







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

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**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](mailto:wpeabody@cityofwillows.org)  
[www.cityofwillows.org](http://www.cityofwillows.org)

**4. Contact Person, Phone, Email:**

Karen Mantele  
Contract Principal Planner  
530.934.7041  
[kmantele@cityofwillows.org](mailto: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:	<a href="mailto:matt@basin-street.com">matt@basin-street.com</a>
URL:	<a href="https://basin-street.com/">https://basin-street.com/</a>

## 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](mailto: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, 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.

**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**

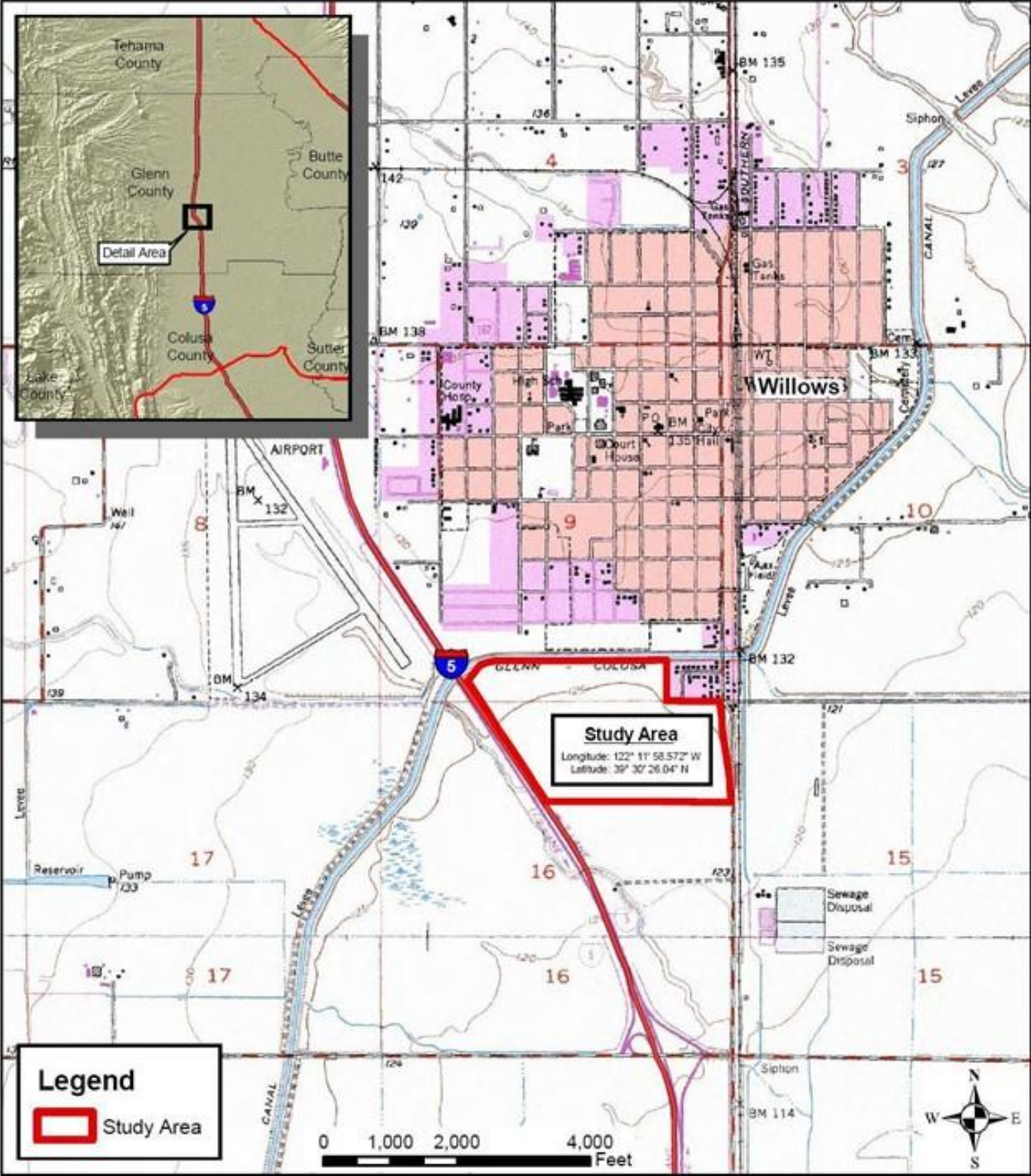
The applicant proposes to develop the project in eight phases:

- 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





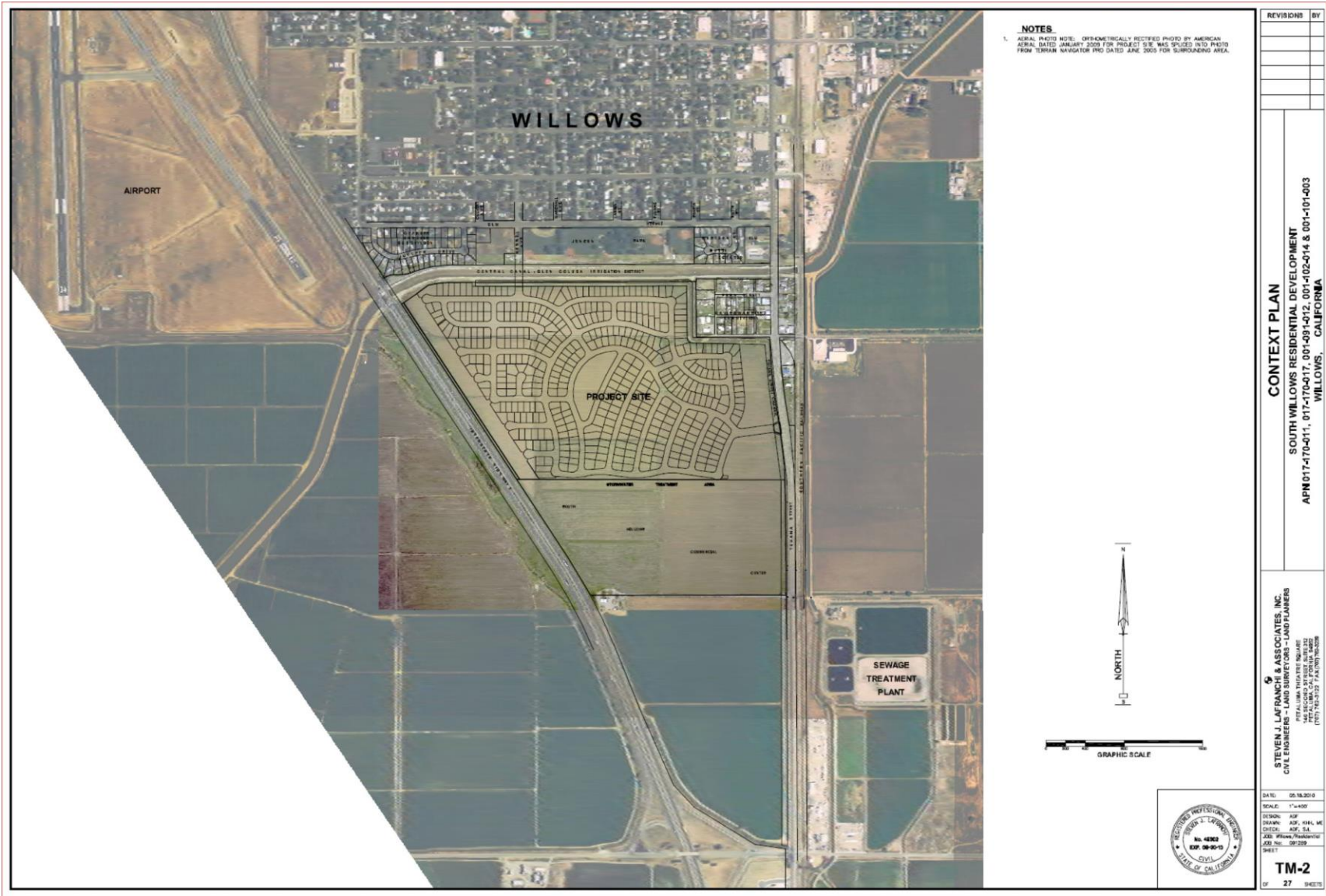


Figure PD - 3  
 Context Plan









#### 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,<sup>1</sup> Glenn County, or the City of Willows; and there are no "Officially Designated" or "Eligible" State Scenic Highways in Glenn County.<sup>2</sup> 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

<sup>1</sup> 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).

<sup>2</sup> 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 (PM<sub>10</sub>).<sup>3</sup> The Northern Sacramento Valley Planning Area (NSVPA) 2018 Triennial Air Quality Attainment Plan (AQAP)<sup>4</sup> 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 (NO<sub>2</sub>) 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.<sup>5</sup>

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 (NO<sub>2</sub>, NO<sub>x</sub>), ozone (O<sub>3</sub>), particulate matter less than 10 microns in diameter (PM<sub>10</sub>), particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>), and sulfur dioxide (SO<sub>2</sub>). Of these, the NSVAB is in non-attainment only for PM<sub>10</sub>. As further explained below, the 2010 IS/MND and new mitigation measures are anticipated to reduce the project's overall contribution of regional PM<sub>10</sub> 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).

<sup>3</sup> 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).

<sup>4</sup> Sacramento Valley Air Quality Engineering and Enforcement Professionals (SVAQEPP), *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).

<sup>5</sup> 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 indicted 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).

Give 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**

	<b>ROG (VOC)</b>	<b>NOX</b>	<b>CO</b>	<b>SO2</b>	<b>Total PM10</b>	<b>Total PM2.5</b>
<b>Year</b>	<b>lbs./day</b>					
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	<b>13.9089</b>	<b>49.3423</b>	<b>48.4975</b>	<b>0.1126</b>	<b>20.2596</b>	<b>11.8518</b>
Threshold <sup>a</sup>	<b>137</b>	<b>137</b>	--	--	<b>80</b>	--
Exceeds Threshold?	<b>NO</b>	<b>NO</b>	--	--	<b>NO</b>	--
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	<b>13.7873</b>	<b>49.4499</b>	<b>47.0768</b>	<b>0.1074</b>	<b>20.2596</b>	<b>11.8518</b>
Threshold <sup>a</sup>	<b>137</b>	<b>137</b>	--	--	<b>80</b>	--
Exceeds Threshold?	<b>NO</b>	<b>NO</b>	--	--	<b>NO</b>	--

<sup>a</sup> 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	<b>11.5333</b>	<b>13.8618</b>	<b>52.3283</b>	<b>0.1126</b>	<b>8.2881</b>	<b>4.5183</b>
<b>Percent Reduction from Unmitigated Emissions</b>	<b>17.48</b>	<b>67.45</b>	<b>-8.36</b>	<b>0.00</b>	<b>38.13</b>	<b>55.76</b>
Threshold <sup>a</sup>	<b>137</b>	<b>137</b>	--	--	<b>80</b>	--
Exceeds Threshold?	<b>NO</b>	<b>NO</b>	--	--	<b>NO</b>	--
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	<b>11.4117</b>	<b>14.2717</b>	<b>50.9077</b>	<b>0.1074</b>	<b>8.2881</b>	<b>4.5183</b>
<b>Percent Reduction from Unmitigated Emissions</b>	<b>17.59</b>	<b>66.91</b>	<b>-8.58</b>	<b>0.00</b>	<b>38.13</b>	<b>55.76</b>
Threshold <sup>a</sup>	<b>137</b>	<b>137</b>	--	--	<b>80</b>	--
Exceeds Threshold?	<b>NO</b>	<b>NO</b>	--	--	<b>NO</b>	--

<sup>a</sup> 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
<b>SUMMER</b>	<b>lbs./day</b>					
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
<b>Total</b>	<b>673.2763</b>	<b>71.7846</b>	<b>920.1459</b>	<b>1.8543</b>	<b>143.1540</b>	<b>119.9450</b>
Threshold <sup>a</sup>	<b>137</b>	<b>137</b>	--	--	<b>80</b>	--
Exceeds Threshold?	<b>YES</b>	<b>NO</b>	--	--	<b>YES</b>	--
<b>WINTER</b>	<b>lbs./day</b>					
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
<b>Total</b>	<b>660.8540</b>	<b>71.6498</b>	<b>819.6201</b>	<b>1.5116</b>	<b>127.7650</b>	<b>104.5559</b>
Threshold <sup>a</sup>	<b>137</b>	<b>137</b>	--	--	<b>80</b>	--
Exceeds Threshold?	<b>YES</b>	<b>NO</b>	--	--	<b>YES</b>	--
<sup>a</sup> 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 <a href="http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf">http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf</a> (accessed November 27, 2020).						

**Table AQ-4  
Estimated Mitigated Operational Emissions**

	ROG (VOC)	NOX	CO	SO2	Total PM10	Total PM2.5
<b>SUMMER</b>						
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
<b>Percent Reduction from Unmitigated Emissions</b>	<b>94.96</b>	<b>17.50</b>	<b>84.76</b>	<b>74.12</b>	<b>76.33</b>	<b>76.33</b>
Threshold <sup>a</sup>	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--
<b>WINTER</b>						
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
<b>Percent Reduction from Unmitigated Emissions</b>	<b>95.25</b>	<b>17.38</b>	<b>85.29</b>	<b>75.70</b>	<b>76.33</b>	<b>91.74</b>
Threshold <sup>a</sup>	137	137	--	--	80	--
Exceeds Threshold?	NO	NO	--	--	NO	--
<sup>a</sup> 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 <a href="http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf">http://tehcoapcd.net/PDF/CEQA%20Handbook%20Mar%202015%20Final.pdf</a> (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 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.

**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.<sup>6</sup> 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.

<sup>6</sup> 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 statues 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 CO<sub>2</sub>e to 38-40 MMT of CO<sub>2</sub>e 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 CO<sub>2</sub>), 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 CO<sub>2</sub>eq 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 CO<sub>2</sub>eq 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 CO<sub>2</sub>e emissions may or may not be significant per se, and it could be argued that any addition of CO<sub>2</sub>e to California’s emissions inventory is a significant impact. However, reducing the proposed project’s CO<sub>2</sub>eq emissions by this percentage generally indicates compliance with California’s goals to minimize CO<sub>2</sub>e 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 CO<sub>2</sub>e 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.<sup>7</sup> 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

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<sup>7</sup> 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 Maynord 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,<sup>8</sup> 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

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<sup>8</sup> 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 not 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.<sup>9</sup>

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.

<sup>9</sup> 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=201920200SB330](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330), 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 conversation<sup>10</sup>) 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*

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<sup>10</sup> 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](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.<sup>11</sup> 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

<sup>11</sup> 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) (Criteria for Analyzing Transportation Impacts)?	<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.<sup>12</sup>

- 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,<sup>13</sup> 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

<sup>12</sup> 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).

<sup>13</sup> 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.<sup>14</sup> 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.”<sup>15</sup> 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*

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

<sup>15</sup> 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 1668 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.<sup>16</sup>

<sup>16</sup> CalFire, *Fire Hazard Severity Zones*, available at [https://osfm.fire.ca.gov/media/6450/fhszs\\_map11.jpg](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.