

AMENDED

NOTICE OF INTENT

**TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR THE
SOUTH WILLOW RESIDENTIAL DEVELOPMENT AMENDED MAP
December 5, 2020**

LEAD AGENCY: City of Willows
201 N. Lassen Street
Willows, CA 95988

CONTACT Karen Mantele, Contract City Planner
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PROJECT TITLE: South Willows Residential Development
(Project # RZ/20-01/GPA-20-01/MUP-20-06)) and previous
entitlements TM09-02, UP09-04, and PD09-02

PROJECT LOCATION: West of South Tehama Street, South of County Road 53
and Glenn-Colusa Irrigation Canal, Willows, CA
APNs: 001-091-012; 001-101-003; 001-102-014;
017-170-011; 017-170-017

PROJECT DESCRIPTION: The project includes a request for several entitlements:
1) A General Plan amendment (**GPA**) for nine 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; 2) A Zone Change (**REZONE**) of nine acres (8.1 acres net) on the
subject property, from the current zoning of R-1 PD to R-3-PD, to allow up to 60-
180 multi-family apartment units: including an amendment to the City's Zoning Map
for these nine acres; 3) A Tentative Map amendment to incorporate changes to the
2010 approved map; 4) A Conditional Use Permit as required by the PD overlay
zone, including design requirements and standards and uses for multiple family
residential uses; 5) Modifications to several approved conditions.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Subsequent Mitigated
Negative Declaration will commence on **December 5, 2020** and end on **January 4, 2020** for
any interested and concerned individuals and public agencies to submit written comments
on the document. Any written comments on the Mitigated Negative Declaration must be
received at the above physical or email addresses within the public review period. Copies
of the Mitigated Negative Declaration are available for review at the City of Willows at the
above address and on the City's website at: www.cityofwillows.org.

PUBLIC MEETING: The Willows Planning Commission will consider the Mitigated Negative
Declaration during a Special public meeting to be held on **December 30, 2020**, at the City
of Willows Council Chambers located at 201 N. Lassen Street, Willows, California 95988, at
3:00 p.m. The City Council has final approval authority over this project.