed drainage basin configuration for site development. The proposed basins were considered to contain adequate volume and surface area to detain and filter stormwater prior to discharge in Logan Creek at the southwest corner of the site. Sheets (A)TM-6A – 6F of the project plans show drainage basins on the north, south, southwest and east sides of the project (Parcels A1, B, C and D, with Parcel C designated as a stormwater-treatment area). Sheet (A)TM-11 shows the preliminary erosion control plan, with annotations describing best management practices (BMPs) for controlling runoff and sedimentation. Final grading and erosion control plans would be required for each project phase, and would be reviewed by the City Engineer for adequacy. Additionally, an updated drainage study will be required with the first submittal of the improvement plans (an update to the November/December 2009 South Willows Drainage Study referenced below).

The 2010 IS/MND detailed the project's requirement to obtain a National Pollutant Discharge Elimination System (NPDES) General Stormwater Permit, and to prepare a SWPPP; the SWPPP would include all feasible BMPs to reduce pollutant runoff. These would be required as well for the amended proposed project. The 2010 IS/MND incorporated eight mitigation measures, listed below, to formalize the project's BMPs, and would be applied to the amended proposed project. With these regulatory requirements and mitigation measures in place, remaining impacts resulting from surface runoff are anticipated to be less than significant.

(iv.) The 2010 IS/MND indicates that the project site is designated as Flood Zone "C" by the Federal Emergency Management Agency (FEMA). FEMA states that sites within this zone are areas of minimal flooding, and are outside of the 100-year and 500-year flood boundary. Accordingly, construction on the project site would not likely impede or redirect flood flows. No impacts would be anticipated.

- k) **No Impact.** As explained in the 2010 IS/MND, the project site is not in a flood hazard zone, nor is it adjacent to a large body of water prone to seiche (wind-driven or seismically-induced waves). The project site is inland and not subject to tsunamis. Accordingly, the amended proposed project would not risk pollutant release from an inundation event. No associated impacts are anticipated.
- l) **No Impact.** As explained in (c) above, the amended proposed project is not expected to conflict with water quality control plans because it would be subject to NPDES requirements that are designed to protect surface waters from pollution. As explained in (b) above, the project would not directly rely on groundwater, and is not anticipated to conflict with any existing or planned sustainable groundwater management plans. No impacts are anticipated.

Mitigation Measures:

- HYD-1. The project applicant shall secure a NPDES General Stormwater Permit for construction activities prior to the start of any land disturbance or construction activity. As part of the NPDES permit process, the project applicant shall prepare a SWPPP that outlines the Best Management Practices (BMPs) to be employed during construction activities to minimize storm water

⁸ Steven LaFranchi & Associates, Inc., *South Willows Drainage Study* (2009).

pollution. The SWPPP also shall include Best Construction Practices to be employed in the clearing and grading of the project site and for other scheduled construction activities.

- HYD-2. Improvement plans shall include an erosion control plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading. Before approval of a grading permit, the developer shall provide to the City with 2 copies of the project Storm Water Pollution Prevention Plan.
- HYD-3. The developer's engineer shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall generally be designed to drain to the street.
- HYD-4. During construction, the applicant and the contractor of record shall exercise BMPs, such as daily street sweeping and the placement of erosion control measures on-site, to minimize storm water pollution. The BMPs shall be listed in the required SWPPP for the project. The contractor shall designate a primary contact person who shall be available to the City of Willows in the event of noted storm damage or storm event. Said person shall be responsible for inspection of all erosion control facilities.
- HYD-5. **An updated drainage study will be required with the first submittal of the improvement plans for plan checking (an update to the November/December 2009 South Willows Drainage Study).** Site grading and drainage improvements shall be installed consistent with the recommendations and findings contained in the updated study. ~~in the South Willow Drainage Study prepared by Steven LaFranchi & Associates, Inc dated November 2009 and addendum dated December 2009.~~
- HYD-6. Prior to the commencement of any grading activity on-site, all erosion control measures, including installation of a stabilized construction entrance, shall be installed in accordance with the construction documents.
- HYD-7. The applicant shall remove all temporary erosion control facilities upon stabilization of the entire project site, as approved by the City Engineer.
- HYD-8. The applicant/contractor shall install structural control measures so as to reduce erosion and retain sedimentation, which may include stabilization of control entrance, installation of temporary gravel and construction entrance, and the installation of filter fabric fences.

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **No Impact.** The amended proposed project would be constructed within the City of Willows city limits, on an undeveloped area that lies on the edge of an established residential neighborhood, but mostly separated from it by GCIC. Interstate 5 lies to the southwest, and Tehama Street borders the project on the east. The parcels south of the project are not developed, but are approved for commercial-industrial uses. As such, neither the previously-approved project nor the amended proposed project would divide an established community. No impacts are anticipated.
- b) **Less Than Significant Impact.** The amended proposed project would not result in substantial conflicts with land use plans or regulations adopted for protecting the environment. As described in the 2010 IS/MND, the project site is in an area which is designated as low density residential and open space in the City’s General Plan, and has been so designated since 1989. The site is within the Urban Limit Line as established in coordination with Glenn County.

The 2010 project was limited to low-density, single-family residential housing and open space, and thus was consistent with the General Plan. The amended proposed project is seeking a General Plan Amendment and a Zone Change to permit multiple-family residences on an 8.1-acre parcel within the development, anticipated to accommodate approximately 162 apartment units, including affordable units. It is within the City’s authority to amend the General Plan, and California state law further supports reducing barriers to new housing, particularly affordable housing.⁹

As explained in the 2010 IS/MND and throughout this document, the project’s environmental impacts would be mitigated through existing regulations as supplemented by mitigation measures.

The amended proposed project remains consistent with the Willows Glenn Airport Comprehensive Land Use Plan, as it is located outside the Clear Zone Safety Areas, the Approach Zone Safety Areas, and the Overflight Safety Areas. Proposed building heights would not be permitted to exceed the Building Restriction Line limitations.

Accordingly, because conflicts with the General Plan can be resolved through the amendment process, and other environmental impacts can be reduced to less-than-significant levels through mitigation measures, impacts associated with land use plan conflicts are anticipated to be less than significant.

⁹ See, e.g., SB 330 (2019), the Housing Accountability Act, which declared a statewide housing emergency and seeks to prevent municipalities from erecting barriers to housing production. (Available at https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=20190200SB330, accessed November 30, 2020).

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a 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"/>

Impact Discussion:

- a) **No Impact.** The amended proposed project would not affect known mineral resources, because as explained in the 2010 IS/MND, none exist on the project site. No impacts are anticipated.
- b) **No Impact.** The amended proposed project would not affect locally important mineral resources, because as explained in the 2010 IS/MND, the City's General Plan does not designate the site as a mineral resource area. Moreover, the site has historically been used for rice and wheat farming, not mineral resource extraction. No impacts are anticipated.

XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant with Mitigation Incorporated.** The amended proposed project would generate noise during future housing and infrastructure construction; because the project is phased, this "temporary" increase in ambient noise could occur for several years. The 2010 IS/MND discusses the potential for construction noise to affect nearby residences, notes that such noise is generally considered acceptable during the day, but concludes that noise levels could be significant unless mitigated. Mitigation Measure NOI-5, which would restrict construction activities to the hours between 7:00 A.M and 6:00 P.M. Monday through Friday, between 8:00 A.M. and 4:00 P.M. on Saturday, and would prohibit construction on Sundays, was considered to reduce remaining impacts to less-than-significant levels. This mitigation measure applies to the amended project, and likewise would reduce impacts to less-than-significant levels.

The 2010 IS/MND also discusses noise impacts to future residents from existing nearby sources: the City of Willows wastewater treatment plant and Interstate 5. While these would be impacts of the environment *on* the project, rather than impacts of the project on the environment, they were considered to be significant and required mitigation. These conditions continue to be present at the project site and would affect future residents. The 2010 IS/MND Mitigation Measures NOI-1 through NOI-4 require a sound wall along the Interstate, acoustical analyses of proposed residential construction to determine measures to reduce interior noise levels, analysis of a then-proposed wastewater lift station and noise-attenuation measures, and disclosure statements to inform future residents of potential noise impacts. These mitigation measures would apply to the amended project, except for those addressing the lift station, which has been removed from the project. No additional noise sources have developed in the project area since 2010; accordingly, the existing mitigation measures are anticipated to reduce impacts to future residents to less than significant levels.

- b) **Less Than Significant with Mitigation Incorporated.** The amended proposed project could generate temporary ground-borne vibration or noise during the project's grading phases. These effects would end once project construction is complete. As discussed in (a) above, the 2010 IS/MND Mitigation Measure NOI-5 below would limit construction to the hours between 7:00 A.M and 6:00 P.M. Monday through Friday, between 8:00 A.M. and 4:00 P.M. on Saturday, and would prohibit construction on Sundays. Remaining impacts are anticipated to be less than significant.
- c) **Less Than Significant.** Like the 2010 project, the amended proposed project would expose future residents to noise from the adjacent Willows-Glenn County Airport. However, the Willows-Glenn County Airport Master Plan, Figures 5B and 5C, show that the project site lies outside of the 60 dB CNEL contour in the 2025 scenario for airport operations. 60 dB (the equivalent of normal conversation¹⁰) is not considered to be excessive. Accordingly, airport-generated noise impacts are anticipated to be less than significant.

Mitigation Measures:

- NOI-1 An 8-foot sound wall shall be constructed along the western boundary of the site in order to provide noise reduction to the residents of the subdivision.
- NOI-2 In accordance with Title 24 of the California Administrative Code, the City of Willows shall not issue a building permit for any residential structure if the interior community noise levels (CNEL) attributable to exterior sources exceed an annual CNEL of 45 dB in any habitable room with windows closed. The project proponent shall provide the City with an acoustical evaluation of the architectural plans for the proposed units that identifies the interior annual CNEL and the units' architectural plans shall be modified, if necessary, to attenuate interior noise levels to an annual CNEL of 45 dB or less in all habitable rooms.
- NOI-3 ~~An acoustical analysis shall be required for the proposed sewer lift station to verify that it has been properly designed to achieve a noise level of 45 dBA or less at the property lines of the nearest proposed residences. Where station noise levels do not comply with the standards, additional mitigation measures shall be incorporated to provide compliance. Typical mitigation measures include selecting quieter equipment, improving the design of the pump houses, adding acoustical louvers, and/or installing sound absorptive panels inside the pump house.~~
- NOI-4 This note shall be placed on the subdivision final map and shall be included in the disclosure statements for the sale of property in the subdivision: *"The project is located in the immediate*

¹⁰ See, e.g., U.S. Centers for Disease Control and Prevention, *Loud Noises Can Cause Hearing Loss*, available at https://www.cdc.gov/nceh/hearing_loss/what_noises_cause_hearing_loss.html (accessed November 30, 2020).

vicinity of the City of Willows wastewater treatment plant facilities, including storage ponds. Plant operations including associated noise, odors, lighting, and disinfection and processing chemicals may result in a nuisance to nearby residents. The wastewater lift station in the Southeast area of the subdivision may also represent an intermittent noise nuisance to nearby residents."

NOI-5 The hours of construction shall be limited to 7:00 A.M to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 4:00 P.M. on Saturday, with no construction to occur on Sundays and holidays.

XIV. POPULATION AND HOUSING

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

Impact Discussion:

- a) **Less Than Significant Impact.** The amended proposed project would introduce at least 132 more units than was previously approved for the project site, to include 419 single-family dwellings and approximately 162 multi-family units, representing a 23% increase in unit count over the 2010 project. The 2010 IS/MND concluded that the original project, with 453 single-family units, was consistent with the General Plan projections for growth and specifically, with the residential General Plan and zoning designations for the subject property. The 2010 project was ultimately approved with 448 units. The amended proposed project requests a General Plan amendment to permit multiple-family units on the site, which would include amending General Plan population projections, if necessary. Moreover, as referenced in Part XI, Land Use and Planning, the State of California statutorily declared a housing emergency in 2019, and cautions municipalities against creating barriers to new housing (and associated local population growth), particularly affordable housing. Accordingly, while the amended proposed project could increase the development’s population incrementally above the approved project’s, this increase is not anticipated to be significant in light of regional housing needs.
- b) **No Impact.** Like the approved project, the amended proposed project would not displace people or housing, as the site is currently vacant. No impacts are anticipated.

XV. PUBLIC SERVICES

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

Impact Discussion:

- a) The 2010 IS/MND assessed the proposed project’s effects on the City of Willows Fire Department, Police Department, the Willows Unified School District, and City parks and concluded that the project would not require new or physically altered facilities, except for standard utility/water line extensions. Such extensions are normally exempt from CEQA review (CEQA Guidelines Section 15303(d)), although any such activity related to the proposed project would be subject to Mitigation Measures Cul-1 and Cul-2, as well as California regulations governing accidental discovery of human remains or cultural resources.
 - i. **Less Than Significant with Mitigation Incorporated.** Based on the draft Conditions of Approval for the amended proposed project, no new fire facilities other than extensions of water mains to maintain adequate fire flows would be required to maintain fire service. As noted above, any excavation or trenching that uncovered previously-unknown human remains or cultural resources would be subject to Mitigation Measures CUL-1 and CUL-2. With these mitigations in place, remaining impacts from water line extension are anticipated to be less than significant. Note: The 2010 IS/MND included seven “mitigation measures” related to Fire Department requirements. These measures did not address environmental issues, and have been incorporated into the project Conditions of Approval.
 - ii. **No Impact.** The 2010 IS/MND indicated that the Willows Police Department requested a change in the subdivision circulation pattern for public safety purposes, but did not require new facilities. The project plans were revised to accommodate the Police Department’s recommendation. The current draft Conditions of Approval for the proposed amended project do not include further requirements. Accordingly, no impacts associated with police facility construction are anticipated. (The City of Willows now contracts with the Glenn County Sheriff for police services.)
 - iii. **No Impact.** The 2010 IS/MND indicated that the Willows Unified School District would not require new facilities to support the proposed project, but that the project would be subject to standard developer fees. The District’s 2020 website does not mention that any of its schools

are over-subscribed or otherwise impacted.¹¹ Accordingly, no impacts with respect to school facility construction would be anticipated.

- iv. **Less Than Significant.** The 2010 IS/MND listed the City's existing parks, and noted that future residents of the proposed project would incrementally increase demand on park facilities. However, because the 2010 proposed project included a neighborhood park and recreational facilities, which would be dedicated to the City, impacts to existing parks were considered to be manageable and less than significant. The proposed amended project includes a neighborhood park in the same configuration as the 2010 project. As stated previously, the amended proposed project increases the number of units by less than 25%. Impacts to existing parks, if any, would not be anticipated to be substantial or to cause significant environmental impacts (i.e. destruction of habitat, pronounced deterioration of facilities, etc.).
- v. **Less Than Significant.** The 2010 IS/MND did not discuss the placement of an off-site 500,000-gallon water tank on City property east of County Road 57 and Tehama Street. The specifics of the tank's dimensions are unknown. However, as discussed in Part I, Aesthetics, the proposed tank would be installed in an agricultural-industrial setting, and would be unlikely to interfere substantially with scenic vistas or the area's character. There are no other foreseeable environmental impacts associated with water tank installation. Accordingly, impacts are anticipated to be less than significant.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant.** As discussed in Part XV(a)(iv) above, the amended proposed project would not be expected to increase demand on existing City parks to the extent that substantial deterioration would occur. Moreover, the project includes a three-acre neighborhood park, which would be dedicated to the City and would absorb some park facility demand. The multi-family complex would also construct an onsite park for tenant use. Impacts are anticipated to be less than significant.
- b) **Less Than Significant with Mitigation Incorporated.** As noted above, the amended proposed project includes a three-acre neighborhood park. Construction of the park is not anticipated to cause adverse environmental effects, simply because the entire project site has been used for agricultural purposes for many years, and has been repeatedly disked and otherwise disturbed. However, as noted above, site excavation and grading could uncover previously-unknown human remains or cultural resources, and

¹¹ See Willows Unified School District homepage, available at <http://www.willowsunified.org/index.html> (accessed November 30, 2020).

would be subject to Mitigation Measures CUL-1 and CUL-2. With these mitigations in place, remaining impacts from park construction are anticipated to be less than significant.

XVII. TRANSPORTATION

Note: Except as provided in CEQA Guidelines § 15064.3(b)(2) (regarding roadway capacity projects), a project's effect on automobile delay shall not constitute a significant environmental impact. See 14 CCR § 15064.3.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) (<i>Criteria for Analyzing Transportation Impacts</i>)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

The CEQA Statute and Guidelines were revised in 2018 to change how transportation impacts are addressed. As stated above, environmental impacts from development project are no longer to include vehicle delay, roadway capacity or intersection levels of service. These effects may be considered for planning purposes, but are not considered environmental impacts. The analysis below has been adapted to incorporate this new CEQA requirement.¹²

- a) **No Impact.** The amended proposed project would not be anticipated to conflict with City transportation programs, largely because the project incorporates bicycles and transit (the project Conditions of Approval call for bicycle racks at the park, a ridesharing bulletin board, and bus stop), sidewalks would be required, and most significantly, the project would provide a pedestrian-bicycle bridge over the GCIC, facilitating non-vehicle access to Jensen Park, the Willows Intermediate School, and other public destinations.
- b) **Less Than Significant.** The amended proposed project would not conflict substantially with the CEQA Guidelines § 15064.3, because as further explained below, the bicycle-pedestrian bridge across the GCIC would likely reduce the project's overall vehicle miles traveled. The traffic analysis prepared for the amended project,¹³ which was reviewed and approved by the City Engineer, indicates that because the bridge would provide direct walking and cycling access to the facilities on the north side of the canal, vehicle miles traveled *per capita* would not increase compared to existing/baseline conditions. For example, the distance from the proposed bridge location south of S. Merrill Avenue to Jensen Park is less than 2,000 feet, while the equivalent vehicle path is more than a mile. The walking/cycling distance

¹² See CEQA Guidelines § 15064.3, available at [https://govt.westlaw.com/calregs/Document/I43ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/I43ABB2050A37472B90E4B2F4F9D8EF29?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)) (accessed November 30, 2020).

¹³ Headway Transportation, LLC, *Traffic Impact Study for South Willows Residential* (November 20, 2020).

to the Willows Intermediate School from the bridge would be approximately 2,300 feet; the equivalent vehicle path is close to two miles. With this convenient access, the pedestrian bridge would conceivably "capture" many home-to-school and home-to-park trips (particularly for team sports, Little League, etc.). Accordingly, the project would be consistent with CEQA Guidelines § 15064.3.

The traffic analysis noted that the project would generate approximately 5,135 Daily, 384 AM peak hour, and 505 PM peak hour trips, and recommends particular street improvements to accommodate the changed traffic patterns. These recommendations have been incorporated into the project's Conditions of Approval, and will be discussed in the Staff Report to the City Planning Commission and City Council.

- c) **Less Than Significant.** The amended proposed project is not anticipated to create or to increase roadway hazards, because the project's Conditions of Approval incorporate the safety improvements that the traffic study recommended. These include the following:
- i. Based on estimated project traffic, it is recommended that the primary project access road intersection to Tehama Street include separate turn lanes on each intersection approach (i.e. separate northbound left-turn and through lanes, separate southbound right-turn and through lanes, separate eastbound right-turn and left-turn lanes). The project would need to construct the southbound right-turn lane and northbound left-turn lane on Tehama Street (see Figure 9 for an illustration of the lane configurations). Side-street stop control is appropriate at the primary access intersection with Tehama Street. A traffic signal would not be needed with the current land use plan.
 - ii. Based on the operations analysis and low conflicting traffic volumes, northbound and southbound acceleration lanes are not recommended on Tehama Street at the project access roadway. Acceleration lanes can contribute to higher speeds, cause weaving/merging safety issues, are not consistent with the evolving urban character of the project area, and were also not recommended in the 2010 Traffic Study. Additionally, the eastbound right-turn movement would operate at LOS B or better (with 10 seconds of delay) under Cumulative Plus Project conditions with minimal conflict between the eastbound right-turn movement and the southbound through movement (approximately 1-2 right-turning vehicles per minute versus 1-4 southbound through vehicles per minute). Therefore, an acceleration lane is not necessary. This finding is consistent with the 2010 Traffic Study.
 - iii. The new access intersection should be designed and constructed per City of Willows design standards.
 - iv. It is recommended that the project install speed limit signage to lower the speed limit on Tehama Street to 45 mph between County Road 53 and the southern boundary of the industrial project to provide a gradual transition between the current 35 mph and 55 mph speed limits. A separate Engineering & Traffic Survey was conducted to reach this recommendation.
 - v. No improvements are needed at the Tehama Street/County Road 53 intersection.

While these conditions/recommendations are not environmental mitigation measures, they are included to illustrate that the project would not result in substantially-increased hazards. Impacts are accordingly anticipated to be less than significant.

- d) **Less Than Significant.** The amended proposed project would not result in inadequate emergency access, because as explained in Part IX, Hazards and Hazardous Materials, the project was re-designed to incorporate sufficient emergency access routes, in part by adding a public roadway connecting Maynard Manor with County Road 53. Remaining emergency access issues are anticipated to be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Background and Regulatory Setting

CEQA Section 21073 defines “California Native American Tribe” as “a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of Chapter 905 of the Statutes of 2004.” Additionally, CEQA Section 21074 defines “tribal cultural resources” as either of:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Arising from Assembly Bill 52 (AB 52, Gatto, 2014), CEQA Section 21080.3.1(b) requires that “prior to releasing a negative declaration, mitigated negative declaration or environmental impact report, public agencies must consult with California Native American Indian tribes that are traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.”

Section 21080.3.1(d) further requires that agencies formally notify designated representatives of California Native American tribes who have requested such notification about projects that the agency plans to undertake (such as road construction) or about entitlement applications the agency is considering. This notification must take place within 15 days of a determination to proceed with the public project or upon determining that a private development application is “complete” per the requirements of the Permit Streamlining Act. The interested California Native American tribe must tell the agency within 30 days of receiving the notification that it desires a formal “consultation,” and the lead agency in turn must begin the consultation process within 30 days of receiving a tribe’s request.

The statute does not set forth procedures for CEQA documents that tier from an earlier-adopted document, such as supplements to EIRs or Negative Declarations, addenda, or subsequent documents per CEQA Guidelines Section 15160 et seq.

Impact Discussion:

City staff sent AB-52 compliant notification letters to the Enterprise Rancheria of Maidu Indians, the Colusa Indian Community Council/Cachil Dehe Band of Wintun Indians, the Paskenta Band of Nomlaki Indians, and the Mechoopda Indian Tribe on September 4, 2020. On October 8, 2020, staff received a request for consultation from Ms. Molly West, Tribal Project Administrator of the Chachil Dehe Band. Staff responded on November 5, 2020, with a letter describing the project and surroundings in greater detail. No response has been received to date.

- a) **Less Than Significant.** As described in Part V, Cultural Resources, the amended proposed project would not adversely affect a known site that is directly associated with a California Native American tribe. The records search and cultural resources investigation prepared by Gallaway Enterprises, Inc., indicated that no records indicating tribal connections to the project site existed. Moreover, the report states that there are no resources currently existing on the project site that are listed or eligible for listing in California or local registers of historical resources. No information has been obtained from the tribes contacted as part of the AB-52 process. Accordingly, barring further information, impacts to known tribal resources would be less than significant.
- b) **Less Than Significant with Mitigation Incorporated.** The amended proposed project would not adversely affect known tribal resources. As noted above, of the two tribes/bands contacted, only one requested formal consultation. After an information letter was sent in response, no further contact was made. However, in the event that tribal resources, including human remains, are discovered during site preparation or grading, Mitigation Measure CUL-2 requires that work stop, and the County Coroner identify whether the remains are (1) human and (2) Native American. If the latter, the Coroner must identify and contact the Most Likely Descendant for recommendations on proper treatment of the remains. With this mitigation in place, impacts to tribal resources are anticipated to be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a) **Less Than Significant with Mitigation Incorporated.** The amended proposed project would require new connections to water lines, wastewater lines, and other utilities, as well as the installation of a new 500,000-gallon water tank south of the project site. However, these facilities are not anticipated to result in significant environmental effects, as discussed in several sections above (Aesthetics, Cultural Resources, Hydrology and Water Quality, Public Services, Tribal Resources). Of these issues, Cultural and Tribal Resources could be the most affected by utility line excavation. Mitigation Measures CUL-1 and CUL-2 would serve to protect cultural resources, including human remains. Remaining impacts would be less than significant.
- b) **No Impact.** The amended proposed project would have sufficient water supplies from Cal Water to serve the project in normal, dry and multiple dry years, as confirmed by the water supply assessment performed for the project.¹⁴ That report describes historic and current water use as delivered by Cal Water, the existing groundwater status, and concluded that "sufficient water supply is available to Cal Water to meet all future demands within the Willows District service area and those associated with the proposed Project."¹⁵ Presenting a comparison of supply and demand, the report sets forth this discussion on pp. 24-25:

Water Code Section 10910

(c) (3) If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment for the project shall include a

¹⁴ eki environment & water, *Water Supply Assessment for the South Willows Project* (30 October 2020).

¹⁵ *Id.*, at p. 26.

discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

Pursuant to CWC §10910c(3), and because the proposed Project is not explicitly included in the Willows District's most recent (2015) UWMP, this WSA must include an estimate of the projected water supplies available to the Willows District under normal, single dry, and multiple dry years, and a discussion of whether those supplies will meet the projected demand associated with the proposed Project, in addition to the water system's existing and planned future uses. This assessment is parallel to the multiple-dry year supply reliability analysis required for UWMPs under CWC §10635. In 2018, CWC §10635 was revised to require UWMPs to extend this analysis to consider "a drought lasting five consecutive water years." Although CWC §10910c(3) has not yet been updated to require this for WSAs, a five-year drought scenario is also evaluated herein.

Table 14 provides a comparison of the demands and supplies both with and without the proposed Project in normal year, single-dry year, and multiple-dry year hydrologic scenarios for the Willows District. As discussed above, because projected groundwater pumping is not projected to create Undesirable Results, the total projected supplies are assumed to be equal to the projected demands under all conditions (i.e., current and projected, and for normal, single dry, and multiple dry years).

While supply shortfalls are not projected, any shortfalls that could occur in the future would be managed through the implementation of the Willows District's Water Shortage Contingency Plan (WSCP). As described in the 2015 UWMP, Rule 14.1 filed with the CPUC, serves as Cal Water's WSCP. Cal Water's current Schedule 14.1 was filed on 1 April 2016, and systematically identifies ways in which Cal Water can reduce water demands during dry years (Cal Water, 2016). The overall reduction goals in the WSCP are established in four stages to meet supply reductions: (1) up to 10%, (2) up to 20%, (3) up to 35%, and (4) greater than 35% (Cal Water, 2016). With implementation of its WSCP during the historic five-year 2013-2017 drought, the Willows District achieved a demand reduction of 33% (through June 2015 compared to 2013 water demand; Cal Water, 2020b). As a customer within the Willows District, the proposed Project would be obligated to comply with the demand reduction efforts imposed by Cal Water through implementation of the WSCP in any future water shortage conditions. Therefore, the proposed Project would contribute a proportionate share of the reduction in water demands during dry years.

In 2016, Governor Brown signed Executive Order B-37-16 Making Water Conservation a California Way of Life (EO) and subsequently Senate Bill (SB) 606 and Assembly Bill (AB) 1668 were passed. SB 606/AB 1688 set new requirements for urban water agencies to continue to increase water efficiency beyond the 2020 water use targets developed under the Water Conservation Act of 2009 (Senate Bill X7-7). Beginning in 2023, agencies will be required to report on "annual water use objectives." The specific standards that will be used to determine an agency's annual water use objectives are currently under development, but are expected to result in continued increases in efficiency for all urban water suppliers in the state. In addition, SB 606/AB 1668 add new requirements related to drought planning and WSCPs, including requirements for agencies to: (1) conduct a drought risk assessments part of their future UWMPs to assess water supply reliability (or vulnerability) for a period of drought lasting five consecutive water years (CWC §10635(b)), and (2) conduct annual water supply and demand assessments to determine its water supply reliability for the current year and one dry year (CWC §10632(a)). These new WSCP requirements will be incorporated into the future 2020 UWMP and WSCP update for the Willows District.

Therefore, based on: (1) the Willows District's historical groundwater use in the Basin without creation of Undesirable Results, (2) the demonstrated effectiveness of the Willows District's WSCP in the case of supply shortages, and (3) the increasing efficiency and drought planning requirements from the State,

sufficient water supply is estimated to be available to Cal Water to meet all future demands within the Willows District service area and those associated with the proposed Project.

Accordingly, future water supplies are anticipated to be available to serve the project, and would not adversely impact water supply.

- c) **Less Than Significant.** The amended proposed project would not likely result in a determination by the wastewater treatment provider that it does not have the capacity to serve the project. Specifically, only sewer line extensions are required in the project's Conditions of Approval, and there is no indication that the wastewater treatment plant south of the project site would need to be expanded. Associated impacts are anticipated to be less than significant.
- d) **Less Than Significant.** The amended proposed project would not likely result in solid waste generation that exceeds state or local standards, or the local infrastructure capacity, simply because future residences would be subject to California waste-diversion requirements, which continue to reduce the amount of material placed in landfills throughout the State. The 2010 IS/MND noted that there was no evidence that the landfill was nearing capacity, and the current Glenn County Solid Waste & Recycling website does not indicate that landfill capacity is threatened. Waste Management, the waste collection vendor that operates in Willows and Glenn County generally, collects recyclable materials separately, enabling diversion of reusable/recyclable waste from the landfill. Waste Management supplies both trash and recycling containers to residences when contracted to do so. Accordingly, the waste-stream collection system is designed to assist compliance with attaining solid waste reduction goals. Impacts are anticipated to be less than significant.
- e) **No Impact.** The amended proposed residential project would likely comply with statutes and regulations related to solid waste, in part because as described in the 2010 IS/MND, the Willows Municipal Code requires that residential development be served by a licensed waste hauler. As noted in (d) above, Waste Management is the licensed hauler that operates within the City of Willows. Waste Management, and the Glenn County Landfill, must comply with all applicable regulations in order to maintain licenses to operate. Accordingly, the project would be more likely than not to comply with those regulations as well. No impacts are anticipated.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

a-d) **No Impacts.** The project site is not within or near state responsibility lands nor is in a very high fire severity zone.¹⁶

¹⁶ CalFire, *Fire Hazard Severity Zones*, available at https://osfm.fire.ca.gov/media/6450/fhszs_map11.jpg (accessed November 30, 2020).

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less Than Significant With Mitigation Incorporated.** As shown in Parts I-XIX above, with appropriate mitigation measures, the amended proposed residential subdivision and future development does not have the potential to significantly 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 or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project site is located within the City of Willows Urban Limit Line, currently vacant, and is adjacent to existing or planned development. There are potential impacts to air quality, migratory birds, hidden/undiscovered cultural resources, and with construction noise that are adequately reduced to less than significant levels by mitigation measures contained in the 2010 IS/MND prepared for the previously-approved single-family residential subdivision, and new mitigation measures to address the revised project: AQ-1-1; BIO-1-6; CUL-1-2; GEO-1-3; HAZ-1-2, 4-5; HYD-1-8; and NOI-1-2, 4-5.. Accordingly, the City of Willows has determined that, with mitigation measures incorporated, the proposed project would not substantially degrade the quality of the environment.
- b) **Less Than Significant.** As shown in Parts I-XIX above, the amended proposed residential subdivision and future development would not generate impacts that are individually limited, but cumulatively considerable. As discussed throughout the document, with the proposed General Plan amendment and Zone Change, the project is consistent with the City’s General plan with respect to the projected residential use on the site, and the proposed General Plan amendment to include a multiple-family component is consistent with State housing goals. The area north of the project is developed with residential uses, and the area south of the project has been approved for commercial-industrial development. The project site is within the City of Willows Urban Limit Line. Incremental impacts

resulting from development and operation of the proposed project and other nearby projects include generation of air pollutants and greenhouse gases, incremental loss of raptor foraging habitat, short-term effects to reptile habitat, increased use of domestic water, energy consumption, generation of wastewater and solid waste, and short-term construction noise impacts. The analysis concluded that most of these incremental impacts were anticipated by the 2010 IS/MND and are each less than significant or can be mitigated to a less than significant level with the 2010 and new mitigation measures listed in (a) above. The water supply analysis conducted for the project determined that sufficient water exists for normal, dry, and very dry years, particularly in light of ongoing water-conservation measures.

- c) **Less Than Significant.** As shown in Parts I-XIX above, there is no indication that this project could result in substantial adverse effects on human beings. While there would be a variety of effects during construction on the project site related to traffic, noise, air quality and greenhouse gases, these impacts would be less than significant based on compliance with applicable regulatory requirements and established impact thresholds, as well as the prescribed mitigation measures. Potential long-term effects would include emission of air pollutants and greenhouse gases and impacts to public utility capacity, but these impacts are expected to be below applicable significance thresholds. Altogether, the project would not cause environmental effects that cause substantial direct or indirect adverse effects on human beings with the adoption and implementation of the mitigation measures, as well as with compliance with applicable federal, state and local policies, and regulations described throughout this document.

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT

AMENDED TENTATIVE MAP

SOUTHWEST CORNER OF TEHAMA STREET AND COUNTY ROAD 53
WILLOWS CALIFORNIA

PROJECT DATA

SITE DATA
 TEHAMA STREET
 APN 001-209-1-012-0
 001-10-1-001-0
 001-10-2-014-0
 011-10-2-014-0
 011-10-2-014-0

EXISTING ZONING
 SINGLE FAMILY RESIDENTIAL DISTRICT (R-1), PLANNED DEVELOPMENT COMBINING DISTRICT (PD) AND OPEN SPACE DISTRICT

TOTAL GROSS AREA (INCLUDING COMMERCIAL AREA)
 143.42 ACRES

TOTAL AREA (NOT INCLUDING COMMERCIAL AREA)
 103.02 ACRES

NET AREA (416 SFR LOTS ONLY)
 71.98 ACRES

LOT 449 (MULTI-FAMILY)
 8.12 ACRES

OPEN SPACE, PARCEL A1 (EDUCATION)
 8.88 ACRES

OPEN SPACE, PARCEL A2 (EDUCATION)
 3.74 ACRES

OPEN SPACE, PARCEL B (EDUCATION)
 6.22 ACRES

OPEN SPACE, PARCEL C (EDUCATION)
 1.42 ACRES

OPEN SPACE, PARCEL D (EDUCATION)
 10.02 ACRES

PARCEL E (BIKEWAY - PEDESTRIAN BRIDGE DEDICATION)
 0.12 ACRES

PARCEL F (ROAD DEDICATION)
 0.34 ACRES

NEIGHBORHOOD PARK (DEDICATION)
 3.74 ACRES

NET OPEN SPACE
 28.32 ACRES

NET DENSITY (SFR NET AREA/NUMBER OF SFR LOTS)
 0.174 ACRES/LOT

LARGEST LOT
 LOT 242 (15,117 S.F.)

SMALLEST LOT
 LOT 110 (6,000 S.F.)



VICINITY MAP



SITE DIAGRAM
SCALE: 1" = 60'

OWNERS and APPLICANTS

CALIFORNIA LAND INVESTORS, LLC
 676 BURN STREET PROPERTIES
 1338 N. WOODWELL BLVD., SUITE 220
 WILLOWS, CA 95975
 707-793-4177 OFFICE
 530-895-0863 DIRECT
 530-895-0863 FAX

UTILITIES

WATER:
 WILLOWS WATER SERVICE
 1074 W. WOOD STREET, SUITE A-1
 WILLOWS, CA 95975
 530-894-0735 OFFICE
 530-894-0731 VOICE
 530-894-4114 FAX

SEWER:
 CITY OF WILLOWS FIRE DEPARTMENT
 443 S. BUTTE ST.
 WILLOWS, CA 95975
 530-894-3633 VOICE

PG&E AND ELECTRIC:
 PG&E ELECTRIC CO.
 400 BLOOM AVENUE
 WILLOWS, CA 95975
 530-894-4731 VOICE
 530-894-4114 FAX

TELEPHONE:
 A.T.&T.
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 530-891-7808 VOICE

SEWER & STORM DRAIN:
 CITY OF WILLOWS
 901 NORTH LASSON STREET
 WILLOWS, CA 95975
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 530-894-7042 FAX

CONSULTANTS

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 LAND SURVEYOR
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 MELTON DESIGN GROUP
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 SUITE 200
 WILLOWS, CA 95975
 530-894-1118 VOICE
 E-MAIL: gmg@meltondesign.com

GEOTECHNICAL ENGINEER
 MILLER PACIFIC ENGINEERING GROUP
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 707-793-4100 FAX
 E-MAIL: vjroy@mlle.com

TRAFFIC ENGINEER
 HEADWAY TRANSPORTATION
 400 BROADWAY STREET, SUITE 8
 WILLOWS, CA 95975
 530-894-1118 VOICE
 E-MAIL: headway@headway.com

BIOLOGIST
 GULLAWY ENTERPRISES
 4007 GULLAWY
 4007 GULLAWY STREET, SUITE 120
 WILLOWS, CA 95975
 530-837-8908
 gullawyenterprises.com

SHEET INDEX

- (ATM-1) AMENDED COVER SHEET
- (ATM-4) AMENDED OVERALL DEVELOPMENT PLAN
- (ATM-5) (A, B, D, E, F) AMENDED TENTATIVE MAP
- (ATM-6) (A, B, D, E, F) AMENDED PRELIMINARY GRADING PLAN
- (ATM-7) (A, B, D, E, F) AMENDED PRELIMINARY UTILITY PLAN
- (ATM-8) AMENDED PRELIMINARY CROSS SECTIONS & DETAILS
- (ATM-9) AMENDED ON-SITE SIGNING AND STRIPING PLAN
- (ATM-10) AMENDED PRELIMINARY EROSION CONTROL PLAN
- (ATM-11) AMENDED FORWARD STREET SIGNING AND STRIPING DETAIL
- (ATM-12)

AMENDED TENTATIVE MAP NOTES:

1. THE TENTATIVE MAP IS SUBMITTED TO THE CITY OF WILLOWS FOR REVIEW AND APPROVAL BY CITY COUNCIL ON 10-10-2010 UNDER THE NUMBER 10-242, 10-243 AND 10-244.
2. THE AMENDED TENTATIVE MAP IS SUBMITTED AS APPROVED TENTATIVE MAP FOR ADDITIONAL INFORMATION FROM THE PROJECT AS PART OF THE AMENDED TENTATIVE MAP.
3. ALL REQUIRED WATER INFRASTRUCTURE IS PROPOSED TO BE LOCATED FROM THE PROJECT AS PART OF THE AMENDED TENTATIVE MAP.
4. THE AMENDED TENTATIVE MAP AND UTILITY PLAN IS PROPOSED TO BE LOCATED FROM THE PROJECT AS PART OF THE TENTATIVE MAP BASED ON THE APPROVED SUBMITTAL PLAN FOR THE SOUTH WILLOWS SUBDIVISION AND COMMERCIAL DEVELOPMENT.
5. THE AMENDED TENTATIVE MAP IS PROPOSED TO BE LOCATED FROM THE PROJECT AS PART OF THE AMENDED TENTATIVE MAP.
6. THE CIVIL CONNECTION TO COUNTY ROAD 53 IS PROPOSED TO BE A PART OF THE AMENDED TENTATIVE MAP.



REVISIONS BY

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

COVER SHEET
 RAR
 ROLLS ANDERSON & ROLLS
 1100 CALIFORNIA DRIVE
 CHICO, CALIFORNIA 95926
 530-885-1022 VOICE
 530-885-1022 FAX
 E-MAIL: krols@rollsa.com

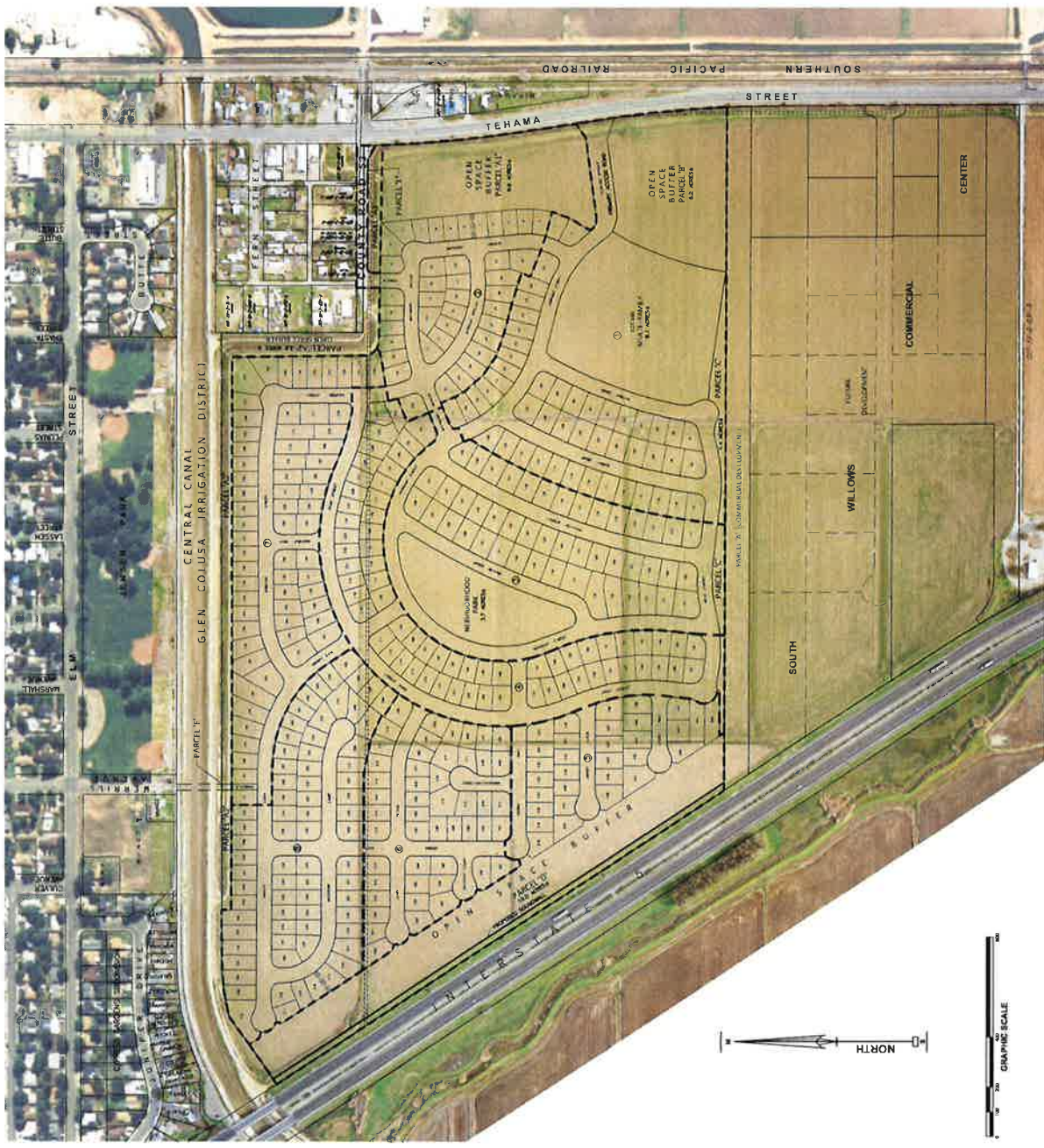
(ATM-1)
 27

REVISIONS	BY

OVERALL DEVELOPMENT PLAN
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-012, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

ROLLS ANDERSON & BOKS
 CIVIL ENGINEERS
 11111 WILSON AVENUE, SUITE 200
 WESTLAKE, CALIFORNIA 91391-1111
 (714) 945-2222

DATE: 12-14-2020
 SERIAL: 17-2020
 DESIGN: AD
 CHECK: AD
 SCALE: ONE
 JOB NO: 17-2020
 SHEET: 27
 PROJECT: (A)TM-4



LEGEND
 ○ PROJECT PHASE ONE
 ○ PROJECT PHASE NUMBER

ABBREVIATIONS
 AD ADULT DAY CARE
 AFB AIRFIELD BUILDING
 BFB BUREAU OF FIRE PROTECTION
 C CLUB
 CHURCH
 CLY COMMUNITY CENTER
 CO COLLEGE
 CR CREEK
 CS COMMUNITY SERVICES
 CU COMMUNITY CENTER
 DC DAY CARE
 DFC DAY CARE
 E ELEMENTARY SCHOOL
 F FUEL TANK
 G GOLF COURSE
 H HIGHWAY
 I IRRIGATION CANAL
 J JAIL
 K KITCHEN
 L LANDFILL
 M MARINA
 N NURSING HOME
 O OIL TANK
 P PARK
 Q QUARTERS
 R RAILROAD
 S SCHOOL
 T TANK
 U UNDERGROUND GAS MAINS
 V VETERAN'S HOME
 W WAREHOUSE
 X WATER TOWER
 Y YARD
 Z ZOO

PHASE UNITS

PHASE	LOT NUMBERS	TOTAL LOTS
1	1-10	10
2	11-20	10
3	21-30	10
4	31-40	10
5	41-50	10
6	51-60	10
7	61-70	10
8	71-80	10
9	81-90	10
10	91-100	10
11	101-110	10
12	111-120	10
13	121-130	10
14	131-140	10
15	141-150	10
16	151-160	10
17	161-170	10
18	171-180	10
19	181-190	10
20	191-200	10
21	201-210	10
22	211-220	10
23	221-230	10
24	231-240	10
25	241-250	10
26	251-260	10
27	261-270	10
28	271-280	10
29	281-290	10
30	291-300	10
31	301-310	10
32	311-320	10
33	321-330	10
34	331-340	10
35	341-350	10
36	351-360	10
37	361-370	10
38	371-380	10
39	381-390	10
40	391-400	10
41	401-410	10
42	411-420	10
43	421-430	10
44	431-440	10
45	441-450	10
46	451-460	10
47	461-470	10
48	471-480	10
49	481-490	10
50	491-500	10
51	501-510	10
52	511-520	10
53	521-530	10
54	531-540	10
55	541-550	10
56	551-560	10
57	561-570	10
58	571-580	10
59	581-590	10
60	591-600	10
61	601-610	10
62	611-620	10
63	621-630	10
64	631-640	10
65	641-650	10
66	651-660	10
67	661-670	10
68	671-680	10
69	681-690	10
70	691-700	10
71	701-710	10
72	711-720	10
73	721-730	10
74	731-740	10
75	741-750	10
76	751-760	10
77	761-770	10
78	771-780	10
79	781-790	10
80	791-800	10
81	801-810	10
82	811-820	10
83	821-830	10
84	831-840	10
85	841-850	10
86	851-860	10
87	861-870	10
88	871-880	10
89	881-890	10
90	891-900	10
91	901-910	10
92	911-920	10
93	921-930	10
94	931-940	10
95	941-950	10
96	951-960	10
97	961-970	10
98	971-980	10
99	981-990	10
100	991-1000	10

NOTE: INCLUDE A SHEET IN THE COLLAGE OF LOT NUMBERS AND LOTS ARE PROPOSED BETWEEN LOTS 26 AND 27.

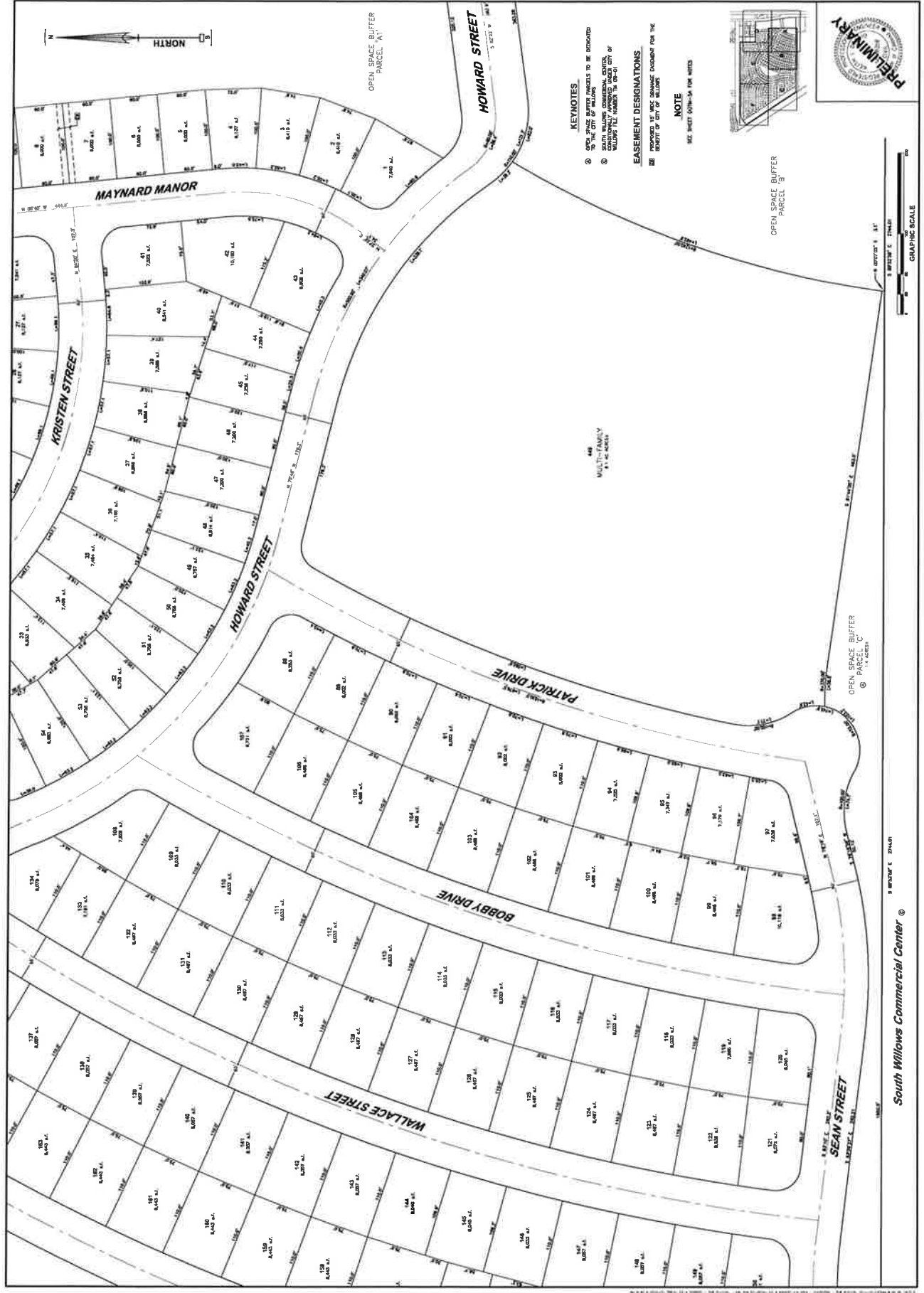


REVISIONS	BY

TENTATIVE MAP
SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-012, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

ROLTS ANDERSON & ROLTS
 R.A.R.
 CIVIL ENGINEERS
 15111 WILLOW ROAD, SUITE 100
 FOLSOM, CALIFORNIA 95630
 TEL: (916) 439-1111
 FAX: (916) 439-1112

DATE: 12-14-2010
 SCALE: 1"=50'
 DRAWN: JAC
 CHECKED: JAC
 PROJECT NO.: 101112
 SHEET NO.: 27
 OF 27 SHEETS



- KEYNOTES:**
- ① OPEN SPACE BUFFER PARCELS TO BE DEDICATED TO THE CITY OF WILLOWS
 - ② PARCELS WITHIN THE MAP AREA ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL UNITS
 - ③ DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF WILLOWS FILE NUMBER 10-21
- EASEMENT DESIGNATIONS**
- ④ PROPOSED TO BE DEDICATED DOCUMENT FOR THE BENEFIT OF CITY OF WILLOWS
- NOTE**
- SEE SHEET 0010-24 FOR NOTES



South Willows Commercial Center ©

REVISIONS	BY

TENTATIVE MAP
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-012, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

ROLTS ANDERSON & ROLTS
 CIVIL ENGINEERS
 15 CLAYTON DRIVE, SUITE 200
 WILLOWS, CA 94595
 (925) 938-8822

SHEET 13-14-20
 SCALE 1"=200'
 DESIGN: A.S.
 CHECK: D.M.
 DATE: 11/11/20
 JOB NO. 17-011-003
 PROJECT: SOUTH WILLOWS RESIDENTIAL DEVELOPMENT

(A)TM-5D
 OF 27 SHEETS



EASEMENT DESIGNATIONS

- Ⓐ 50' OPEN SPACE BUFFER PER 20' OF S.C. 1575, CLACK COUNTY RECORDS
- Ⓑ 15' OPEN SPACE BUFFER PER 20' OF S.C. 1575, CLACK COUNTY RECORDS
- Ⓒ 10' OPEN SPACE BUFFER PER 20' OF S.C. 1575, CLACK COUNTY RECORDS
- Ⓓ 5' OPEN SPACE BUFFER PER 20' OF S.C. 1575, CLACK COUNTY RECORDS

KEYNOTES

- ⓪ OPEN SPACE BUFFER PARCELS TO BE DEDICATED TO THE CITY OF WILLOWS
- ⓫ OPEN SPACE BUFFER PARCELS TO BE DEDICATED TO THE CITY OF WILLOWS

NOTE
 SEE SHEET (A)TM-54 FOR NOTES



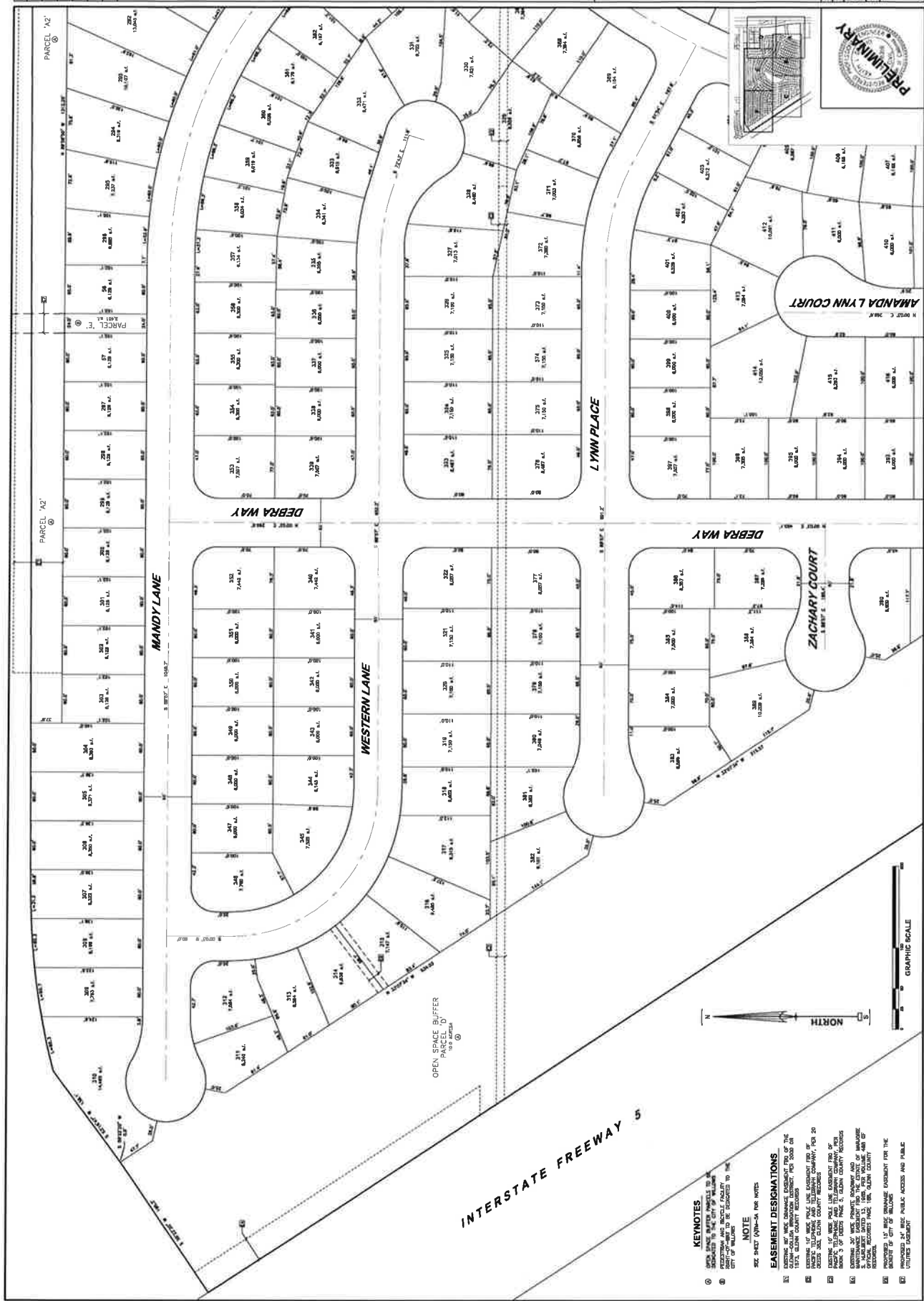
REVISIONS BY

TENTATIVE MAP
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 WILLOWS, CALIFORNIA
 APN 017-170-011, 017-170-012, 001-091-012, 001-102-014 & 001-101-003

ROLLS ANERSON & ROLLS
 CIVIL ENGINEERS
 15 THURGOOD LAWRENCE BUILDING
 1500 CALIFORNIA STREET
 OAKLAND, CALIFORNIA 94612
 PHONE 510.831.1232

DATE: 12-11-2010
 SCALE: 1"=50'
 COUNTY: CLACK
 SHEET: 001
 PROJECT: SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 SHEET: 001 OF 001

(A)TM-5F
 OF 27 SHEETS



KEYNOTES

1. AREA AND PERCENTAGE OF OPEN SPACE BUFFER SHALL BE AS SHOWN ON THIS MAP.
2. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
3. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
4. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
5. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
6. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
7. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
8. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
9. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.
10. EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF WILLOWS.

NOTE
 SEE SHEET (A)TM-5A FOR NOTES

EASEMENT DESIGNATIONS

1. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
2. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
3. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
4. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
5. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
6. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
7. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
8. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
9. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.
10. EASEMENT OF AREA DRAINAGE EXHIBIT FRO OF THE CITY OF WILLOWS, CLACK COUNTY RECORDS.

NO.	DATE	BY	REVISIONS

APN 017-170-011, 017-170-017, 001-091-012, 001-102-014 & 001-101-003
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 WILLOWS, CALIFORNIA

PRELIMINARY GRADING PLAN

RAE
 CIVIL ENGINEERING
 10101 15th Street, Suite 100
 San Francisco, CA 94133
 TEL: 415.774.8888
 FAX: 415.774.8889

DATE: 12-14-2006
 SCALE: AS SHOWN
 DRAWN: JAC
 CHECKED: JAC
 PROJECT NO.: 06-11125
 SHEET NO.: 27



PRELIMINARY EARTH QUANTITIES

LINE TREATMENT	NO. LINE TREATMENT	100% INCLUDES ROAD BEDS
CUT	18,124.57	18,124.57
FILL	18,124.57	18,124.57
TOTAL	36,249.14	36,249.14

NOTE: TO ANY GEOTECHNICAL RECOMMENDATIONS THAT MAY HAVE BEEN PROVIDED FOR THIS PROJECT, CONSULT WITH THE GEOTECHNICAL ENGINEER. ALL EARTHWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

LEGEND

PROPOSED STORM DRAIN (18")	PROPOSED STORM DRAIN (30")
PROPOSED STORM DRAIN (24")	PROPOSED STORM DRAIN (36")
PROPOSED STORM DRAIN (42")	PROPOSED STORM DRAIN (48")
PROPOSED STORM DRAIN (60")	PROPOSED STORM DRAIN (72")

- KEY NOTES**
1. ALL OPEN SPACE BUFFERS SHALL BE MAINTAINED AS SUCH AND NOT BE USED FOR ANY OTHER PURPOSE.
 2. SEE CIVIL PLAN SHEETS 26-1 TO 26-4.
 3. SEE CIVIL PLAN SHEETS 26-5 TO 26-8.
 4. SEE CIVIL PLAN SHEETS 26-9 TO 26-12.
 5. SEE CIVIL PLAN SHEETS 26-13 TO 26-16.
 6. SEE CIVIL PLAN SHEETS 26-17 TO 26-20.
 7. SEE CIVIL PLAN SHEETS 26-21 TO 26-24.
 8. SEE CIVIL PLAN SHEETS 26-25 TO 26-28.
 9. SEE CIVIL PLAN SHEETS 26-29 TO 26-32.
 10. SEE CIVIL PLAN SHEETS 26-33 TO 26-36.
 11. SEE CIVIL PLAN SHEETS 26-37 TO 26-40.
 12. SEE CIVIL PLAN SHEETS 26-41 TO 26-44.
 13. SEE CIVIL PLAN SHEETS 26-45 TO 26-48.
 14. SEE CIVIL PLAN SHEETS 26-49 TO 26-52.
 15. SEE CIVIL PLAN SHEETS 26-53 TO 26-56.
 16. SEE CIVIL PLAN SHEETS 26-57 TO 26-60.
 17. SEE CIVIL PLAN SHEETS 26-61 TO 26-64.
 18. SEE CIVIL PLAN SHEETS 26-65 TO 26-68.
 19. SEE CIVIL PLAN SHEETS 26-69 TO 26-72.
 20. SEE CIVIL PLAN SHEETS 26-73 TO 26-76.
 21. SEE CIVIL PLAN SHEETS 26-77 TO 26-80.
 22. SEE CIVIL PLAN SHEETS 26-81 TO 26-84.
 23. SEE CIVIL PLAN SHEETS 26-85 TO 26-88.
 24. SEE CIVIL PLAN SHEETS 26-89 TO 26-92.
 25. SEE CIVIL PLAN SHEETS 26-93 TO 26-96.
 26. SEE CIVIL PLAN SHEETS 26-97 TO 26-100.

- NOTES**
1. ALL OPEN SPACE BUFFERS SHALL BE MAINTAINED AS SUCH AND NOT BE USED FOR ANY OTHER PURPOSE.
 2. SEE CIVIL PLAN SHEETS 26-1 TO 26-4.
 3. SEE CIVIL PLAN SHEETS 26-5 TO 26-8.
 4. SEE CIVIL PLAN SHEETS 26-9 TO 26-12.
 5. SEE CIVIL PLAN SHEETS 26-13 TO 26-16.
 6. SEE CIVIL PLAN SHEETS 26-17 TO 26-20.
 7. SEE CIVIL PLAN SHEETS 26-21 TO 26-24.
 8. SEE CIVIL PLAN SHEETS 26-25 TO 26-28.
 9. SEE CIVIL PLAN SHEETS 26-29 TO 26-32.
 10. SEE CIVIL PLAN SHEETS 26-33 TO 26-36.
 11. SEE CIVIL PLAN SHEETS 26-37 TO 26-40.
 12. SEE CIVIL PLAN SHEETS 26-41 TO 26-44.
 13. SEE CIVIL PLAN SHEETS 26-45 TO 26-48.
 14. SEE CIVIL PLAN SHEETS 26-49 TO 26-52.
 15. SEE CIVIL PLAN SHEETS 26-53 TO 26-56.
 16. SEE CIVIL PLAN SHEETS 26-57 TO 26-60.
 17. SEE CIVIL PLAN SHEETS 26-61 TO 26-64.
 18. SEE CIVIL PLAN SHEETS 26-65 TO 26-68.
 19. SEE CIVIL PLAN SHEETS 26-69 TO 26-72.
 20. SEE CIVIL PLAN SHEETS 26-73 TO 26-76.
 21. SEE CIVIL PLAN SHEETS 26-77 TO 26-80.
 22. SEE CIVIL PLAN SHEETS 26-81 TO 26-84.
 23. SEE CIVIL PLAN SHEETS 26-85 TO 26-88.
 24. SEE CIVIL PLAN SHEETS 26-89 TO 26-92.
 25. SEE CIVIL PLAN SHEETS 26-93 TO 26-96.
 26. SEE CIVIL PLAN SHEETS 26-97 TO 26-100.

NO.	DATE	BY	REVISIONS

APN 017-170-011, 017-170-017, 001-091-012, 001-102-014 & 001-101-003
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 PRELIMINARY GRADING PLAN
 WILLOWS, CALIFORNIA

STEVEN J. LARANCHI & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 14150 CALIFORNIA STREET, SUITE 310
 PITALUMA, CALIFORNIA 94582
 (707) 762-1122 FAX (707) 762-2229

TM-6C
 SHEET 27 OF 27



- KEY NOTES**
- SEE SHEET TM-6 FOR FINAL LIFT STATIONING
 - STORMWATER TREATMENT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA STORMWATER POLLUTION CONTROL MANUAL, CHAPTER 2.2.2.1, AND THE LATEST EDITION OF THE CALIFORNIA STORMWATER POLLUTION CONTROL MANUAL, CHAPTER 2.2.2.2.
 - STORMWATER TREATMENT AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA STORMWATER POLLUTION CONTROL MANUAL, CHAPTER 2.2.2.1, AND THE LATEST EDITION OF THE CALIFORNIA STORMWATER POLLUTION CONTROL MANUAL, CHAPTER 2.2.2.2.
- LEGEND**
- PROPOSED EXISTING GRADE (E)
 - PROPOSED SPOT GRADE
 - PROPOSED SURFACE DIRECTION AND GRADE

- NOTES**
- SEE SHEET TM-6 FOR FINAL LIFT STATIONING
 - SEE SHEET TM-6 FOR FINAL LIFT STATIONING
 - SEE SHEET TM-6 FOR FINAL LIFT STATIONING
 - SEE SHEET TM-6 FOR FINAL LIFT STATIONING

NO.	DESCRIPTION	DATE	BY

PRELIMINARY GRADING PLAN

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-017, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

ROLLS ANDERSON & ROLLS
 R.A.R.
 CIVIL ENGINEERS
 15 TULARE STREET, SUITE 200
 TULARE, CALIFORNIA 93274

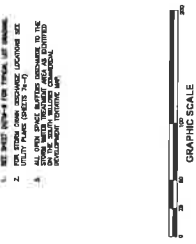
DATE: 12-14-22
 SCALE: 1"=40'
 DRAWN BY: JAS
 CHECKED BY: JAS
 PROJECT NO: 22-0001
 SHEET NO: 27
 TOTAL SHEETS: 27



(A) TM-6D
 OF 27 SHEETS



- LEGEND**
- PROPOSED STORM DRAIN INLET (DI)
 - PROPOSED SPOT GRADE
 - PROPOSED SLOPE INDICATION AND GRADE
- NOTES**
1. SEE SHEET TM-6D FOR TYPICAL LOT GRADING.
 2. SEE SHEET TM-6E FOR TYPICAL LOT GRADING.
 3. ALL OTHER SPACES SHOWN TO BE GRADED TO THE FINISHED GRADE OF THE ADJACENT LOT.
 4. ALL OTHER SPACES SHOWN TO BE GRADED TO THE FINISHED GRADE OF THE ADJACENT LOT.



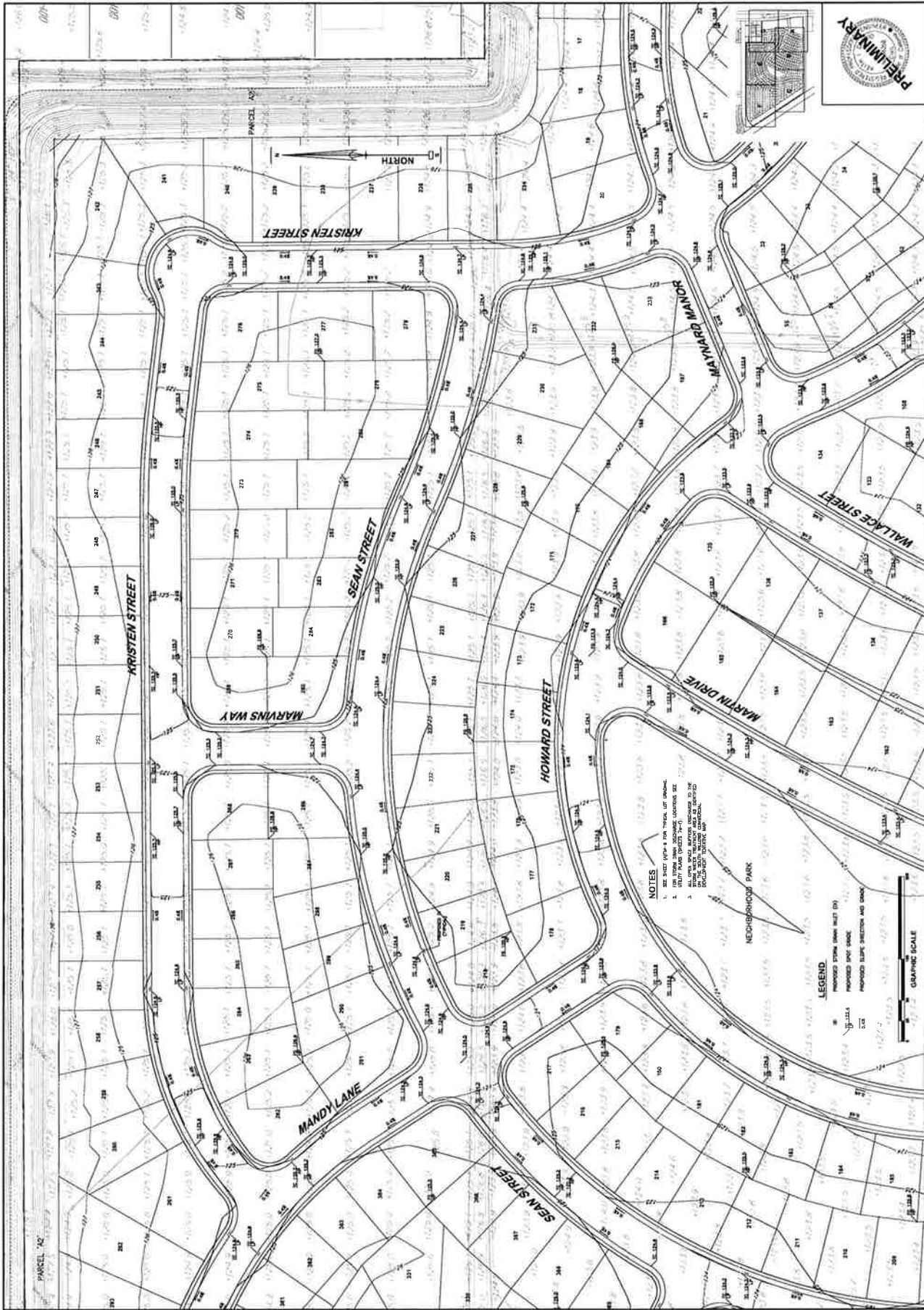
REVISIONS BY	

PRELIMINARY GRADING PLAN
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-017, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

R.A.F.
 RAINIER AND ASSOCIATES
 CIVIL ENGINEERS
 10 HILLCREST BLVD. SUITE 200
 SAN JOSE, CA 95128
 TEL: 408.261.8122
 FAX: 408.261.8123

DATE	07-14-20
SCALE	AS SHOWN
PROJECT	001-102-014
CLIENT	001-102-014
DATE	07-14-20
PROJECT	001-102-014
CLIENT	001-102-014

(A) TM-6E
 27 28



- NOTES**
- SEE SHEET 27(A) & 28(A) FOR DETAILS OF ADJACENT AREAS.
 - FOR STREETS WITH SIDEWALKS, SIDEWALKS SHALL BE 5'-0" WIDE AND SHALL BE CONCRETE WITH CURBS.
 - UTILITY PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - FOR ALL UTILITIES, THE DEPT. OF PUBLIC WORKS SHALL BE NOTIFIED AND SHALL BE REQUIRED TO PROVIDE A UTILITY CROSSING MAP.

LEGEND

- PROPOSED STREETS (DASHED LINE)
- PROPOSED SIDEWALKS (DASHED LINE)
- PROPOSED UTILITY CROSSING MAP (DASHED LINE)

GRAPHIC SCALE

0' 10' 20' 30' 40' 50'



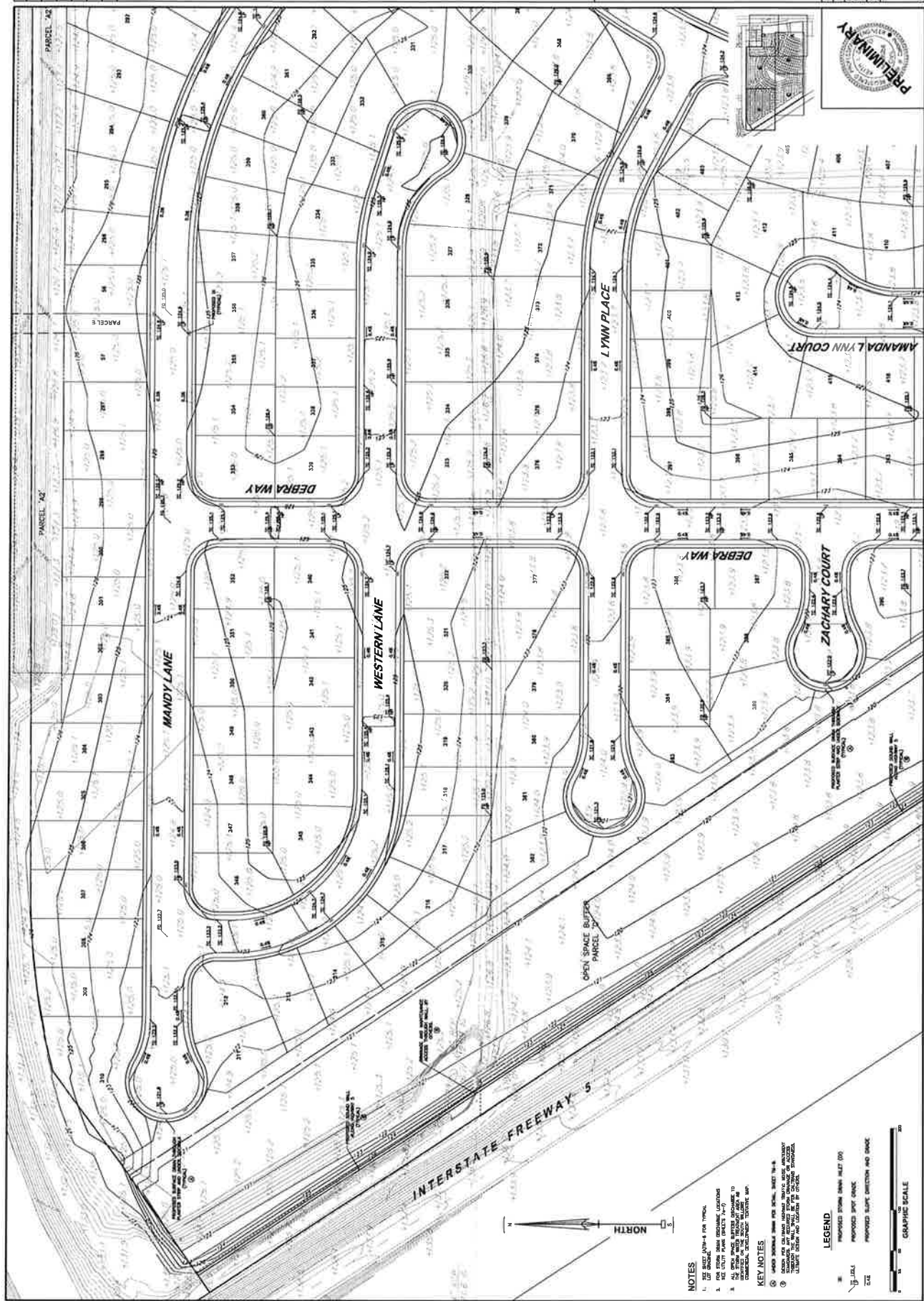
REVISIONS

NO.	DATE	DESCRIPTION

APN 017-170-011, 017-170-012, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 PRELIMINARY GRADING PLAN

RAR
 ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS & SURVEYORS
 1510 LAFAYETTE DRIVE, SUITE 200, SAN JOSE, CALIFORNIA 95128
 (408) 262-8822

SHEET 27 OF 27
 DATE 12-11-2009
 SCALE 1"=40'
 DRAWN BY
 CHECKED BY
 APPROVED BY
 DATE 11/11/09



NOTES

- SEE SHEET 26-1 FOR TYPICAL
- FOR EXISTING GRADE LOCATIONS
- FOR EXISTING POWER LOCATIONS
- FOR EXISTING WATER LOCATIONS
- FOR EXISTING TREE LOCATIONS
- FOR EXISTING UTILITIES

KEY NOTES

- UNLESS OTHERWISE NOTED, ALL ELEVATIONS ARE IN FEET
- EXISTING AND PROPOSED GRADES ARE SHOWN AS ELEVATIONS
- PROPOSED GRADES ARE SHOWN AS ELEVATIONS
- PROPOSED GRADES ARE SHOWN AS ELEVATIONS
- PROPOSED GRADES ARE SHOWN AS ELEVATIONS
- PROPOSED GRADES ARE SHOWN AS ELEVATIONS

LEGEND

- PROPOSED EXISTING GRADE (E)
- PROPOSED EXISTING GRADE (E)
- PROPOSED EXISTING GRADE (E)
- PROPOSED EXISTING GRADE (E)
- PROPOSED EXISTING GRADE (E)
- PROPOSED EXISTING GRADE (E)

GRAPHIC SCALE

(A) TM-06

REVISIONS	BY

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-012, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

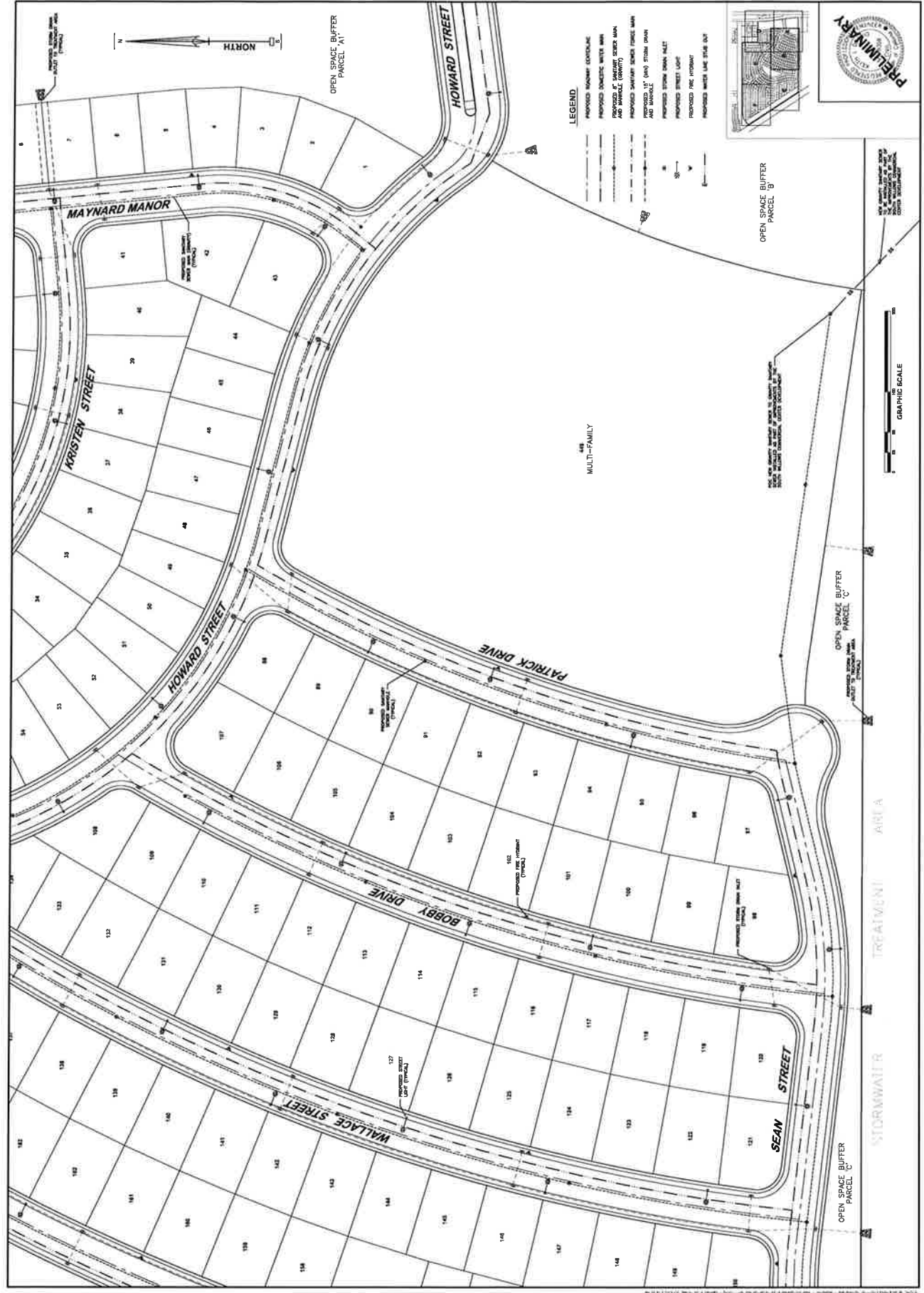
PRELIMINARY UTILITY PLAN

RAR
 ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
 19 TILLOTSON DRIVE, SUITE 200
 RICHMOND, CA 94804

SHEET: 13-14-03
 SCALE: 1"=50'
 COUNTY: ALB
 LOCAL: 015
 JOB NUMBER: 13-14-03
 DATE: 11/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



PRELIMINARY
 THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



- LEGEND**
- PROPOSED MAINLINE CONDUIT
 - PROPOSED DOMESTIC WATER MAIN
 - PROPOSED SANITARY SEWER MAIN AND MANHOLE (EXISTING AND PROPOSED)
 - PROPOSED SANITARY SEWER FORCE MAIN
 - PROPOSED 18" (MAX) STORM DRAIN AND MANHOLE
 - PROPOSED STORM DRAIN FLEET
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER LINE SHUT OFF



STORMWATER TREATMENT AREA

GRAPHIC SCALE

AREA

OPEN SPACE BUFFER PARCEL C

OPEN SPACE BUFFER PARCEL B

OPEN SPACE BUFFER PARCEL A1

MULTI-FAMILY

NORTH

REVISIONS

NO.	DATE	DESCRIPTION

WILLOWS, CALIFORNIA
 APN 017-170-011, 017-170-017, 001-091-012, 001-102-014 & 001-101-003

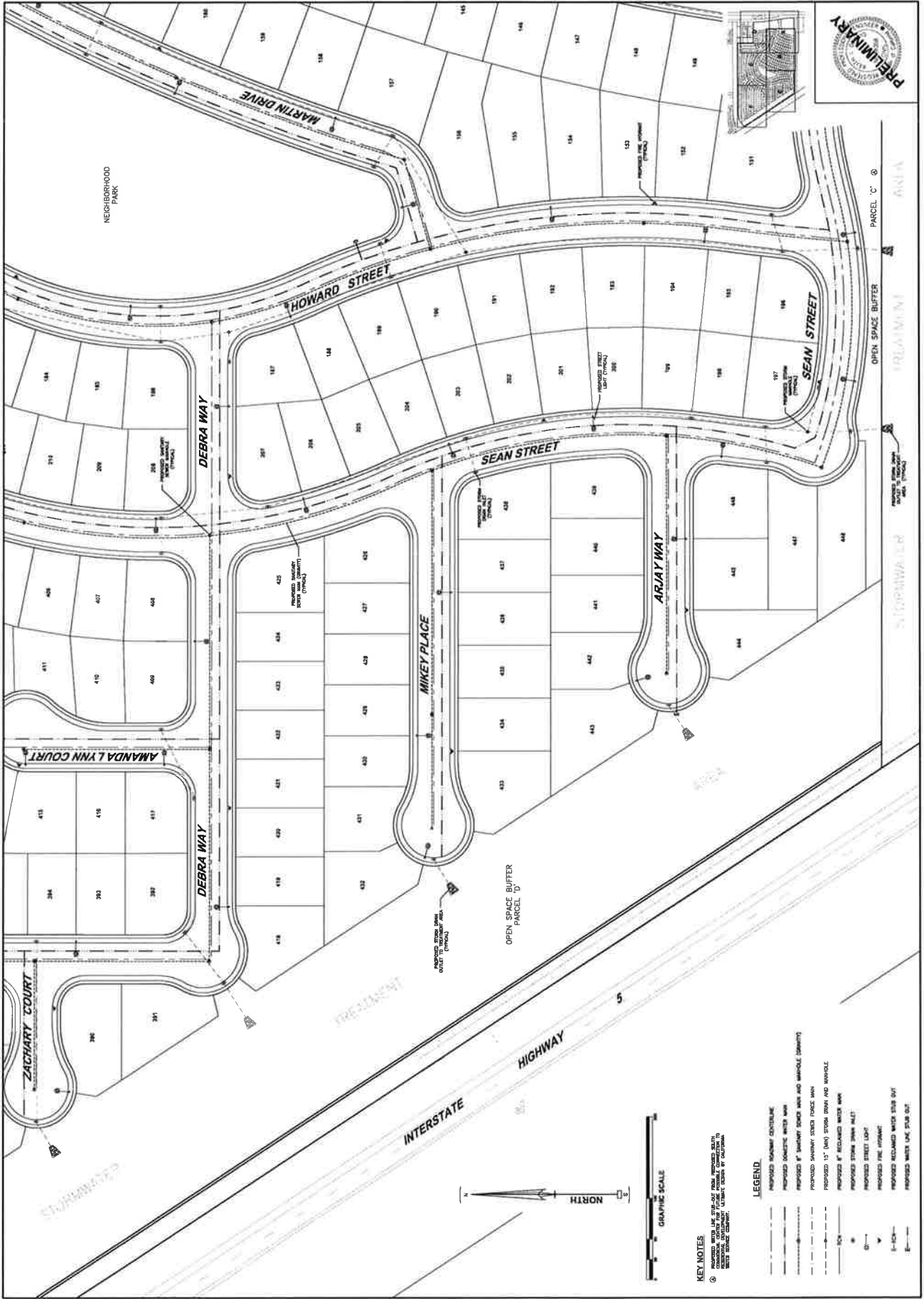
PRELIMINARY UTILITY PLAN

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT

RAE CIVIL ENGINEERS & ARCHITECTS
 180 CLAYTON ROAD, SUITE 200
 FOLSOM, CALIFORNIA 95630
 TEL: (916) 439-8888
 FAX: (916) 439-8889

DATE: 03-14-2023
 SCALE: 1"=50'
 SHEET: 01 OF 02
 PROJECT: SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 DRAWING NO.: 23-001
 SHEET NO.: 11111111
 SHEET: 11 OF 11

(A) TM-7C
 2 SHEETS



KEY NOTES

- PROPOSED WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER SERVICE CONTRACT.
- PROPOSED SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER SERVICE CONTRACT.
- PROPOSED STORM DRAIN LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER SERVICE CONTRACT.

LEGEND

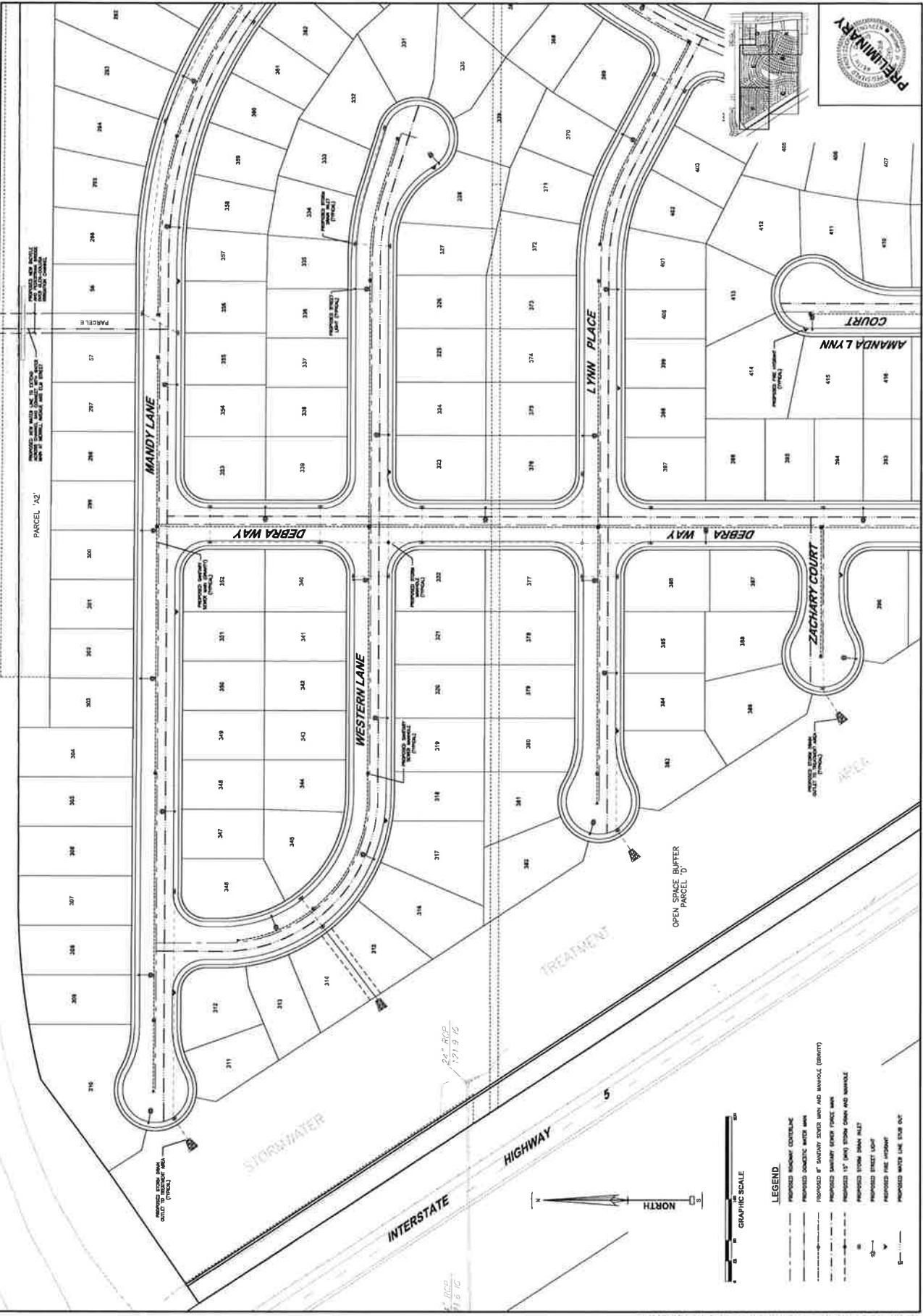
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER MAIN
- PROPOSED 12" SANITARY SEWER MAIN AND MANHOLE (SHARED)
- PROPOSED SANITARY STREET FORCE MAIN
- PROPOSED 15" (MAX) STORM DRAIN AND MANHOLE
- PROPOSED 8" RECLAIMED WATER MAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED RECLAIMED WATER STREET OUT
- PROPOSED WATER LINE STREET OUT

NO.	DATE	BY	REVISIONS

PRELIMINARY UTILITY PLAN
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-011, 017-170-017, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

PAR
 ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERING
 15150 E. 15TH AVE., SUITE 200
 DENVER, CO 80232
 TEL: 303.755.8800
 FAX: 303.755.8801

DATE: 12-14-22
 SCALE: 1"=40'
 SHEET: 012
 OF: 27
 (A) TM-7F



- LEGEND**
- PROPOSED BROWNS' CENTERLINE
 - PROPOSED DOMESTIC WATER MAIN
 - PROPOSED 8" SANITARY SEWER MAIN AND MANHOLE (GRAVITY)
 - PROPOSED 15" (400) STORM SEWER MAIN AND MANHOLE
 - PROPOSED 15" (400) STORM OVER AND MANHOLE
 - PROPOSED STORM SEWER RILEY
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER LINE STOP-OUT

PARCEL #2
 PROPERTY LINE SHALL BE SHOWN TO THE CENTERLINE OF MANDY LANE AND DEBRA WAY. THE PROPERTY LINE SHALL BE SHOWN TO THE CENTERLINE OF LYNM PLACE AND ZACHARY COURT.

24" STORM
 12" S/W

24" STORM
 12" S/W

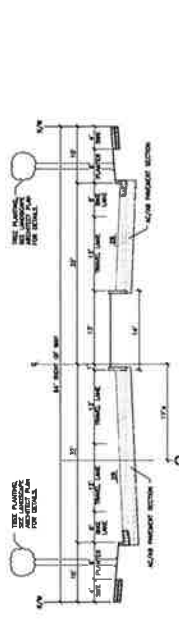
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REVISION	BY

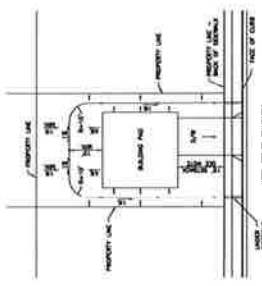
PRELIMINARY CROSS-SECTIONS & DETAILS
 SOUTH WILLOWS RESIDENTIAL DEVELOPMENT
 APN 017-170-017, 017-170-017, 001-091-012, 001-102-014 & 001-101-003
 WILLOWS, CALIFORNIA

R&R
 ROLLS
 ANDERSON
 CIVIL ENGINEERING
 10500 S. HAYWARD AVE., SUITE 100
 HAYWARD, CA 94543
 TEL: (925) 784-1111
 FAX: (925) 784-1112

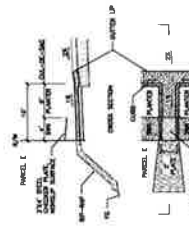
(A) TM-8
 SHEET
 OF 21 SHEETS



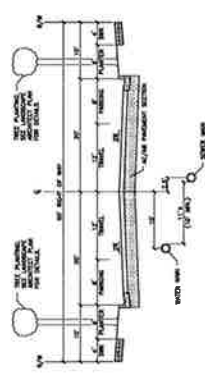
PROPOSED ENTRANCE STREET IMPROVEMENTS FROM TEHAMA STREET
 TYPICAL SECTION (PROPOSED)
 N.T.S.



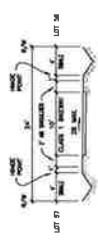
TYPICAL LOT GRADING
 N.T.S.



SURFACE DRAIN THROUGH PLANTER STRIP AND SIDEWALK
 TYPICAL SECTION (PROPOSED)
 N.T.S.

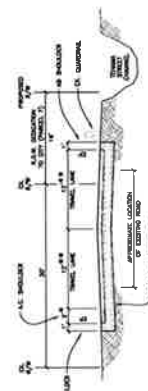


PROPOSED INTERNAL STREET IMPROVEMENTS
 TYPICAL SECTION (PROPOSED)
 N.T.S.

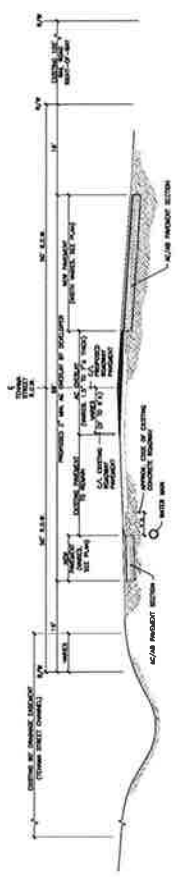


PROPOSED BIKEWAY
 TYPICAL SECTION (PROPOSED)
 N.T.S.

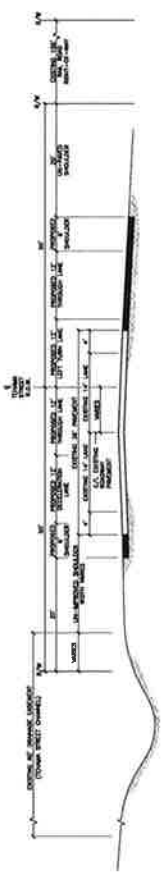
- * ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THIS SET.
- ** ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THIS SET.
- ** ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THIS SET.



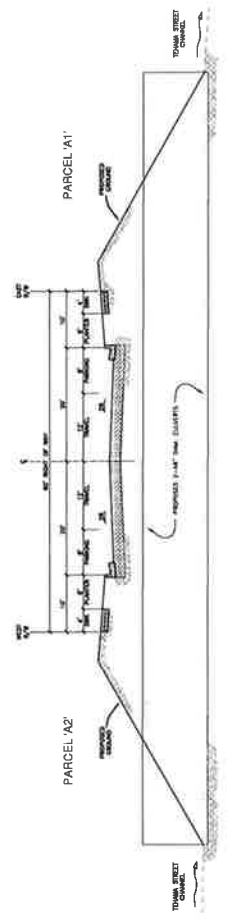
PROPOSED COUNTY ROAD 53 IMPROVEMENTS
 TYPICAL SECTION (PROPOSED)
 N.T.S.



PROPOSED TEHAMA STREET IMPROVEMENTS
 TYPICAL SECTION (PROPOSED)
 N.T.S.



PROPOSED TEHAMA STREET STRIPING
 TYPICAL SECTION (PROPOSED)
 N.T.S.



PROPOSED ROAD 'A' TYPICAL SECTION AT TEHAMA STREET CHANNEL
 N.T.S.

5.0 Special Development Areas

This section addresses specific sites and areas within the planning area that represent unique development opportunities or deserve special planning consideration. The purpose of this section is to provide general direction and guidelines that will ensure development of these sites in a manner consistent with this plan and the needs and desires of the community.

5.1 The South Willows Residential Property

The South Willows Residential (SWR) Property is a 143.4 acre site located within the City of Willows, bounded on the North by the Glenn-Colusa Irrigation Canal, to the East by State Route 99 (aka Tehama Street), to the West by Interstate 5, and to the South by commercial/industrial zoned property all the way to Road 57. The SWR is delineated in Figure 5.1.

The SWR Property represents a unique development opportunity for the following reasons:

- It is the single largest undeveloped parcel of land designated for future development of residential uses within the City of Willows planning area.
- The residential zoned areas of R-1/PD and R-3/PD are anticipated to provide a development opportunity for up to 418 residential units and 180 apartments within the planning area during the life of this plan, bringing about housing opportunities for the community.

Implications for Planning

Based on the above factors, the implications for planning for this site are clear. Development of the site will have a major impact on the community. It is the intent of the following development policy statement to ensure that development of the Murphy Property will have a positive impact on the community.

DPS-15: South Willows Residential Property

Goal: Development of the SWR property in a manner consistent with the character of the community.

Objective: Development of the South Willow Residential Property should include the following:

- ◆ A variety of housing in both type, design, and cost.
- ◆ Development compatible with the character of the community.
- ◆ Average residential density of 4 UPA for R-1 zoning, excluding open space
- ◆ Average residential density of 16-30 UPA for R-3 zoning, excluding open space.

- ◆ Payment impact fees to mitigate impacts to the City services
- ◆ Phased development as part of a Planned Development or a Specific Plan
- ◆ Adequate public or private parks, recreational facilities, and open space .
- ◆ A School Site, if it is the determination of the Willows Unified School District that the development will generate student enrollment beyond current district capacity.
- ◆ A pedestrian and bicycle bridge over the Glenn-Colusa Canal to provide access to parks and schools.
- ◆ Buffer residential development which sits adjacent to Interstate 5, from noise, as well as a buffer on the southern residential property boundary to reduce noise from

Policy:

The City should approve development of the SWR Property only if it is consistent with this plan and the specific objectives of this development policy statement.

Implementation Measure: Maintain the current general plan designations for the R-1 zoned area as LDR, and MFR for R-3 zoned area.

5.0 Special Development Areas

This section addresses specific sites and areas within the planning area that represent unique development opportunities or deserve special planning consideration. The purpose of this section is to provide general direction and guidelines that will ensure development of these sites in a manner consistent with this plan and the needs and desires of the community.

5.1 The Murphy Property

The Murphy Property is a 182 acre site which is bounded on the North by the Glenn-Colusa Canal, to the East by County Road 99, to the West by Interstate 5, and to the South is an undeveloped Light-Industrial designated parcel. The site is delineated in Figure 5.1.

The Murphy Property represents a unique development opportunity for the following reasons:

- It is the single largest undeveloped parcel of land designated for low density residential use in the planning area.
- It is anticipated to provide a development opportunity for approximately 500 new residential units in the planning area during the life of this plan.
- 500 residential units is 60 percent of the future need for housing within the City of Willows, and 35 percent of the future need for new housing within the planning area.
- It is currently within the City Limits of Willows.

Implications for Planning

Based on the above factors, the Implications for planning for this site are clear. Development of the site will have a major impact on the community. It is the intent of the following development policy statement to ensure that development of the Murphy Property will have a positive impact on the community.

DPS-15 Murphy Property

Goal: Development of the Murphy Property in a manner consistent with the character, desires, and needs of the community.

Objective: Development of the Murphy Property should include the following:

- ◆ A variety of low-density housing in both type and cost.
- ◆ Development compatible with the character of the

5.0 Special Development Areas

community.

- ◆ Average residential density of 4 units per acre, excluding open space.
- ◆ Payment of fees to mitigate impact to community sewer service capacity as determined by a nexus study and a new City Ordinance.
- ◆ Phased development as part of a Planned Development or a Specific Plan.
- ◆ Adequate public or private parks, recreational facilities, and open space which may include a golf course.
- ◆ A School Site, if it is the determination of the Willows Unified School District that the development will generate student enrollment beyond current district capacity.
- ◆ A pedestrian and bicycle bridge over the Glenn-Colusa Canal to provide access to parks and schools.
- ◆ Buffer development adjacent to Interstate 5 from noise, as well as a buffer on the southerly boundary to reduce noise from industrial use.

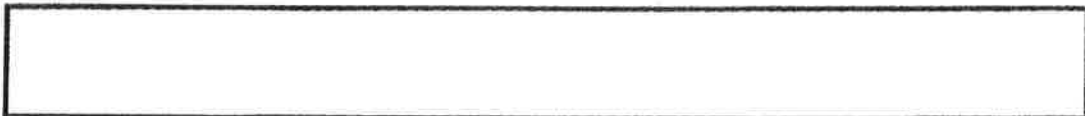
Policy:

The City should approve development of the Murphy Property only if it is consistent with this plan and the specific objectives of this development policy statement.

Implementation

Measure:

Maintain the current general plan designation for the site as Low Density Residential and the current zoning of R-1/PD.



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5.0 Special Development Areas

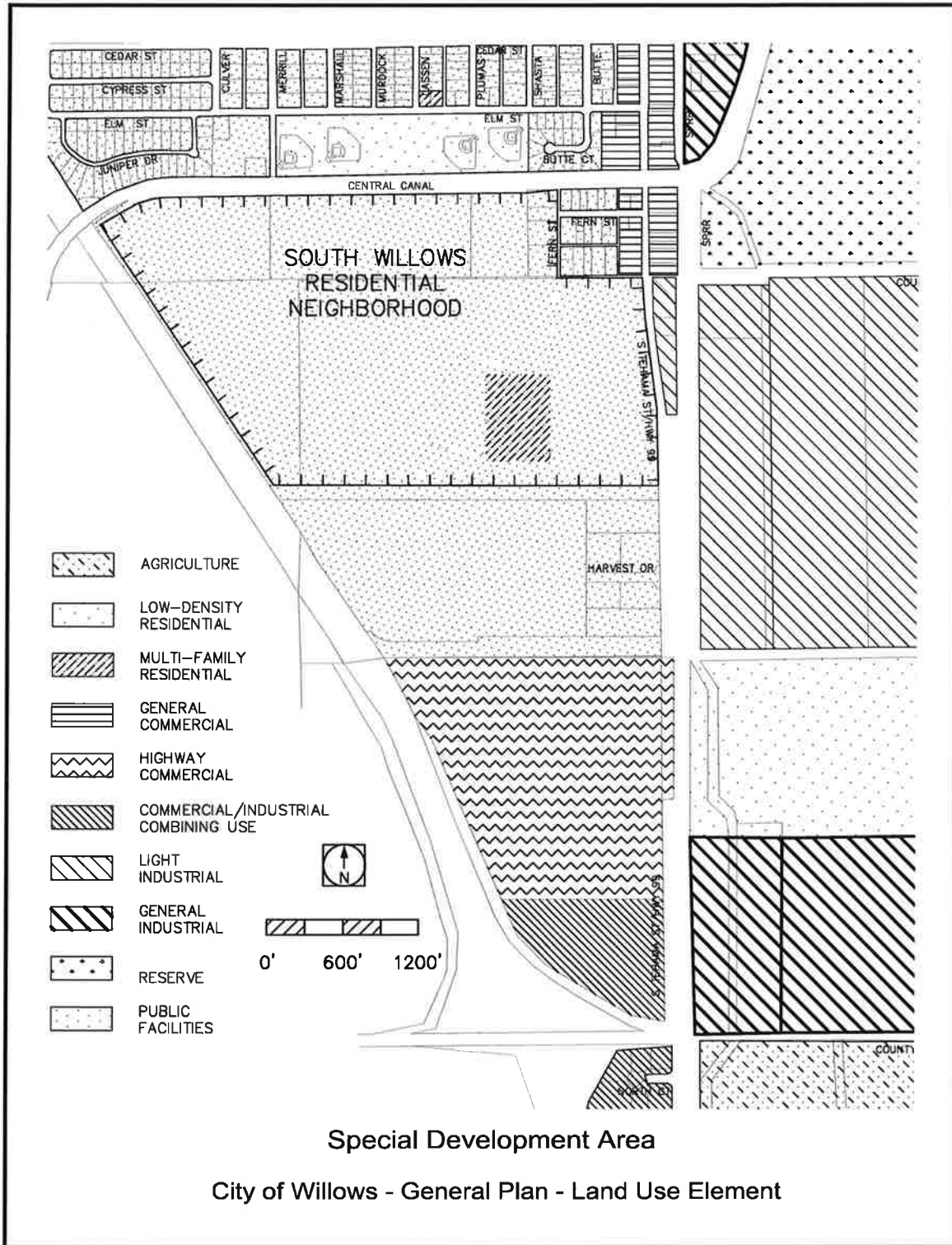


Figure 5-1 Special Development Area

5.0 Special Development Areas

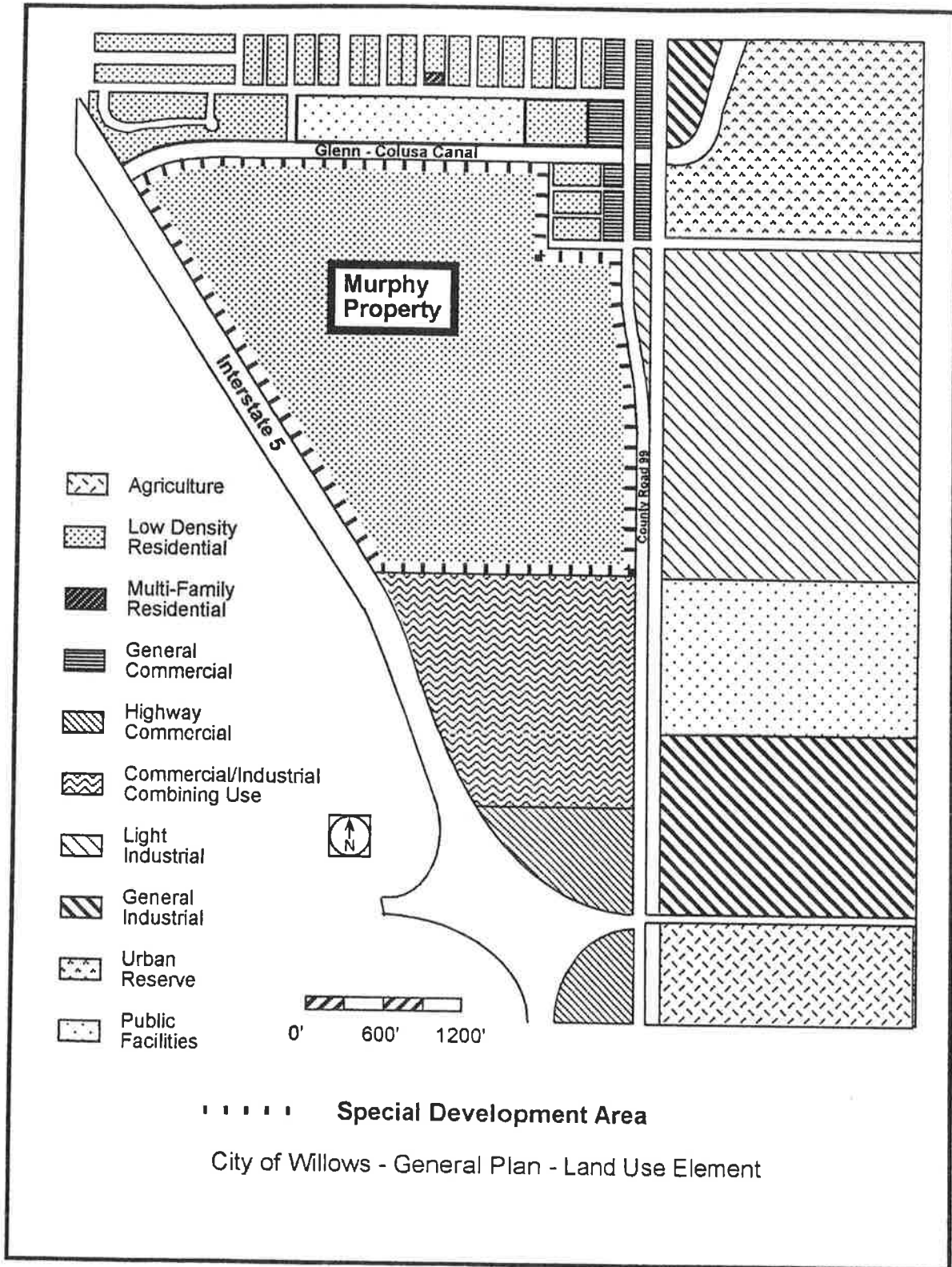


Figure 5-1 Special Development Area

Proposed SWR R-3/PD Design Standards

SOUTH WILLOWS RESIDENTIAL NEIGHBORHOOD

**R-3/PD
DESIGN GUIDELINES**

South Willows Residential Neighborhood / R-3/PD Design Guidelines

I) PURPOSE: The purpose of the Design Guidelines is to communicate with the development community in advance the design expectations for all future multi-family projects and uses within the South Willows Residential Neighborhood. The goal is to facilitate the fair and consistent application of design objectives which will guide future development to ensure compatibility with other uses. Each new apartment will be appropriately placed on each site; the height, bulk and mass of the development is consistent with the desires of the community and the surrounding neighborhoods; and that the materials utilized for the development are consistent and complimentary within the neighborhoods.

II) APPLICABILITY: To accomplish this purpose, the guidelines within this section apply to all new multi-family development and allowed uses in the South Willows Residential Neighborhood. These guidelines should be used by owners/developers when designing developments within this Neighborhood. Substantial changes to these guidelines will require approval by the City of Willows planning staff or the City of Willows Planning Commission.

A) Multi-Family Design

Design Objectives: Develop attractive and functional buildings that incorporate visual interest in the streetscape via attention to pedestrian-level scale and compatibility with surrounding properties.

General Design Guidelines:

- i. Orient multi-family buildings to the street when feasible.
- ii. Forms and shapes should be used to break up building mass where practical and where consistent with the proportions of the architectural style selected and surrounding uses.
- iii. Where the building mass cannot be broken up due to unique use constraints, building walls should be articulated through the use of texture, color, material changes, shadow lines and other façade treatments including providing landscaping along the building walls.
- iv. Provide common useable open space.
- v. All elevations generally visible from public view should reflect the overall design, colors and textures used on the front façade.
- vi. Transition the scale of multi-unit structures along the project edge to adjacent one or two-story single-family detached homes. For instance, a three-story apartment should not be located adjacent to a single-story home.

B) Materials and Colors

Design Objectives: Use materials and colors that clearly support the project's overall design concept, style and blend with local surroundings.

General Design Guidelines:

- i. For building siding utilize wood or simulated wood (fiber board), stone/concrete block, and /or stucco.
- ii. Details can introduce accent colors and materials; however, avoid too many bright colors which overpower the project's design.
- iii. Appropriate lighting for common open space areas should enhance a safe and secure environment.

C) Garage & Carports

Design Objectives: To the extent feasible, design garages and carports so that they are visually subordinate to the residential structures.

- i. Garages and carports should be designed to complement the project architecture in terms of design and colors.

D) Landscaping & Fencing

- i. Water all common areas using an automatic irrigation system.
- ii. Refer to the City's master Tree List regarding street trees.
- iii. Utilize the use of landscaping to provide privacy screening when possible.
- iv. If perimeter project fencing is utilized along public streets, use decorative iron or pre-painted welded steel.
- v. Fencing that encloses semi-private patio areas should be consistent with the architecture of the building.

VI) APPLICATION REVIEW PROCESS:

A) Administrative Review: City of Willows Planning Department Staff will utilize the South Willows Residential Neighborhood R-3/PD Design Guidelines to review and approve, or approve with conditions all future development within the project boundary.

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

Proposed SWR R-3/PD Uses

**South Willows Residential
Neighborhood
R-3/PD Land Uses**

R-3 Zoning

Purpose: The R-3 district is intended to provide areas for high density residential living in accordance with the general plan, providing home rental and ownership opportunities, to provide a full range of choices in housing types to improve access to affordable housing, and to design higher density living that will minimize the impact of multiple-family projects on adjacent developments, and allow all listed uses to be compatible with one another.

Uses permitted

- (1) One- or two-family dwellings, manufactured homes, including private garages, accessory buildings and uses
- (2) Group dwellings, multiple-family dwellings, and apartments, boarding and lodging houses and single-room occupancy (SRO) units, and senior housing
- (3) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use
- (4) Health/fitness, quasi-public
- (5) Private residential recreation facility
- (6) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14.
- (7) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance
- (8) Family day care homes serving 12 or fewer children exclusive of children who reside at the home
- (9) Residential care facilities in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 (serving six or fewer persons).
- (10) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14

Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-3 district only if a conditional use permit has first been secured:

- (1) Nursing and group care homes.

- (2) Private schools.
- (3) Hospitals.
- (4) Private and religious schools, nursery schools, and family day care centers providing services to more than 12 children.
- (5) Churches and home occupations.
- (6) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (7) Bed and breakfast establishments
- (8) Small market/convenience store/cafe not to exceed 2,500 sf.

REVISED

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT - PD Standards

I. Purpose.

The PD Development Standards for the South Willow Residential Development (SWRD) are intended to be applied only to properties within the development area defined by this District.

II. Permitted uses.

The following uses and structures are permitted in the SWRD:

- (1) One single-family residence including private garages, accessory buildings and uses.
- (2) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- (3) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility communication buildings, and gas holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- (4) Rooming and boarding of not more than two persons.
- (5) Family day care homes serving 12 or fewer children exclusive of children who reside at the home.

III. Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the SWRD only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools and family day care centers providing services to more than 12 children.
- (2) Churches and home occupations.
- (3) Golf and country clubs.
- (4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (5) Bed and breakfast establishments.

IV. Development Standards (expressed in minimums):

Minimum Lot Area	6,000 square feet
Minimum Lot Width¹ Interior Corner	60 feet** 70 feet
Minimum Lot Depth	90 feet
Minimum Front Setbacks² Porch Living Area Garage Door	12.5 feet 15 feet 18 feet
Minimum Rear Setbacks Typical Detached Garages	15 feet 3 feet
Minimum Side Setbacks³ Interior Side Detached Garage Corner Lot <i>Porch</i> <i>Living Area</i> <i>Forward Garage</i>	6 feet 3 feet 12.5 feet 12.5 feet 18 feet
Maximum Building Height Primary Building Secondary/Detached	35 feet 25 feet
Parking	2 spaces in Garage

1: Minimum Lot Width is measured at the deepest front setback.

2: All setbacks are measured from associated property lines.

3: Acceptable encroachments include fireplaces, media niches, roof overhangs and architectural projections as long as the UBC is met.

** Lot Width modifications per Planning Commission approval

SOUTH WILLOWS RESIDENTIAL DEVELOPMENT - PD Standards**I. Purpose.**

The PD Development Standards for the South Willow Residential Development (SWRD) are intended to be applied only to properties within the development area defined by this District.

II. Permitted uses.

The following uses and structures are permitted in the SWRD:

- (1) One single-family residence including private garages, accessory buildings and uses.
- (2) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- (3) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility communication buildings, and gas holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- (4) Rooming and boarding of not more than two persons.
- (5) Family day care homes serving 12 or fewer children exclusive of children who reside at the home. [Ord. 632-91 § 11.02, 10-22-91].

III. Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the SWRD only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools and family day care centers providing services to more than 12 children.
- (2) Churches and home occupations.
- (3) Golf and country clubs.
- (4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (5) Bed and breakfast establishments. [Ord. 632-91 § 11.03, 10-22-91].

IV. Development Standards (expressed in minimums):

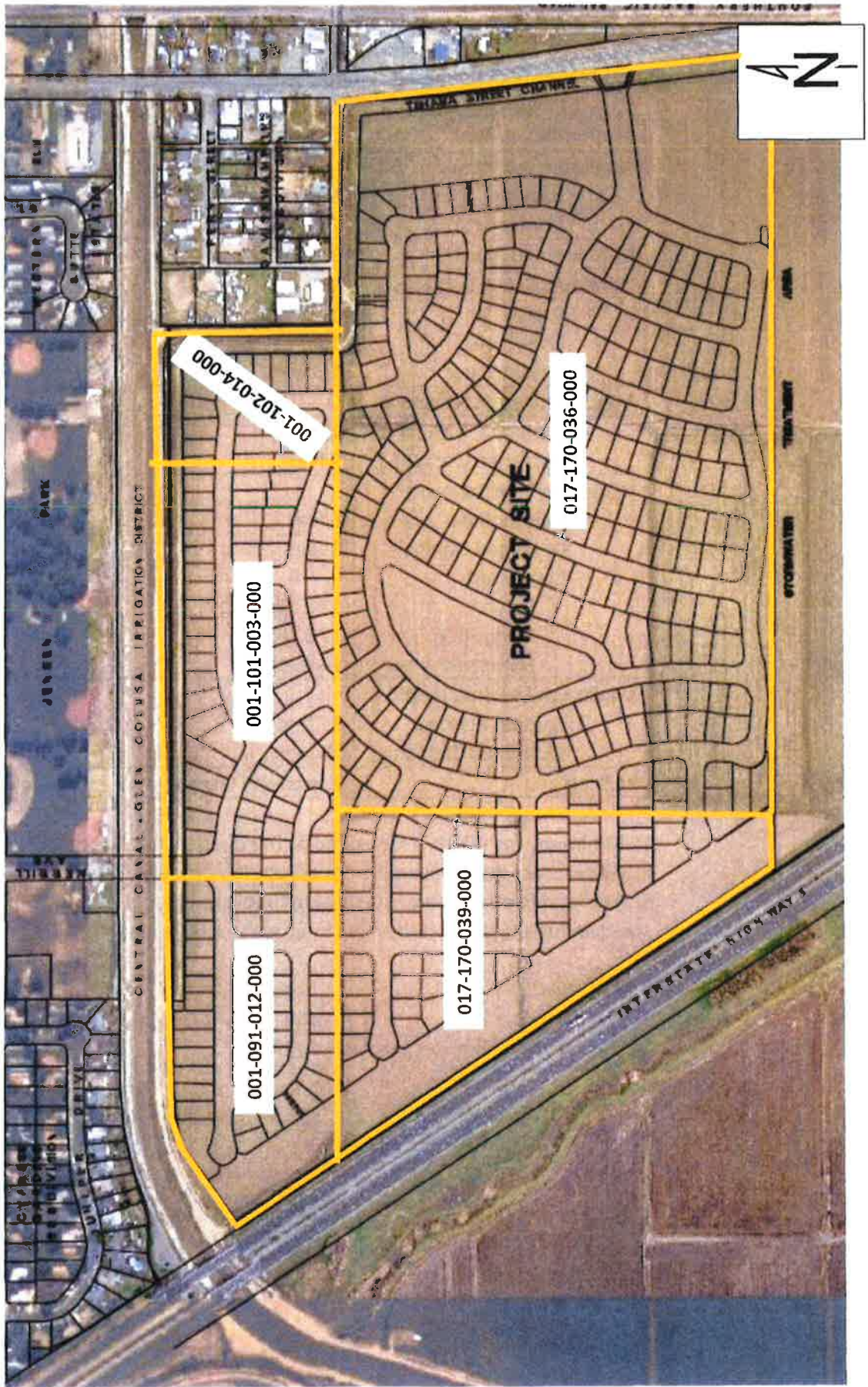
Minimum Lot Area	6,000 square feet
Minimum Lot Width¹ Interior Corner	60 feet 70 feet
Minimum Lot Depth	90 feet
Minimum Front Setbacks² Porch Living Area Garage Door	12.5 feet 15 feet 18 feet
Minimum Rear Setbacks Typical Detached Garages	15 feet 3 feet
Minimum Side Setbacks³ Interior Side Detached Garage Corner Lot <i>Porch</i> <i>Living Area</i> <i>Forward Garage</i>	6 feet 3 feet 12.5 feet 12.5 feet 18 feet
Maximum Building Height Primary Building Secondary/Detached	35 feet 25 feet
Parking	2 spaces in Garage

1: Minimum Lot Width is measured at the deepest front setback.

2: All setbacks are measured from associated property lines.

3: Acceptable encroachments include fireplaces, media niches, roof overhangs and architectural projections as long as the UBC is met.

SOUTH WILLOWS RESIDENTIAL APN MAP



SFR lots less than 60' wide plan



