

South Willows Development Potential on City-Owned Properties



Willows City Council
Special Meeting & Study Session
Monday, February 27, 2023 @ 5:30 PM

Study Session Objectives

- Discuss the current status of South Willows Properties and Development (south of the GCID canal).
- Discuss some of the history of the South Willows opportunity sites and general development efforts that have occurred over the past decade.
- ▶
 - Explore and discuss current and future development opportunities on City-owned properties in South Willows, including the School District's "Barn Project" and the Cal Water Project.
 - Discuss potential obstacles to development and needed improvements to move forward.
 - Seek Council direction on next steps, especially as it relates to the "Barn Project" and the Cal Water Project.

South Willows Properties (between GCID Canal and Road 57)

CURRENT STATUS

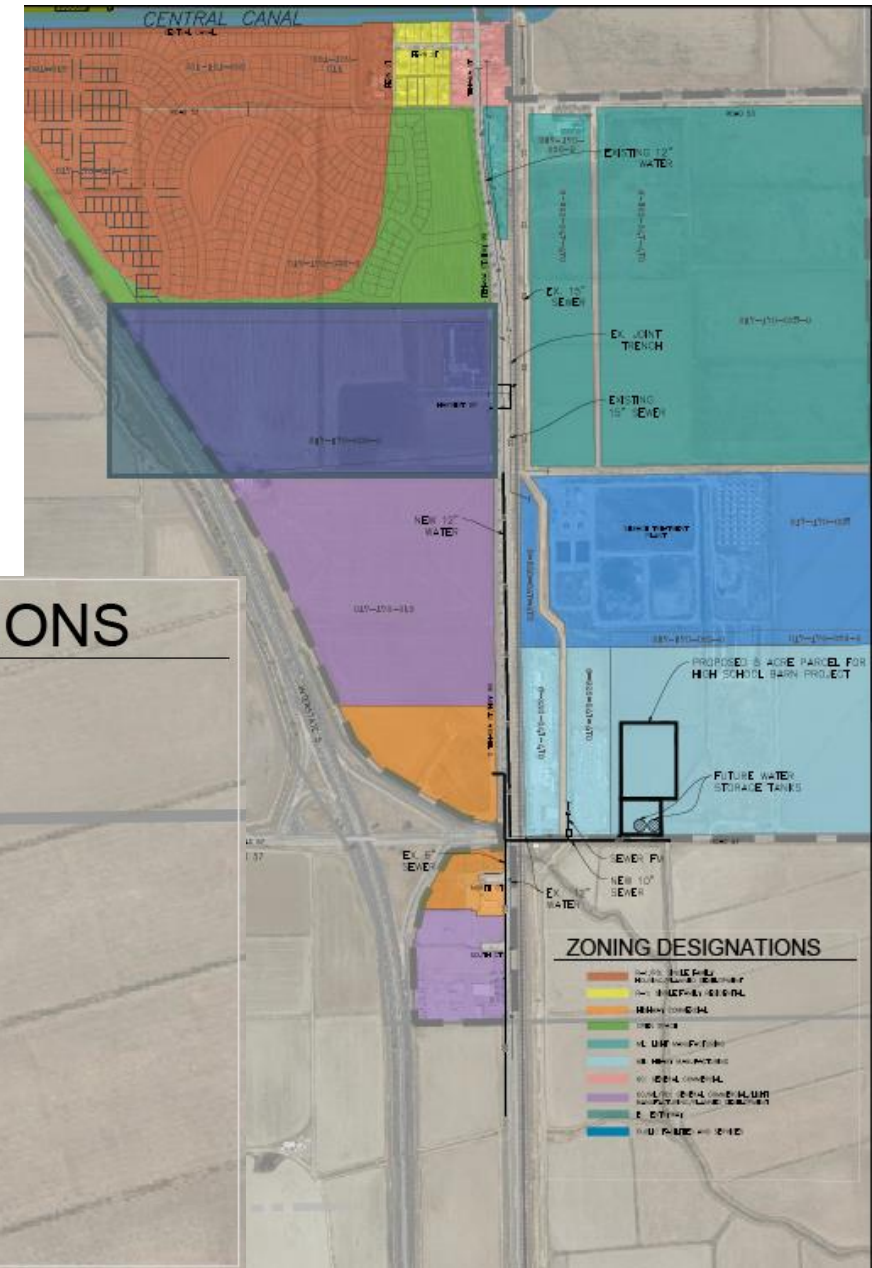
- ▶ South Willows is largely undeveloped.
- ▶ Basin Street - Zoned, South Willows Residential Area
- ▶ Basin Street Commercial - Zoned, Industrial Area
- ▶ Taylor Property - Zoned, Commercial

DEVELOPED COMMERCIAL PROPERTIES

- ▶ Rumiano Cheese
- ▶ Chevron and Swift Trucking
- ▶ Superior Products Land
- ▶ Wilbur Ellis
- ▶ Wastewater Treatment Facility
- ▶ Solar Facility

FORTHCOMING COMMERCIAL DEVELOPMENTS

- ▶ Sundial Collective (dispensary)



Encumbered City-Owned Properties

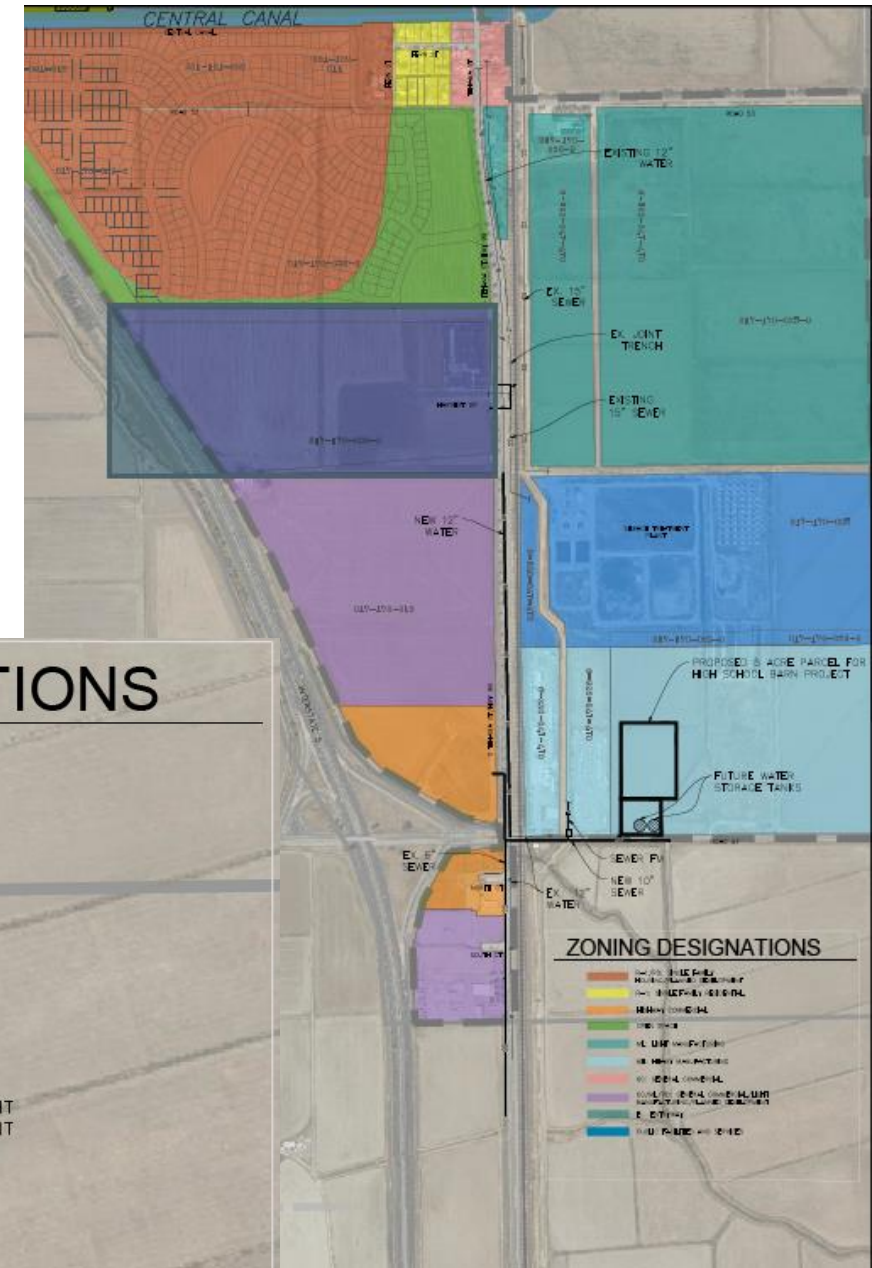
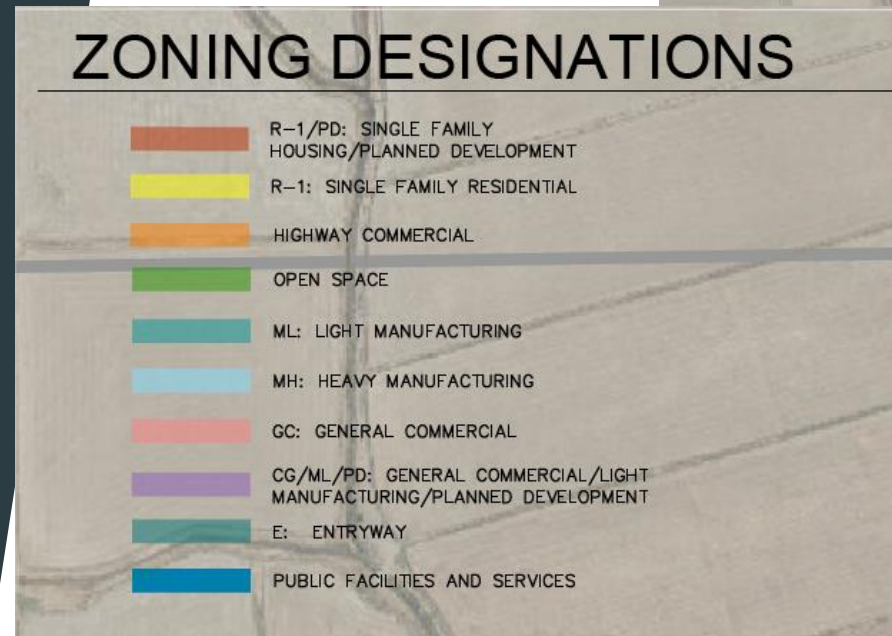
The following three sections of City-owned properties are encumbered:

1. City of Willows Wastewater Treatment Plant (WWTP)
2. WWTP Solar Array
3. Mosquito Ponds
4. Potential future Cal Water storage tank facility



Challenges with the City's Water Enterprise Fund

- ▶ Currently, the City's Water Enterprise Fund operates at a deficit. Operating the City's Fund and two wells for only three customers will never be cost effective.
- ▶ Constant regulatory changes with respect to water quality standards only further exacerbates the City's already very limited ability to cost effectively manage the system, ensure public health and safety standards, and mitigate future liability.
- ▶ Should the City transfer its wells to Cal Water (as previously recommended by staff), a water storage tank will be needed to support future development in the area.



Unencumbered City-Owned Properties for Consideration

1. Leased Farmland
2. Leased Farmland and portion of old dump site
3. City burn site
4. Mosquito Pond
5. Old dump site
6. Leased Farmland
7. Leased Farmland



Abandoned Burn Dump Site

- ▶ Abandoned in 1972.
- ▶ Small visible pieces of glass, burnt metal waste, and inert construction and demolition waste.
- ▶ Mostly covered.
- ▶ Site is intact per Glenn County.



Potential Barn Site

Staff recommended site:
Potential five-acre site for a community
student agricultural learning facility.



Potential Uses:

Manufacturing



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graph TD; A[Manufacturing] --> B[Warehousing]; B --> C[Continued Farming Operation]; C --> D[Solar Energy Facility];
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Warehousing

Continued Farming Operation

Solar Energy Facility

Manufacturing & Warehouse Examples

MANUFACTURING

- ▶ Food processing
- ▶ Pre-fab housing
- ▶ Metal fabrication
- ▶ Plastic molding

WAREHOUSE/DISTRIBUTION

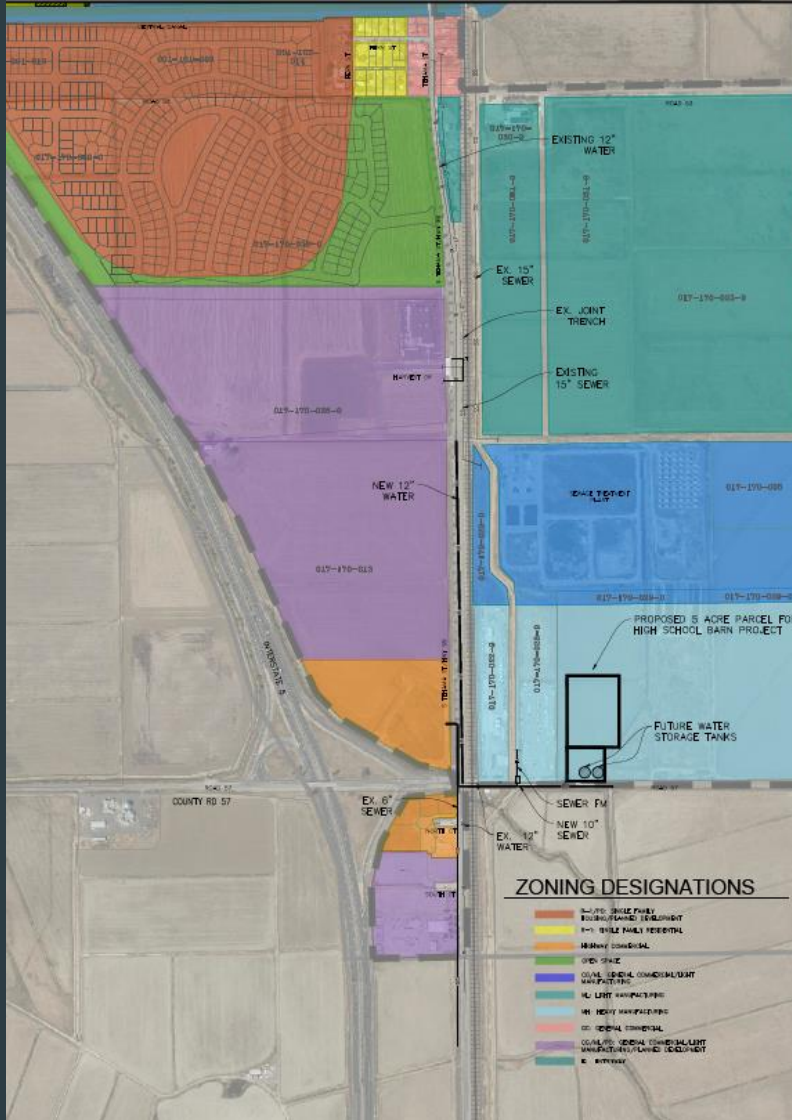
- ▶ Dry goods operations such as Amazon
- ▶ Cold storage

INFRASTRUCTURE NEEDS

MANUFACTURING AND WAREHOUSING

- ▶ Extend 12” watermain from the Basin Street Commercial/Industrial site to connect to existing City-owned water system; and Cal Water to take over City’s water system.
- ▶ Extend Sewer line.
- ▶ Extend PG&E gas facilities.
- ▶ Extend broadband and telephone facilities.
- ▶ Improve Road 57 from its intersection with South Tehama to the east (depending on proposed development).
- ▶ Install a 500,000-gallon water storage tank (on City property) should Cal Water takeover the City’s Water Enterprise Fund.


Needed Improvements for Future Development



ZONING NEEDS*

- ▶ Subdivision of land to create parcels.
- ▶ Possible rezones and general plan amendments.
- ▶ CEQA review and potential EIR.
- ▶ Regarding Barn Project Anywhere in City Limits: zone text amendment to allow livestock storage within the city.

*For any potential use other than farming, mitigation measures will be needed.



▶ Discussion, Questions,
Comments, Feedback
and Direction.