



# City of Willows

## Public Review Draft General Plan



November 2022





# TABLE OF CONTENTS

## CHAPTERS

Introduction .....	IN-1
Land Use .....	LU-1
Circulation .....	CIRC-1
Conservation and Open Space .....	COS-1
Safety .....	SA-1
Noise .....	N-1
Implementation .....	IM-1

## FIGURES

LU-1: Land Use Map.....	LU-9
LU-2: Proposed SOI Amendments .....	LU-11
CIRC-1: Circulation Diagram.....	CIRC-11

## TABLES

Table LU-1: Land Use Designations and Zoning Districts.....	LU-8
Table N-1: Land Use Compatibility For Noise Environment .....	N-6
Table N-2: Stationary Noise Source Standards .....	N-7
Table N-3: Typical Noise Levels.....	N-8
Table IM-1: General Plan Implementation .....	IM-3



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# INTRODUCTION

## Scope and Content of the General Plan

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. In Willows, the planning area includes all lands within the incorporated City Limits and Sphere of Influence (SOI). The general plan must include seven state mandated elements including: land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The Willows General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The City's Housing Element was adopted in 2014, and covers the 2014-2019 housing cycle. In 2021, the City will update the Housing Element to cover the 2021-2029 housing cycle.

### The General Plan includes the following elements

- **Land Use**
- **Circulation**
- **Housing**
- **Conservation & Open Space**
- **Safety**
- **Noise**
- **Implementation**

The **General Plan** policy document contains the goals, policies, and actions that support the vision for Willows. Two important documents support the General Plan. The **Existing Conditions Report** and the **General Plan Environmental Impact Report (EIR)** are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document. All Project documents associated with the general plan update including outreach summaries, technical documents, and meeting materials can be viewed online through the City's website:

[www.CityofWillows.org](http://www.CityofWillows.org)

## GENERAL PLAN POLICY DOCUMENT

The General Plan policy document contains the goals and policies that will guide future decisions within the city and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out. The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the city. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the City has elected to include. The table below identifies the elements included in the General Plan and the corresponding requirement in State law.

Willows General Plan Elements	Elements Required by State Law						
	Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing
Housing							▲
Land Use	▲						
Circulation		▲					
Conservation & Open Space			▲	▲			
Safety						▲	
Noise					▲		
Implementation	▲	▲	▲	▲	▲	▲	▲

## ORGANIZATION OF THE GENERAL PLAN ELEMENTS

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementing actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The Implementation Chapter includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the anticipated timing of implementation.

## COMMUNITY PARTICIPATION

The General Plan was developed with many opportunities for public participation, which included input and participation from residents, local agencies, and other stakeholders.

**PUBLIC WORKSHOP:** The City hosted a General Plan Update Visioning Workshop in May 2019. The Workshop focused on addressing a variety of key planning topics, and included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas. The topics explored in the Workshop, along with summaries of what we heard from the community are provided in the Summary Report. The intent of the Summary Report is to present the information we received without making assumptions or recommendations. The feedback we received has been recorded here in order to memorialize the key themes and ideas, and it will be used to help inform future work tasks associated with the General Plan Update, including preparation of a Vision Statement, evaluation of opportunities and challenges, land use changes, and the creation of new goals, policies, and actions.



**GENERAL PLAN ONLINE SURVEY:** Survey responses were collected from April 11, 2019 through August 31 of 2019 and was administered online via the City's website and the SurveyMonkey web platform. During the approximately 4-month time period that the survey was active, there were 130 responses to the nineteen primary questions related to the General Plan update. The questions involved a wide range of response formats that are synthesized in this brief report. The survey responses provide insight into the demographics and opinions of the City of Willows community members concerning goals and topics related to the update of the City's General Plan.

**PUBLIC REVIEW OF THE DRAFT GENERAL PLAN:** Add future public review opportunities

**PUBLIC HEARINGS:** The City Council received briefings from City Staff to review input and receive information relevant to the General Plan. Additional public hearings with the Planning Commission and City Council will be held during the Draft General Plan review period, and the Planning Commission will provide input and make recommendations to the City Council.

## OBJECTIVES AND VISION

The feedback provided by the community through the outreach process, including public meetings, the public workshop, and online survey, provides the City with broad overarching objectives and a vision for the development of the General Plan update. The feedback helps to identify key community values and priorities that should be carefully addressed in the General Plan.

### OBJECTIVES

- Develop a long-term vision for the City of Willows
- Engage a broad spectrum of the community members
- Engage key stakeholders to perpetuate long-term involvement
- Establish a greater connection between the General Plan and current planning issues
- Educate the public on the City's existing conditions, and the General Plan Update process

### VISION

*Willows is an amazing place to live, learn and thrive. The City has stayed true to its roots as a charming, self-sufficient, community-oriented small town that celebrates its people, natural beauty and recreational resources. The City offers numerous amenities and activities for residents and visitors, and supports a diverse array of unique and innovative local businesses. Willows embraces and, wherever possible, will build upon its generational, cultural, and economic diversity through inclusiveness and social interaction.*



## APPLYING THE GENERAL PLAN

The General Plan is intended for use by a broad range of people, including City decision-makers, City staff, developers, and community members, to serve the following purposes:

- » To identify land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- » To articulate a vision and strategy for the future development of Willows and its residents.
- » To enable the City Council and the Planning Commission to establish a decision making framework through the application of long-range land use, transportation, services, conservation and growth goals and policies.
- » To provide a basis for judging whether specific individual development proposals and public improvement projects are consistent with these goals and policies.
- » To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within Willows
- » The General Plan applies to all lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

### Key Terms

**Goal:** A description of the general desired condition that the community seeks to create.

**Policy:** A specific statement that guides decision-making as the City works to achieve the various goals. Once adopted, policies represent statements of City regulations.

**Action:** An action, procedure, implementation technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy.

## ***INTERPRETING THE GENERAL PLAN***

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are financially feasible and appropriate for the City to carry them out, and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the City will “provide,” “support,” “ensure,” or otherwise require or carry them out, do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, budget, or other implementation mechanisms, as the City deems appropriate.

## ***HOW TO READ THE WILLOWS GENERAL PLAN***

As the guide for future development decisions and desired conditions, residents, property owners, and business owners should familiarize themselves with how to read the General Plan Policy Document. Each element contains a brief introduction, several goals and related policies, and specific actions that the City will undertake to accomplish identified goals.

## ***GOALS***

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

## ***POLICIES AND IMPLEMENTATION ACTIONS***

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Policies and implementation actions must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important to understand the distinctions between various levels of policy and implementation action.

The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

**Shall:** Absolute commitment to the policy or action, and indicates that the policy must be adhered to in all cases.

**Should:** Policy will be followed in most cases, but exceptions are acceptable for good reasons.

**Encourage:** Policy is highly recommended and/or desired, and should be pursued when feasible.

**Allow:** Policy will be supported within certain parameters and certain guidelines.

**Coordinate:** Policy will occur in conjunction with another entity, and the City will carry its share of the responsibility.

**Explore:** Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

**Consider:** Policy may or may not be followed, depending upon the results of analysis that will be completed.

**Limit:** Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

**Restrict:** Effort will be taken to keep the undesired action to a minimum.

## *AMENDING THE GENERAL PLAN*

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. The City's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

## TIMING

State Mandated elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

## EXEMPTIONS

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- » Amendments requested and necessary for affordable housing (Section 65358(c)).
- » Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- » Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

## PERIODIC REPORTING

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Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council. The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible City department for addressing implementation.

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# LAND USE ELEMENT

## INTRODUCTION

The Land Use Element provides for development and resource conservation, while promoting diverse opportunities for economic development and encouraging the provision of a range of housing options attainable to all income levels.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding. (Note the Safety Element of the General Plan provides detailed guidance related to flood risks).

The Land Use Map (Figure LU-1) depicts the City’s vision for how open space, commercial, industrial, residential, and other uses will occur in the Planning Area. The Land Use Map identifies the location of land uses by land use designation. Uses allowed in each designation are described below under Policy LU 1-3. The Land Use Element demonstrates the City’s commitment to supporting local job growth and economic development opportunities, and a range of housing types and community services that are accessible to all residents. Background information regarding land use is presented in Chapter 1 of the General Plan Existing Conditions Report.

### PLANNING AREA BOUNDARIES

**City Limits:** The City Limits include the area within a city’s corporate boundary, over which the City exercises land use authority and provides public services.

**Sphere of Influence:** A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI includes both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

**Urban Limit Lines (ULL):** Urban limit lines have been established by the County to direct urban growth towards cities and unincorporated communities, and away from agricultural open space. These ULL lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period, however, there is no obligation on the part of the City to plan for or to serve the area.

**Planning Area:** For the purposes of the Willows General Plan, the Planning Area is defined as all lands within the Willows City Limits and SOI.

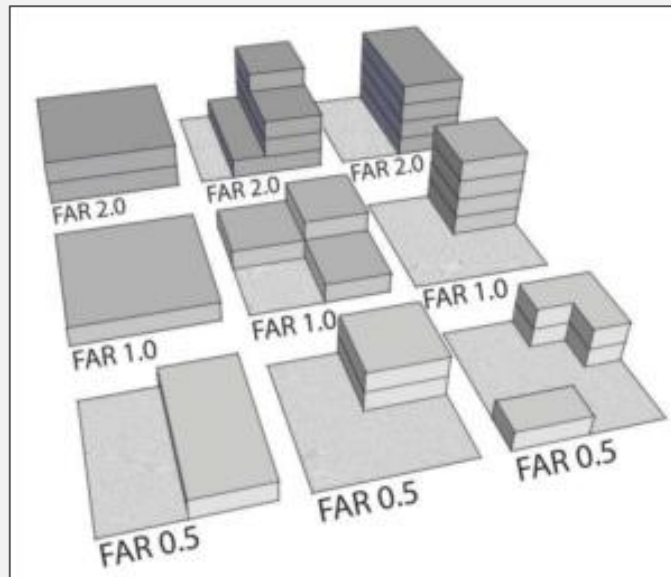
## Land Use Concepts

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan. Land use concepts, including density and floor area ratio, are described below.

**Density.** Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



**Floor Area Ratio.** Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.





## LAND USE PLAN

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### Goal LU-1

Maintain a well-balanced land use mix that provides for a diverse, self-sufficient community, offering a variety of housing options, job opportunities, community and commercial services.

### Policies

- LU 1.1:** Provide for a full range of land uses within the City that are conveniently located in proximity, and provide for commercial, public, and quasi-public uses that support and enhance the livability of neighborhoods.
- LU 1.2:** Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.
- LU 1.3:** Assign the following land use designations throughout the city, as shown on the Land Use Map (Figure LU-1), and regulate the levels of residential density and building intensity consistent with the designations established by the Land Use Map and described below. For Land Use designations that include a density range, projects shall be required to fall within that range.

### Residential Land Use Designations

#### Low-Density Residential.

The Low-Density Residential designation provides for 2 to 6 units per acre (6,000 square feet minimum lot size). The Low-Density Residential designation is designed to provide a full range of single-family housing opportunities. New Low-Density Residential development will be required to be served by community sewer and water service.

### **Medium Density Residential (MDR).**

The Medium Density Residential designation allows 7 to 15 units per acre. The Medium Density Residential designation is intended to allow a mix of residential housing types at a medium density. All medium density residential development will be required to be served by community sewer and water service.

### **Multiple-Family Residential.**

The Multiple (Multi)-Family designation allows 16 to 30 units per acre. The Multi-Family Residential designation is designed to provide the opportunity for development of apartments and condominiums. All multi-family development will be required to be served by community sewer and water service.

## Commercial Land Use Designations

### **General Commercial. Max FAR 1.0**

The General Commercial designation provides for a variety of general retail businesses including, but not necessarily limited to: banks, business offices, food, hardware, variety, department, drug, and clothing stores. Service-related businesses may include barber shops, beauty parlors, laundries, and repair shops. Professional offices and businesses offices are also allowed uses. Residential development, including live/work units, is allowed within this designation, as long as the projects fall within the density ranges established under the Medium Density Residential or Multi-Family Residential land use designations. Development on parcels located immediately adjacent to residential land uses shall be designed and conditioned to be compatible with residential uses and avoid nuisance impacts.

### **Highway Commercial. Max FAR 1.0**

The Highway Commercial designation provides for commercial uses that primarily serve travelers at Interstate 5 access points. Allowed uses include: service stations, restaurants, motels, convenience stores, and offices. Residential development, is conditionally allowed within this designation with a conditional use permit, as long as the projects fall within the density ranges established under the Medium Density Residential or Multi-Family Residential land use designations.

**Office and Professional. Max FAR 1.0**

The Office and Professional classification allows administrative, business, and professional offices (for attorneys, dentists, counselors, engineers, etc.) in areas not suited for other commercial uses. High-density residential uses are also allowed in this land use category with a maximum of 30 units per acre. The City's zoning ordinance establishes a standard for lot coverage for Residential-Professional uses that requires 30 percent of the lot be open space.

**Commercial/Industrial Combining Use. Max FAR 1.0**

General Commercial uses or Light Industrial uses are allowed in the Commercial/Industrial Combining designated areas. Residential uses are not allowed.

**Mixed Use. Max FAR 0.75 - Residential Density 8-15 units per acre.**

The Mixed Use (MU) designation establishes areas appropriate for medium density development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. The MU designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This designation is placed primarily in the community centers, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: retail, office, residential, live/work units, hotel, recreation, public facilities and/or other compatible use. Individual projects may include a combination of both residential and non-residential uses.

## Industrial Land Use Designations

### **Light Industrial. Max FAR of 1.0**

The Light Industrial designation provides for limited industrial uses, light manufacturing, heavy commercial uses, and large administrative facilities. It is the intent of the designation to limit potential nuisances that could impact adjacent uses.

### **General Industrial. Max FAR of 1.0**

The General Industrial designation provides for a full range of manufacturing, industrial and agriculture-related processing, general service, and distribution uses.

## Institutional:

### **Public Facilities and Services.**

The Public Facilities and Services designation provides for existing and future public uses including: schools, parks, government facilities, airports, and other public uses.

## Conservation Uses

### **Urban Reserve**

The Urban Reserve designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the City. Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion.

### **Open Space**

The Open Space classification is intended to achieve any one or a combination of the following: 1) preserve agricultural lands, 2) maintain undeveloped lands in a substantially undeveloped state for purposes of conservation of natural resources, 3) provide for urban open space needs, or 4) provide for buffer areas between potentially conflicting land uses or activities.

- LU 1.4:** Encourage infill development and logical development patterns. The City should discourage leap-frog development and undue conversion of open space and agricultural lands, while also recognizing the Willows Urban limit line (established by Glenn County) to direct future development.
- LU 1.5:** Continue to recognize Glenn County land uses outside the Willows City Limits and within the SOI.

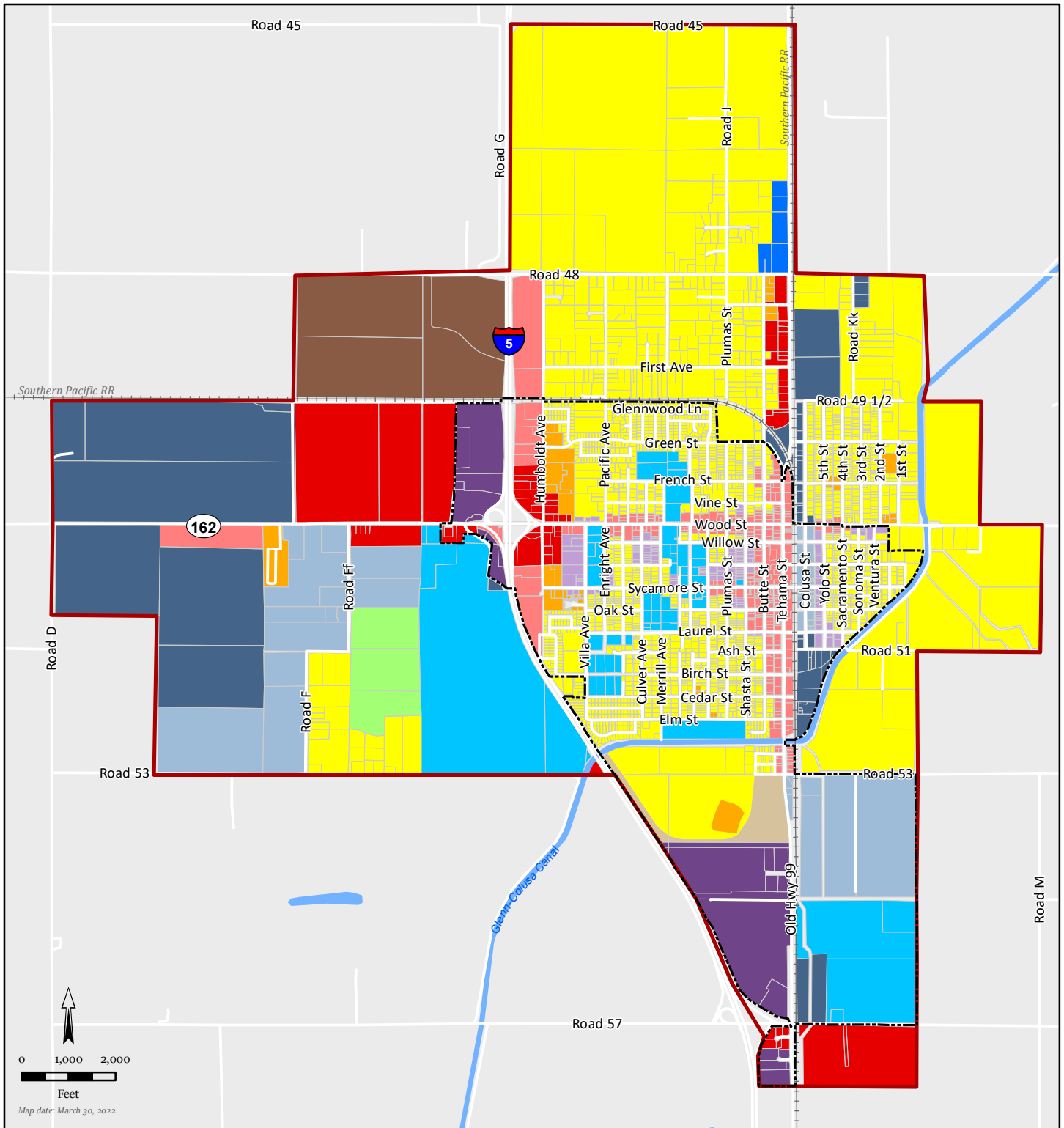
### **Actions in Support of Goal LU-1**

- LU-1a** *Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.*
- LU-1b** *Review the standards and zoning districts provided in the Zoning Code (Title 18 of the Willows Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, as established within this element.*
- LU-1c** *Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density requirements stipulated on the Land Use Map in order to ensure that housing units meet housing needs.*
- LU-1d** *Coordinate with LAFCO to initiate an amendment to the Willows Sphere of Influence (SOI) to add the two areas north of Road 53, shown on Figure LU-2, to the Willows SOI.*

**Table LU-1: General Plan Designations and Implementing Zoning Districts**

<i>General Plan Land Use Designation</i>	<i>Zoning District Name</i>	<i>Zone Map Symbol</i>
<b>Residential Uses</b>		
Low-Density Residential	Single-Family Residential District	R-1
Medium Density Residential	Two-Family Residential District	R-2
	Multiple Residence-Professional Office District	R-P
Multiple-Family Residential	High Density Residential District	R-3
	Multiple Residence-Professional Office District	R-P
<b>Commercial Uses</b>		
General Commercial	Central Commercial District	CC
	General Commercial District	CG
Highway Commercial	Highway Commercial District	CH
Office and Professional	Multiple Residence-Professional Office District	R-P
	Highway Commercial District	CH
Commercial/Industrial Combining Use	General Commercial District	CG
	Light Industrial District	ML
Mixed Use	TDB*	TDB*
<b>Industrial Districts</b>		
Light Industrial.	Light Industrial District	ML
General Industrial	Heavy Industrial District	MH
<b>Institutional, Public, and Conservation Uses</b>		
Public Facilities and Services.	Public Facilities District	PF
Urban Reserve	TDB*	TDB*
Open Space	Open Space District	OS

\* Lands outside the City limits that are not zoned by the City.



**Planning Areas**

- City of Willows
- Willows Sphere of Influence

**General Plan Designations**

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential             | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> General Industrial          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Multiple Family Residential         | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Office and Professional       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Urban Reserve                        | <span style="display: inline-block; width: 15px; height: 15px; background-color: tan; border: 1px solid black;"></span> Open Space                       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> General Commercial                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Public Facilities and Services  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Highway Commercial                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Agricultural/Residential* |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Commercial/Industrial Combining Use | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Mixed Use*                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Light Industrial                 |  |

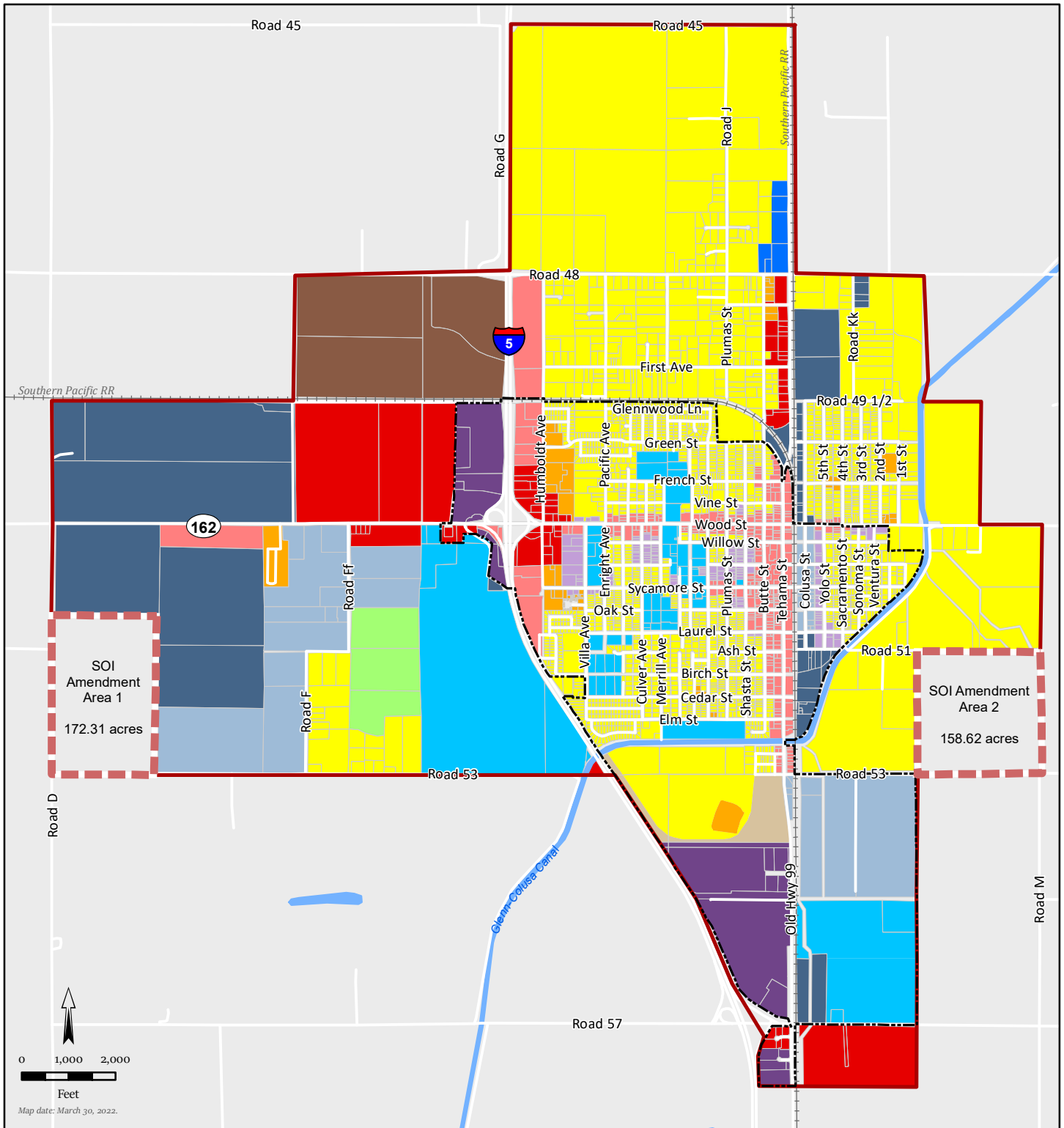
\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

FIGURE LU-1: LAND USE MAP

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**Planning Areas**  
 City of Willows (dashed line) Willows Sphere of Influence (solid line) Proposed SOI Amendment Area (dashed red line)

**General Plan Designations**

Low Density Residential	General Industrial
Multiple Family Residential	Office and Professional
Urban Reserve	Open Space
General Commercial	Public Facilities and Services
Highway Commercial	Agricultural/Residential*
Commercial/Industrial Combining Use	Mixed Use*
Light Industrial	

\*County designation. See Glenn County General Plan.

CITY OF WILLOWS

# FIGURE LU-2: PROPOSED SOI AMENDMENT AREAS

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## DEVELOPMENT COMPATIBILITY

### Goal LU-2

Ensure that new development is compatible with existing development in order to maintain a high quality of life for residents and prevent land use conflicts.

### Policies

- LU 2.1** Promote high quality design and site planning that is compatible with surrounding development, public spaces, and natural resources.
- LU 2.2** Prohibit the establishment or encroachment of incompatible uses. Where new residential development is proposed near incompatible uses, such as industrial or intensive agricultural lands, ensure proper setback and buffer requirements are provided to reduce operational restrictions on industrial and agricultural users. Setback and buffer requirements shall be placed on the residential developments when proposed near existing industrial and agriculture uses.
- LU 2.3** Require new development that is located within or immediately adjacent to existing residential neighborhoods to be compatible and/or well integrated with the existing residential neighborhoods.
- LU 2.4** Incorporate opens spaces and or transitional land uses as buffers between land uses which are potentially incompatible. For example, this could include commercial uses as a buffer between industrial and residential areas and transportation and rail corridors.
- LU 2.5** Encourage non-conforming uses to redevelop as conforming uses.
- LU 2.6** In considering land use change requests, consider factors such as compatibility with the surrounding uses, privacy, noise, and changes in traffic levels on residential streets.
- LU 2.7** Promote logical City boundaries and work with Glenn County to ensure and develop complementary and compatible uses adjacent to Willows.

**Crime Prevention  
Through Environmental  
Design (CPTED)**

CPTED is a commonly-used term for designing the built environment to contribute to a sense of safety. The four elements of CPTED are: natural surveillance and visibility; lighting; territorial reinforcement and space delineation; and natural access control

- LU 2.8** Ensure that development within the Willows Airport Influence Area (shown on Figure 4.2-1 in the Existing Conditions Report) is consistent with the compatible uses identified in the Project Review Guidelines for the Airport Land Use Commission.
- LU 2.9** Ensure that the impacts from flooding are adequately analyzed when considering development in flood prone areas.
- LU 2.10** Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are implemented to ensure the health and well-being of existing and future residents.
- LU 2.11** Encourage new development projects to incorporate public safety measures into project designs. Such measures may include, but are not limited to: crosswalks, exterior lighting, windows oriented towards the street, and other measures to prevent crime and promote safety through Environmental Design approaches.

**Actions in Support of Goal LU-2**

- LU-2a** *Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing and planned development.*
- LU-2b** *Update the Willows Municipal Code to include development standards for setback and buffer requirements for new residential development adjacent to industrial and agricultural land uses.*
- LU-2c** *Implement the policies and actions included in the Safety Element to protect life and property from impacts associated with flooding.*
- LU-2d** *When updated flood plain maps are prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources (DWR), review the Land Use Map to identify any potential safety impacts associated with residential land uses located within flood zones.*
- LU-2e** *Refer all applications for development within the Willows Airport Area of Influence to the Airport Land Use Commission (ALUC) for comment.*

**LU-2f** *Review development projects, consistent with the requirements of the California Environmental Quality Act and other applicable laws, to identify potential impacts associated with aesthetics, agriculture, air quality, circulation, community character, natural and cultural resources, greenhouse gases, public health and safety, water quality and supply, public services and facilities, and utilities and to mitigate of adverse impacts to the maximum extent that is feasible and practical.*

**LU-2g** *As part of project review, ensure that structures are reviewed for potential flood impacts. In areas that are subject to 100-year flood events, provide adequate protection in accordance with FEMA flood plain development standards.*

## HOUSING OPTIONS

### Goal LU-3

Provide a range of housing options that meet the needs of all segments of the community.

#### Policies

- LU 3.1:** Provide for a variety of residential land uses that meet the needs of individuals and families while ensuring that there is adequate land designated to meet Housing goals. (Additional policies specifically related to Housing are included in the Housing Element).
- LU 3.2:** Encourage residential development to occur in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.
- LU 3.3:** Encourage creativity in the design and construction of residential projects in order to increase affordable housing options throughout the city. Projects that incorporate unique site design, clustered developments, and other tools to increase housing options shall be encouraged.
- LU 3.4:** Encourage growth to contribute to the City's strong, diversified economic base and provide an appropriate balance between employment and housing opportunities for all income levels.

#### Actions in Support of Goal LU-3

- LU-3a** *Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.*
- LU-3b** *Seek funding for neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.*
- LU-3c** *Continue to upgrade and provide infrastructure improvements that supports residential neighborhoods and development opportunities as funding is available.*

## COMMERCIAL SERVICES & EMPLOYMENT USES

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### Goal LU-4

Provide for a diversified mix of retail centers, commercial activities, manufacturing, and employment opportunities that support local needs.

### Policies

- LU 4.1:** Ensure that an adequate inventory of industrial, commercial, office, land is designated, zoned, and maintained to support local shopping, employment, and service needs.
- LU 4.2:** Support the continued development and intensification of employment opportunities throughout all non-residential areas.
- LU 4.3:** Promote attractive commercial centers that are functional, well maintained and designed. As feasible, support and encourage property maintenance and the revitalization of economically disadvantaged and poorly maintained centers.
- LU 4.4:** Encourage the rehabilitation and redevelopment of existing centers at locations where retail needs and uses are likely to be viable. Encourage conversion to non-retail uses at locations with obsolete retail space, limited opportunity for future viable retail uses, or both.
- LU 4.5:** Maintain a supply of industrial land to support a wide array of manufacturing and agricultural support uses.
- LU 4.6:** Recognize and encourage highway commercial service development opportunities near transportation corridors that capitalize on pass-through traffic needs such as food, and lodging.
- LU 4.7:** Support traditional high-quality designs that complement existing Downtown development within the Downtown Central Commercial District and along the Tehama and Wood Street corridors.
- LU 4.8:** Promote and encourage development projects, design improvements and capital improvements that celebrate and compliment Willows' history and local natural and economic resources.

### **Actions in Support of Goal LU-4**

- LU-4a** *Continue to maintain and utilize the Willows Architectural Board of Review for review of commercial and other structures, parkways, parking lots, parks, aboveground utilities and/or any installation that would affect the aesthetic appeal of the City of Willows consistent with Municipal Code.*
- LU-4b** *Develop streetscape design and improvement plans for the Wood Street and Tehama Street corridors. These plans should include standards and criteria for branding, monument signage, lighting, landscaping, etc. Recognizing that Wood Street is owned and maintained by Caltrans, the City shall coordinate with Caltrans to craft and implement design improvements along Wood Street.*
- LU-4c** *Update the City's Design Guidelines applicable to the General Commercial land use designation. The updated guidelines should be streamlined, modernized, and provide concise and clear guidance to property owners. The guidelines should include specific standards for the Wood Street and Tehama Street corridors in order to promote these key corridors as gateway entries into the City.*



## LOCAL & REGIONAL COORDINATION

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### Goal LU-5

Promote effective coordination with regional and local agencies on planning issues.

#### Policies

**LU 5-1:** Coordinate with regional agencies on planning, transportation, economic development and sustainability issues.

**LU 5-2:** Collaborate with Glenn County and other area jurisdictions on issues of mutual interest.

#### Actions in Support of Goal LU-6

**LU-5a** *Review public and private development proposals and land use changes within the City's Sphere of Influence (SOI) and Planning Area for consistency within the General Plan.*

**LU-5b** *Pursue a cooperative collaborative relationship with local and regional agencies, including Glenn County, the City of Orland, and LAFCO during development of long range plans and review of development proposals that may impact the City. Coordinate with these agencies in order to ensure that local and regional planning and development decisions do not result in adverse impacts to Willows.*

**LU-5c** *Coordinate with LAFCO and Glenn County when pursuing annexations of lands or providing additional services infrastructure and public safety needs within the Willows SOI or ULL.*

## SERVICES, UTILITIES, AND INFRASTRUCTURE

### Goal 6

Maintain existing service levels, facilities, and infrastructure, and provide for expansion, extension, or upgrades to meet the needs of new development without adversely impacting existing levels of service or the revenues required to provide them.

#### Policies

- LU 6-1:** Provide adequate infrastructure (i.e., streets, sewer, and storm drain) to meet the needs of existing and future development.
- LU 6-2:** Require development, infrastructure, and long-term planning projects to be consistent with all applicable infrastructure plans, including the California Water Service District’s Urban Water Management Plan, and the City’s Capital Improvement Program.
- LU 6-3:** Require all development projects to mitigate their infrastructure service impacts or demonstrate that the City’s infrastructure, public services, and utilities can accommodate the increased demand for services, and that service levels for existing users will not be degraded or impaired.
- LU 6-4:** Require the payment of impact fees for all new development.
- LU 6-5:** Design services and infrastructure to serve existing and planned land uses. Actions that will induce growth beyond planned levels are prohibited.

#### Actions in Support of Goal LU-6

- LU 6a:** *As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.*
- LU 6b:** *Ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.*

## ENVIRONMENTAL JUSTICE

### Goal 7

Create an environmentally just City with an equitable distribution of public facilities and services, a safe and healthy environment, including access to healthy foods, recreation and activity, public services, and opportunities for public input for all community members.

### Policies

- LU 7.1:** Consider the effects of planning decisions on the overall health and well-being of the community and its residents, with specific consideration provided regarding disadvantaged communities.
- LU 7.2:** Consider environmental justice issues related to potential adverse health impacts associated with land use decisions, including methods to reduce exposure to hazardous materials, industrial activity, vehicle exhaust, other sources of pollution, and excessive noise on residents regardless of age, culture, gender, race, socioeconomic status, or geographic location.
- LU 7.3:** Promote broad and balanced participation to ensure that affected residents have the opportunity to participate in the decision-making process, including in decisions that affect their health and well-being such as planning, roadway, parks, infrastructure, and utility projects and allow for meaningful participation in the planning process by affected and interested groups or individuals.
- LU 7.4:** Encourage sustainable local food systems including farmer’s markets, community gardens, community supported agriculture, federal food assistance programs, and healthy food retailers.
- LU 7.5:** Actively advocate for policies at the federal, state, and regional levels that are aimed at improving community health, reducing health disparities, examining environmental justice practices and policies, and elevating social equity.
- LU 7.6:** Educate decision makers and the public on principles of environmental justice and the U.S. Constitution.

#### Environmental Justice

is defined in State planning law as the “fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies” (Gov. Code § 65040.12(e)).

**Disadvantaged Communities (DAC)** is a broad designation that may include any community that lacks appropriate resources or is confronted with any exceptional economic, health, or environmental burden. In relation to environmental justice, disadvantaged communities are typically those communities that disproportionately face the burdens of environmental hazards.

- LU 7.7:** Consider the effects on disadvantaged communities when building new roads, designating Citywide truck routes and siting industrial stationary sources.
- LU 7.8:** Ensure the City provides equitable public improvements and community amenities to all areas of the City.
- LU 7.9:** Consider environmental justice issues as they relate to the equitable distribution of public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.
- LU 7.10:** Encourage and prioritize projects that address the social and economic needs of economically vulnerable populations.
- LU 7.11:** Support local government programs and non-profit efforts aimed at improving the lives of underrepresented or disadvantaged segments of the community.
- LU 7.12:** Identify and assess disproportionate impacts of environmental pollution and work to remedy these impacts.

### **Actions in Support of Goal LU-7**

- LU-7a** *Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse environmental impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, flood risk, and unacceptable levels of noise and vibration are reduced impacts to the greatest extent feasible.*
- LU-7b** *Review the City’s community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology to broaden opportunities for participation.*
- LU-7c** *Collaborate with Glenn County Health Services, experts, and non-profits to develop training programs for elected officials, commissions and City staff to build capacity for implementing Health and Environmental Justice goals.*

# CIRCULATION ELEMENT

## INTRODUCTION

This Circulation Element provides the framework for City of Willows decisions concerning the circulation of people, goods, energy, water, sewage, storm drainage, and communications. It addresses the City's multi-modal transportation system, including facilities for driving, walking, biking, taking transit, and moving goods by truck, rail, and air. It also includes coordination with other infrastructure, such as utilities, which often share right-of-way with the transportation system.

As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and must include the location and extent of existing and proposed:

- Major thoroughfares
- Transportation routes
- Terminals
- Military airports and ports
- Public utilities and facilities

The Circulation Element also provides for coordination with the County of Glenn, the Glenn County Local Transportation Commission (as the Regional Transportation Planning Agency), and State and Federal agencies that fund and manage the City's transportation facilities. Finally, the Circulation Element must identify funding for capital, operations, and maintenance of the existing circulation system, planned additions to the circulation system, and additions that would be triggered by policies in the element.

Today, most people in the City of Willows travel to work by car, mostly driving alone. However, people are also using biking, walking, and transit to get to work, and many more people use these modes to do other trips during the day, including trips to school, for shopping, and for recreation. Improving the walking and bicycling networks, and improving connections to transit, will help more Willows residents use these modes, improving health, recreational opportunities, and quality of life for residents while also helping the City meet statewide goals for the environment.

## Contents

This element addresses transportation, circulation, and mobility issues throughout the City of Willows, including:

- **Goal CIRC-1: Develop and maintain a roadway system that promotes safety.** This goal supports a Safe Systems approach to developing complete streets in the City; using network improvements and maintenance to protect human life and improve safety for all users, including motorists, bicyclists, pedestrians, and transit users.

- **Goal CIRC-2: Create a system of pedestrian, bicycle, and transit facilities that enables non-automotive access and increases the health and livability of the community.** This goal supports best practices for implementing bicycle and pedestrian improvements in a small town context. It also supports the creation of a regional bikeway network to support recreation and tourism. Finally, it supports improved amenities at transit stops.
- **Goal CIRC-3: Support the movement of goods through trucking, rail, air, and other forms of freight service to and from businesses in the City.** This goal recognizes the importance of goods movement to the local economy and supports actions to minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel. It also supports safety improvements at rail crossings and expanded airport facilities and service.
- **Goal CIRC-4: Plan for the future of transportation in a way that reduces the environmental impacts of transportation.** This goal recognizes that transportation is evolving. New options for travel are becoming available, and new environmental requirements must be considered when evaluating transportation and land use projects. The goal seeks to ensure the benefits of new transportation are realized while ensuring that access is provided for all and the quality of life and the environment is maintained.

Background information regarding transportation and circulation conditions is presented in Chapter 2 of the Willows General Plan Update Existing Conditions Report.

## ROADWAY SYSTEM

### Goal CIRC-1

Develop and maintain a roadway system that promotes safety.

#### Policies

- CIRC 1.1:** Provide a roadway network that is consistent with the planned improvements shown in Circulation Element Map (Figure CIRC-1).
- CIRC 1.2:** Roadway classifications shall be built to the standards defined by the Federal Highway Administration (FHWA) and Caltrans.
- CIRC 1.3:** Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and capabilities.
- CIRC 1.4:** Implement a Safe Systems approach to designing roadways for all users. A Safe Systems approach recognizes that humans make mistakes on the road and focuses on vehicle or roadway design and operational changes rather than behavioral changes to create safe streets. The Safe Systems approach integrates the needs of all roadway users into a transportation system.
- CIRC 1.5:** Ensure all City roads are maintained and repaired in a timely fashion.
- CIRC 1.6:** Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.

#### Complete Streets

Complete streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. In rural small towns, complete streets may include sidewalks, bike lanes, high visibility crosswalks, median islands, curb extensions, and other transportation facilities. In less-populated rural areas, complete streets may include paved shoulders that can serve bicyclists and pedestrians in the absence of other facilities with more separation. Complete streets make it easier and safer to use transportation modes other than a car.

## Actions in Support of Goal CIRC-1

- CIRC-1a** *Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.*
- CIRC-1b** *Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.*
- CIRC-1c** *Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.*
- CIRC-1d** *Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.*
- CIRC-1e** *Design roadway infrastructure that protects human life when collisions happen on City roads.*
- CIRC-1f** *Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.*
- CIRC-1g** *Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit by the Parks and Public Works Division of a wide range of grant sources administered by Caltrans and other agencies.*



## MOBILITY OPTIONS

### Goal CIRC-2

Create a system of pedestrian, bicycle, and transit facilities that enables non-automotive access and increases the health and livability of the community.

#### Policies

- CIR 2.1:** Implement best practices to improve the pedestrian and bicycle environment.
- CIR 2.2:** Consider walking and bicycling school access as a priority over vehicular movements when any such conflicts occur.
- CIR 2.3:** Coordinate pedestrian and bicycle facility improvements and pavement improvement projects (e.g. repaving and restriping), to the greatest extent feasible and while taking into consideration potential secondary effects.
- CIR 2.4:** Ensure that residents have convenient transit service to employment centers, County and City service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.
- CIR 2.5:** To support bicycle, pedestrian, and transit usage, provide amenities including pedestrian-scale lighting, bicycle parking, shade trees and landscaping, and bus shelters and benches.

#### Actions in Support of Goal CIR-2

- CIR-2a** *Implement and build on recommendations for pedestrian and bicycle improvements included in the Glenn County Active Transportation Plan (2019).*
- CIRC-2b** *Work with appropriate agencies to implement a regional bikeway system that connects the City to other communities, recreation destinations, and scenic areas in Glenn County.*
- CIRC-2c** *Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.*
- CIRC-2d** *Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.*

- CIRC-2e** *Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County and City service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.*
- CIRC-2f** *Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.*
- CIRC-2g** *Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.*

## GOODS MOVEMENT

### Goal CIRC-3

Support the movement of goods through trucking, rail, air, and other forms of freight service to and from businesses in the City.

#### Policies

- CIRC 3.1:** Develop a truck network connecting Surface Transportation Accountability Act (STAA) and California legal trucks to industrial areas.
- CIRC 3.2:** Consider implementing vehicle weight limit restrictions on roadways near sensitive uses like schools and residential neighborhoods to discourage cut-through truck traffic.
- CIRC 3.3:** Require new industrial development to pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear.
- CIRC 3.4:** Minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel.
- CIRC 3.5:** Support the provision of freight rail service into industrial developments on rail spurs.
- CIRC 3.6:** Support safety improvements at current at-grade rail crossings.
- CIRC 3.7:** Promote the expansion and improvement of existing airport facilities and service at the Willows-Glenn County Airport.

#### Actions in Support of Goal CIRC-3

- CIRC-3a** *Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.*
- CIRC-3b** *Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (MUTCD).*
- CIRC-3c** *Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.*

- CIRC-3d** *Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).*
- CIRC-3e** *Pursue funding for improved gates at current at-grade rail crossings.*
- CIRC-3f** *Maintain a working relationship between the City and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.*
- CIRC-3g** *Encourage Glenn County to pursue State and Federal aeronautics funds to support improvements to airport facilities and service.*

## TRIP REDUCTIONS

### Goal CIRC-4

Plan for the future in a way that reduces the environmental impacts of transportation.

#### Policies

- CIRC 4.1:** Support land use with increased densities and mixed uses, consistent with the Land Use Element, to reduce vehicle miles traveled and promote the use of walking, biking, and transit.
- CIRC 4.2:** Encourage employers to provide programs for carpooling/transit/biking/walking subsidies, bicycle facilities, ridesharing, telecommuting, and working at home.
- CIRC 4.3:** Monitor the deployment of new transportation technologies and services and develop policies that implement best practices to ensure these technologies and services benefit the public and the multimodal transportation system.
- CIRC 4.4:** Support the creation of electric vehicle charging stations at commercial, government, and other employment and community destinations.

#### Actions in Support of Goal CIRC-4

- CIRC-4a** *Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.*
- CIRC-4b** *Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.*

### Vehicle Miles Traveled

VMT is a measure of the total distance traveled by all vehicles for all trips beginning or ending in the City of Willows on a typical weekday. VMT impacts are calculated and assessed using an efficiency metric: VMT per capita for residential development projects, for example, or VMT per worker for commercial or industrial development projects. Lower VMT per capita or per worker indicates more efficient travel, with less driving needed to complete a trip, lower pollutant emissions, and lower greenhouse gas emissions.

### Transportation Demand Management

TDM uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and vehicle miles traveled. These programs help people walk, bike, ride transit, and telecommute. TDM measures may be

**CIRC-4c** *Require proposed development projects that could have a potentially significant VMT impact to consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner consistent with state guidance on VMT reduction.*

**CIRC-4d** *Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.*

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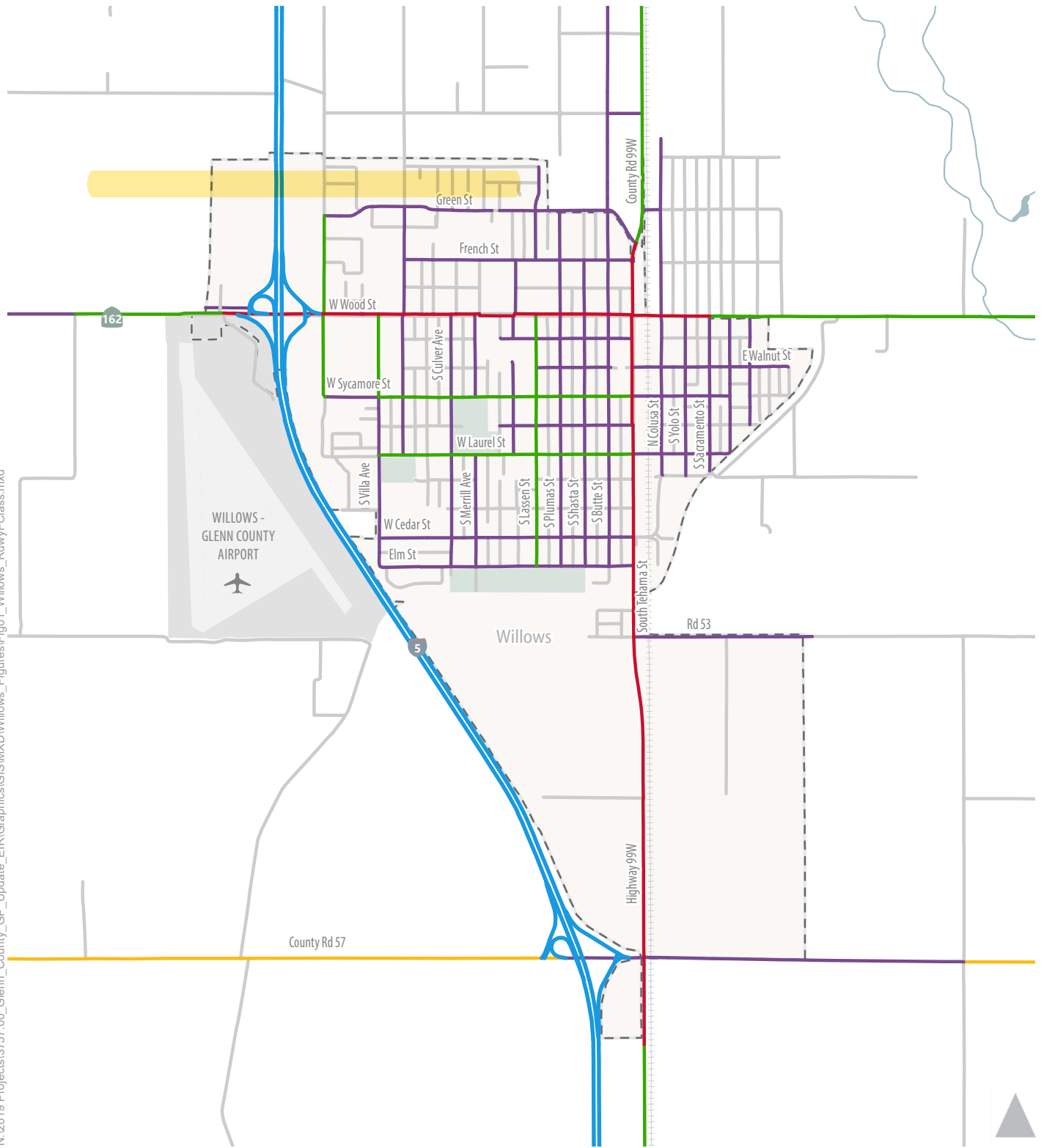


Figure CIRC-1  
Circulation Element Map

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# CONSERVATION AND OPEN SPACE ELEMENT

## INTRODUCTION

State law requires the General Plan to address conservation and open space issues. As required by State law, the Conservation and Open Space Element addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, and soils/hillsides.

The Conservation and Open Space Element also addresses the following topics:

- Open Space
- Parks and Recreation
- Trees and Vegetation
- Historic Resource
- Cultural Resources
- Ecosystem and Habitat Resources
- Energy Conservation
- Solid Waste Reductions
- Agricultural Resources
- Water Resources
- Mineral Resources

Background information regarding conservation, natural resources, and open space conditions is presented in Chapter 5 of the Willows General Plan Update Existing Conditions Report.

## OPEN SPACE

### Goal COS-1

Ensure the provision and preservation of open spaces throughout the Planning Area

#### Open Space

California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

#### Policies

- COS 1.1:** Preserve open space for conservation, agricultural, and recreation, uses.
- COS 1.2:** Recognize open space as essential to maintaining a high quality of life within the Willows Planning Area.
- COS 1.3:** Support regional and local natural resource preservation plans of public agencies that retain and protect open space within the Planning Area.
- COS 1.4:** Encourage public and private efforts to preserve open space.
- COS 1.5:** Support and encourage the preservation of agricultural lands throughout the Planning Area.
- COS 1.6:** Maintain permanent agricultural lands surrounding the Planning Area to serve as community separators and continue the agricultural heritage of Willows.

#### Actions in Support of Goal COS-1

- COS-1a** *Continue to work with regional agencies and Glenn County to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.*
- COS-1b** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of open space and agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.*

## PARKS AND RECREATION

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### Goal COS-2

Ensure the provision of a diverse and comprehensive system of high quality parks, trails, and recreation facilities, and recreational programs and services that meets the needs of all segments of the community.

### Policies

- COS 2.1:** Ensure the provision of sufficient land that is well distributed and interconnected throughout the community for parks, trails, and recreation facilities.
- COS 2.2:** Recognize that some of the recreational resources available to City residents may be owned and/or operated by other entities, including the County and neighboring conservation areas and habitat preserves, while still meeting the recreational needs of Willows residents.
- COS 2.3:** Strive to achieve and maintain an overall citywide ratio of 5 acres of park land for every 1,000 residents.
- COS 2.4:** Support recreational activities, events, organized sports leagues, and other programs that serve broad segments of the community.
- COS 2.5:** Promote the development of a diverse network of parks, trails, and recreation facilities that support traditional and non-traditional recreational uses, and passive recreational opportunities.
- COS 2.6:** Encourage the provision and dedication of parkland within future development projects in order to ensure that the City maintains an extensive network of neighborhood parks that serve all areas of the community.
- COS 2.7:** Encourage community and volunteer efforts to assist in the maintenance and beautification of parks, trails, and recreation facilities in Willows
- COS 2.8:** Develop new parks, trails, and recreation facilities through developer fees in areas which are accessible and convenient to the community, prioritizing areas that are lacking these facilities.

**COS 2.9:** Require new residential development to pay park impact fees to use for the acquisition and development of park land and recreational facilities, and update the fees periodically to ensure they reflect current costs of land acquisition.

**Actions in Support of Goal COS-2**

**COS-2a** *Periodically evaluate open space, park and recreation facility acquisition opportunities.*

**COS-2b** *Pursue all forms of possible funding, including Federal, State, County, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.*

**COS-2c** *Utilize park impact fees for the acquisition and development of parks and recreation facilities. Periodically review, and update as necessary, the City's Park and Recreational Facilities Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.*

## TREES AND VEGETATION

### Goal COS-3

Conserve, protect and enhance trees and native vegetation

#### Policies

- COS 3.1:** Preserve existing native trees and vegetation where possible and integrate regionally native trees and plant species into development and infrastructure projects where appropriate.
- COS 3.2:** As feasible utilize locally-sourced native and drought-tolerant plants and trees for landscaping on public projects consistent with the City’s “Master Street Tree List”, if feasible. Strongly encourage the use of native drought tolerant trees for landscaping on private projects.
- COS 3.3:** Avoid removal of large, mature trees that provide wildlife habitat, visual screening, or contribute to the visual quality of the environment through appropriate project design and building siting. If full avoidance is not possible, prioritize planting of replacement trees on-site over off-site locations. Replacement trees for high-quality mature trees should generally be of like kind, and provide for comparable habitat functionality, where appropriate site conditions exist.
- COS 3.4:** Facilitate the preservation of existing trees, the planting of additional street trees, and the replanting of trees lost through disease, new construction or by other means.
- COS 3.5:** Strongly discourage the removal of healthy trees on public and private property.

The “Master Street Tree List” includes trees designated and approved by the city council of the city of Willows, for planting in the streets of the city of Willows. The master street tree list shall be reviewed from time to time by the city council. This list shall be kept on file by the city of Willows for public information.

#### Actions in Support of Goal OSC-3

- COS-3a** *Update Tree Protection Regulations (Municipal Code Chapter 12.30) to:*
- *Provide more detailed tree replacement criteria to address the aesthetic loss, and habitat value of the tree being removed; and*
  - *Consider adding additional tree species to the master tree list (particularly native species).*

- COS-3b*      *Seek grant funding (“greening” grants) to help offset the cost of landscape improvements along special corridors and public rights-of-way.*
- COS-3c*      *Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Water Efficient Landscape Ordinance (WELo). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.*
- COS-3d*      *Allocate sufficient funds in the annual budget to maintain the City’s trees and to replace trees that are diseased or dying.*

## HISTORIC RESOURCES

### Goal COS-4

Protect and preserve historic resources—including places, buildings, or landmarks with historic, architectural, cultural, and/or aesthetic significance—In order to preserve and promote the City’s heritage for future generations

### Policies

- COS 4.1:** Recognize significant historic resources and use these resources to promote a sense of place and history in Willows. Continue to protect and enhance these areas through the implementation of Historic Downtown & Wood Street design guidelines, the Downtown Revitalization Plan, and project level site review.
- COS 4.2:** Evaluate the condition of historical buildings, the costs of rehabilitation, and the feasibility of preservation or conservation alternatives when considering the demolition of historic structures; as feasible, encourage the adaptive re-use of the historic structure.
- COS 4.3:** Use the preservation standards outlined in the City’s Design Guidelines for Historic Buildings and the current Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.
- COS 4.4:** Provide readily available public information on the Mills Act and encourage people to renovate historic homes in disrepair using property tax savings available through the Mills Act.

### The Mills Act

The Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Program is administered and implemented by local governments, and contracts are between the property owner and the local government granting tax abatement.

Each local government establishes their own

### Actions in Support of Goal COS-4

- COS-4a** *Developing a citywide Historic Resources Inventory with new sites or buildings that are of local, State or federal significance.*
- COS-4b** *Create incentives to promote historic preservation, maintenance and adaptive reuse by property owners, such as, expedited permits, lower permit fees, and Mills Act Contracts for tax benefits.*

*COS-4c*

*Continue to implement the City's Historic Downtown & Wood Street Design Guidelines and periodically review and modify them as necessary in order to ensure that it continues to meet the City's historic preservation goals.*

*COS-4d*

*Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:*

- *School age programs, and on-line exhibits; and*
- *Collaboration with community groups, and educational institutions to promote local awareness and appreciation of Willows' rich history.*



## CULTURAL RESOURCES

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### Goal COS-5

Preserve and protect historic, prehistoric, archaeological, and paleontological resources in Willows

#### Policies

- COS 5.1:** Review proposed developments and work in conjunction with the California Historical Resources Information System, Northwest Information Center to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- COS 5.2:** If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- COS 5.3:** Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.
- COS 5.4:** Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the City shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.

## Actions in Support of Goal COS-5

*COS-5a*      *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources, as determined by the California Historical Resources Information System, Northwest Information Center. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

*Adopt an ordinance codifying these requirements into the Willows Municipal Code.*

*COS-5b*      *Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

- If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Services Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Services Department.*
- If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Services Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.*

*Adopt an ordinance codifying these requirements into the Willows Municipal Code.*

## ECOSYSTEMS AND HABITAT RESOURCES

### Goal COS-6

Protect and maintain Ecosystems and Natural Habitats within Willows

#### Policies

- COS 6.1:** Preserve and enhance biological communities that contribute to the City’s and the region’s biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.
- COS 6.2:** Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.
- COS 6.3:** Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

#### Actions in Support of Goal COS-6

- COS-6a** *Update the municipal code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate “green” infrastructure, and encourage greater use of permeable paving surfaces.*
- COS-6b** *Require development projects which have the potential to result in impacts to biological resources to submit a biological resources evaluation which determines whether significant adverse impacts will occur. Evaluations shall be carried out consistent with applicable state and federal guidelines. Projects shall be designed to avoid or reduce impacts to the maximum extent feasible.*

### Special-Status Species

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

### Sensitive Habitat

Habitat is considered sensitive if it provides habitat for plant or animal species or communities that are locally unique, or are recognized by the State or Federal Resource Agencies as being rare, threatened endangered, or a species of special concern.

*Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:*

- *Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;*
- *Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and*
- *Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat*

## ENERGY CONSERVATION

### Goal COS-7

Conserve energy through consumption reduction programs and the use of renewable resources

#### Policies

- COS 7.1:** Require all development projects to comply with the mandatory energy efficiency requirements of the California Green Building Standards Code (CALGreen) and Building and Energy Efficiency Standards.
- COS 7.2:** Support and encourage the implementation of innovative and green building best management practices including, but not limited to, sustainable site planning, solar opportunities, LEED certification, and exceeding the most current “green” development standards in the California Code of Regulations (CCR), Title 24, as feasible.
- COS 7.3:** As feasible, promote energy efficiency throughout City operations and install, as feasible, energy-efficient lighting, appliances, and alternative-energy infrastructure in City facilities during routine maintenance and as upgrades are needed.
- COS 7.4:** As City fleet vehicles are replaced, procure alternative energy and fuel-efficient City vehicles and equipment that meet or surpass state emissions requirements, to the extent feasible.
- COS 7.5:** Promote incentives from local, state, and federal agencies for improving energy efficiency and expanding renewable energy installations.

#### CALGreen

CALGreen (California Green Building Standards Code), is a mandatory statewide code for all new residential and non-residential construction projects. CALGreen consists of five categories, Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality.

#### LEED

LEED (Leadership in Energy and Environmental Design) is an ecology-oriented building certification program under the U.S. Green Building Council (USGBC). LEED concentrates its efforts on improving performance across five key areas of environmental and human health: energy efficiency, indoor environmental quality, materials selection, sustainable site development and water savings.

**Actions in Support of Goal COS-7**

- COS-7a* Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CalGreen standards as well as the energy efficiency standards established by the General Plan and the Willows Municipal Code.
- COS-7b* Consider offering reduced permit fees and or expedited permit applications on solar installation projects and promote State, federal, and private rebate programs.
- COS-7c* Consider use of alternative fuel vehicles or electric vehicles for City use. If deemed appropriate, identify vehicle purchase needs in the City's Fleet Replacement Plan.
- COS-7d* Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.

## SOLID WASTE REDUCTIONS

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### Goal COS-8

Reduce the generation of solid waste and promote environmentally responsible solid waste disposal throughout the City using innovative waste diversion programs and strategies

### Policies

- COS 8.1:** Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.
- COS 8.2:** Participate in source reduction and recycling efforts to reduce the amount of solid waste sent to the landfill and extend the life of the landfill.
- COS 8.3:** Comply with Assembly Bill 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills. Continue to strengthen local recycling efforts in order to assist the State in meeting the Statewide source reduction, recycling, and composting requirements established by Assembly Bill 341.
- COS 8.4:** Increase the City's role in the source reduction and recycling components of waste management through recycling programs at City facilities to reduce the quantity of City-generated waste.
- COS 8.5:** Ensure that special waste—including hazardous materials, tires, medications, infectious waste, asbestos waste, construction waste, and electronic waste—are recycled and disposed of in a manner that is safe for the environment, residents, and employees.
- COS 8.6:** Educate the public on ways to divert household waste from the landfill, including education programs on reducing, reusing, and recycling material.
- COS 8.7:** Consistent with SB 1383 conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.

### **Actions in Support of Goal COS-8**

- COS-8a*      *Continue existing, and develop new, diversion strategies (including source reduction, recycling, composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*
  
- COS-8b*      *Pursue public funding sources, such as grants, to reduce fiscal impacts of continued implementation of recycling programs.*
  
- COS-8c*      *Continue to implement, and update as necessary, the City's Municipal Code to regulate issues related to solid waste, including but not limited to Chapter 8.05 (Garbage, Rubbish and Weeds).*
  
- COS-8d*      *Develop and promote citywide reuse events such as a Community Garage Sale, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill.*
  
- COS-8e*      *Provide a conservation page (or similar page) on the City's website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*



## AGRICULTURAL RESOURCES

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### Goal COS-9

Preserve and protect agricultural lands in the Willow's Planning Area

#### Policies

- COS 9.1:** Support and encourage the preservation of agricultural lands throughout Planning Area, consistent with the adopted Land Use Map.
- COS 9.2:** Support the continuation of agricultural uses on lands designated for urban use, until urban development transitions are approved.
- COS 9.3:** Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries and or in areas adjacent to existing development prior to conversion of unconnected agricultural lands, so that farmland is not subjected to premature development pressure or leapfrog developments.
- COS 9.4:** Promote agricultural lands surrounding the City's Planning Area that serve as buffers and continue the agricultural heritage of Willows.
- COS 9.5:** Minimize conflicts between agricultural and urban land uses.
- COS 9.6:** Limit incompatible uses (i.e., schools, hospitals, and high density residential) near agricultural operations.
- COS 9.7:** As feasible, utilize buffers such as greenbelts, drainage features, parks, or other improved and maintained features in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations.
- COS 9.8:** Require new development to have structural setbacks that respect agricultural operations.
- COS 9.9:** Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.

- COS 9.10:** Promote best management practices in agricultural operations to reduce emissions, conserve energy and water, and utilize alternative energy sources.
- COS 9.11:** Encourage small-scale food production, such as community gardens and cooperative neighborhood growing efforts, on parcels within the City Limits, provided that the operations do not conflict with existing adjacent urban uses. Support farmers markets and other local resources that support local agriculture and provide fresh local foods.
- COS 9.12:** Encourage and support the development of new agricultural related industries featuring alternative energy, utilization of agricultural waste, biofuels, and solar or wind farms.

#### **Actions in Support of Goal COS-9**

- COS-9a** *Explore opportunities to update the Willows Municipal Code to adopt a Right to Farm ordinance in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.*
- COS-9b** *Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*
- COS-9c** *Amend Title 18 (Zoning) of the Willows Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses.*
- COS-9d** *Work with Glenn County to implement consistent policies for agricultural lands in Willows Planning Area.*
- COS-9e** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.*

## WATER RESOURCES

### Goal COS-10

Preserve and protect water quality in the Willow's Planning Area

#### Policies

- COS 10.1:** Protect floodways and other areas with high groundwater water recharge capability.
- COS 10.2:** Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare.
- COS 10.3:** Protect surface water quality and prioritize the use of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.
- COS 10.4:** Promote water conservation among water users.
- COS 10.5:** Support and promote the use of drought-tolerant and regionally native plants in landscaping.
- COS 10.6:** Where feasible, encourage and support multipurpose detention basins that provide water quality protection, storm water detention, open space amenities, and recreational amenities.
- COS 10.7:** Monitor groundwater extraction activities and ensure the health of the groundwater basin.

**Actions in Support of Goal COS-10**

- COS-10a* Continue to identify stormwater and drainage facilities in need of repair and address these needs through the CIP process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.
- COS-10b* Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.
- COS-10c* Participate in and collaborate with Glenn County, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.

## MINERAL AND EXTRACTIVE RESOURCES

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### Goal COS-11

Manage mineral and other extractive resources while preserving development and conservation options for the future

### Policies

- COS 11.1:** Support new or expanded mineral resource extraction operations only if they are compatible with surrounding land uses. Manage resources to ensure that extraction results in the fewest environmental impacts.
- COS 11.2:** Ensure that mineral extraction activities within the Planning Area conform to the State Mining and Reclamation Act (SMARA) requirements, including financial assurances and reclamation plans.

### Actions that Support Goal COS-11

- COS 11a** *Consider updates to the Municipal Code to address production of mineral resources, including oil and gas wells.*
- COS 11b** *Identify and evaluate areas within the Planning Area with potential resource value, including oil, gas, sand, and gravel.*
- COS 11c** *Work with surrounding jurisdictions to ensure establishment of implementation measures for mineral resource and extractive activities management consistent with local and state laws and regulations.*

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# SAFETY ELEMENT

## INTRODUCTION

The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Willows. Inclusion of the Safety Element in the General Plan is required by State law.

The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Geologic and Seismic Hazards
- Flooding and Flood Protection
- Emergency Preparedness
- Emergency Services
- Fire Hazards
- Hazardous Materials
- Climate Resiliency and Adaptation
- Airport Operations

Background information regarding safety and hazards is provided in Chapter 4 of the Willows General Plan Existing Conditions Report.

## GEOLOGIC AND SEISMIC HAZARDS

### Goal SA-1

Minimize community exposure to geologic and seismic hazards

#### Policies

- SA 1.1:** Require development to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and unstable soil conditions.
- SA 1.2:** Ensure that all new development and construction is in conformance with applicable building standards related to geologic and seismic safety.
- SA 1.3:** Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.
- SA 1.4:** Development in areas subject to unstable soil and/or geologic conditions shall be reviewed by qualified engineers and or geologists prior to development in order to ensure the safety and stability of all new construction.
- SA 1.5:** Require an erosion and sediment control plan prepared by a civil engineer, or other professional who is qualified to prepare such a plan, as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation.
- SA 1.6:** Prevent land subsidence and maintain adequate groundwater supplies.
- SA 1.7:** Control erosion and prevent sedimentation or damage to off-site properties.



## Actions in Support of Goal SA-1

- SA-1a** *Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.*
- SA-1b** *Periodically review the structural integrity of all existing City-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.*
- SA-1c** *Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.*
- SA-1d** *Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.*
- SA-1e** *Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.*
- SA-1f** *As part of any tentative map, review preliminary grading plans, and ensure they are designed to control erosion and prevent sedimentation or damage to off-site property erosion.*

## FLOODING

### Goal SA-2

Reduce risks to human life, property, and public services associated with flooding

#### Policies

- SA 2.1:** Support and participate in planning efforts undertaken at the local, regional, State, and Federal levels to improve flood management facilities and dam safety.
- SA 2.2:** Require all new development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.
- SA 2.3:** Ensure that construction activities and new development projects will not result in adverse impacts to existing properties and flood control and drainage structures.
- SA 2.4:** Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain. All new development within an identified Flood Hazard Area shall be built according to Federal Emergency Management Agency standards.
- SA 2.5:** Require evaluation of potential flood hazards prior to approval of development projects to determine whether the proposed development is reasonably safe from flooding and consistent with California Department of Water Resources Urban Level of Flood Protection Criteria (ULOP). The City shall not approve the execution of a development agreement, a tentative map, or a parcel map for which a tentative map is not required, or a discretionary permit or other discretionary entitlement that would result in the construction of a new building, or construction that would result in an increase in allowed occupancy for an existing building, or issuance of a ministerial permit that would result in the construction of a new residence for property that is located within a 200-year flood hazard zone, unless the adequacy of flood protection as described in Government Code §65865.5(a), 65962(a), or 66474.5(a), has been demonstrated.

- SA 2.6:** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of drainages, creeks, and detention ponds. Where appropriate and feasible, encourage the use of water detention facilities for use as groundwater recharge facilities.
- SA 2.7:** Encourage flood control measures that respect natural drainage features, vegetation, and natural waterways, while still providing for adequate flood control and protection.
- SA 2.8:** Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues and erosion.
- SA 2.9:** Ensure that new development or and infrastructure improvements does not compound the potential for flooding.
- SA 2.10:** Maintain and periodically update, City flood safety plans, floodplain management ordinances, zoning ordinance, building codes and other related sections of the Municipal Code to reflect Safety Element goals, policies and standards, applicable Federal and State law, and National Flood Insurance Program requirements.
- SA 2.11:** Ensure that the impacts of potential flooding are adequately analyzed when considering areas for future urban expansion.
- SA 2.12:** Update flood hazard maps as necessary to reflect impacts from climate change in terms of long-term flood safety and long-term flood event probabilities.

## Actions in Support of Goal SA-2

- SA-2a** *As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify BMP protections and include standards established and recommended by the City that shall be incorporated into development.*
- SA-2b** *Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).*
- SA-2c** *Continue to review projects in flood hazard areas to ensure compliance with Municipal Code Chapter 15.65 (Floodplain Management).*
- SA-2d** *Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater.*
- SA-2e** *Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.*
- SA-2f** *Periodically Review Municipal Code Chapter 15.65- (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.*
- SA-2g** *Coordinate with the Glenn County, and the local reclamation districts to improve levee systems.*

## EMERGENCY PREPAREDNESS

### Goal SA-3

Protect life, safety and property throughout the community by ensuring emergency preparedness

#### Policies

- SA 3.1:** Ensure that new critical facilities are located in areas that minimize exposure to potential natural hazards.
- SA 3.2:** Promote ongoing training of City staff on their functions and responsibilities in disaster preparedness.
- SA 3.3:** Ensure that critical facilities are properly supplied and equipped to provide emergency services.
- SA 3.4:** Support local and regional disaster planning and emergency response planning efforts, and look for opportunities to collaborate and share resources with other municipalities in the region.
- SA 3.5:** Continue to promote public safety through public education programs.
- SA 3.6:** Maintain effective mutual aid agreements for police, fire, medical response, and other functions as appropriate.

Critical Facilities refers to essential public facilities, such as emergency communications facilities, and emergency shelters identified for disasters relief and response.

#### Actions in Support of Goal SA-3

- SA-3a** *Coordinate with the Glenn County Office of Emergency Services (OES) and other local agencies, as necessary, to participate in and implement the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for Glenn County.*
- SA-3b** *Conduct periodic emergency response training exercises and or participate in regional exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within Willows should also be annually assessed to ensure they are properly supplied.*
- SA-3c** *Encourage residents and community leaders to participate in disaster training programs.*
- SA-3d** *Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).*

**SA-3e**

*Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.*

**SA-3f**

*As part of the development review process, consult with the fire department in order to ensure that the project provides adequate emergency access.*

## EMERGENCY SERVICES AND FIRE PROTECTION

### Goal SA-4

Maintain a safe community through adequate levels of efficient and high quality police, fire, and emergency services.

#### Policies

- SA 4.1:** Provide adequate funding for fire and law enforcement services, facilities and personnel to accommodate existing and future citizens' needs to ensure a safe and secure environment for people and property.
- SA 4.2:** Emphasize the use of physical site planning as an effective means of enhancing safety and preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces should be designed with maximum feasible visual exposure to community residents.
- SA 4.3:** Ensure that fire and emergency medical services meet existing and future demand.
- SA 4.4:** Ensure that adequate water supplies are available for fire-suppression throughout the City.
- SA 4.5:** Support efforts to remedy any deficiencies in the water delivery system to ensure adequate fire-suppression flows.
- SA 4.6:** Require development to construct and fund all fire suppression infrastructure and equipment needed to provide adequate fire protection services.
- SA 4.7:** Promote fire safety through education and building design.
- SA 4.8:** Promote public outreach to increase community safety. Public outreach should include information related to defensible space and evacuation routes.
- SA 4.9:** Ensure development projects are reviewed for consistency with consistent with the Glenn County Multi-Jurisdiction Hazard Mitigation Plan.

## Actions in Support of Goal SA-4

- SA-4a** *As part of the development review process, consult with the Sheriff's Department in order to ensure that the project does not impair the provision of law enforcement services through inappropriate site design. The use of physical site planning as an effective means of preventing crime, including lighting, visibility, and video surveillance requirements shall be determined by the Department, where applicable.*
- SA-4b** *As part of the development review process, consult with the Fire Department in order to ensure that development projects facilitate adequate fire services and fire prevention measures.*
- SA-4c** *Continue to require all new development to be reviewed for consistency with the relevant State and local Fire Safe Regulations, and the most recently adopted fire code standards.*
- SA-4d** *Work with Glenn County and other partner agencies to review and update local hazard plans including emergency operation plans, and the Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan to include an analysis of evacuation routes, fire breaks and other community needs.*
- SA-4e** *Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster*
- SA-4f** *Promote cooperation between the Willows Fire Department, Willows Rural Fire Protection District, and other countywide fire districts for training and mutual aid.*
- SA-4g** *Review and require all projects to adhere to Municipal Code requirements to ensure adequate safety services. These include but are not limited to Chapter 19.05 (Impact Fee Ordinance), which requires development impact fees to be charged to fund improvements to the City's infrastructure. Chapter 2.25 (Fire Department) describes the duties of the municipal fire department and the responsibilities of the fire chief in determining imminent health and safety hazards, and the powers associated with such a determination. Chapter 17.25 (Improvements) describes the requirements of a subdivider to provide and connect water mains and fire hydrants to Cal Water's water system.*



**SA-4h**

*Review procedures for local implementation of the County Emergency Operations Plan (EOP) and help to educate the community on the need for emergency preparedness.*

## HAZARDOUS MATERIALS

### Goal SA-5

Protect residents and the environment from hazardous materials

#### Policies

- SA 5.1:** Encourage residents and businesses to minimize the use of toxic materials and products including the application of pesticides.
- SA 5.2:** Encourage local producers and users of hazardous materials to reduce the amounts of hazardous materials generated.
- SA 5.3** Require hazardous waste generated within the City to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.
- SA 5.4:** Require hazardous materials to be stored in a safe manner, consistent with all applicable local, State, and Federal laws.
- SA 5.5:** Require compliance with the Glenn County Air Pollution Control District Hazardous Waste Generator Program.

#### Actions in Support of Goal SA-5

- SA-5a** *Work with existing business to require acceptance of oils, paints and other recyclable hazardous materials.*
- SA-5b** *Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials prepare and file a Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS). The HMMP and HMIS shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.*
- SA-5c** *Provide educational opportunities for generators of small quantity, household, and urban agriculture waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.*
- SA-5d** *Provide information about drop-off programs for the local disposal of household hazardous waste offered in Glenn County. The availability of the programs should be widely publicized throughout the community.*

**SA-5e**

*Refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require mitigation measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*

## CLIMATE RESILIENCY AND ADAPTATION

### Goal SA-6

Minimize risks to life, property, and the environment through climate adaptation strategies that enhance and promote community resiliency.

#### Policies

- SA 6.1:** Consider climate change impacts and adaptive responses in long-term planning and current development decisions.
- SA 6.2:** Consider the needs of vulnerable populations and individuals with limited mobility when planning for access to safe and comfortable shelter during extreme heat events or other severe weather events.

#### Actions in Support of Goal SA-6

- SA-6a** *Identify and designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters. Extend the hours that air-conditioned sites are open to the community during periods of extreme heat or power outage, and ensure that the emergency sites are also supported by backup battery storage or generators.*
- SA-6b** *Periodically assess and monitor the effects of climate change and the associated levels of risk to the Willows community in order to adapt to changing climate conditions.*

#### Climate Resiliency

The ability of human and ecological systems to adapt to climate-related stresses while retaining the same basic structure and way of functioning, including the capacity of those systems to cope with, adapt to and recover fully or partially from climate-related stress and change.

#### Climate Adaptation

The process of adjustment to actual or expected climate change and its effects. At the local level this means actions that the city can take to reduce the impacts to its population and infrastructure resulting from climate change impacts.

## AIRPORT OPERATIONS

### Goal SA-7

Minimize risks to the community from hazards associated with airport operations.

#### Policies

- SA 7.1:** Ensure that land uses within the vicinity of the Willows Airport are compatible with airport operations.
- SA 7.2:** Ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse impacts to airport operations.
- SA 7.3:** Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public's needs and applicable regulations from the Caltrans Division of Aeronautics and the Federal Aviation Authority (FAA).

#### Actions in Support of Goal SA-7

- SA-7a** *As part of the development review process, new development and expansion proposals near the Willows Airport shall be:*
- *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;*
  - *Provided to the Airport Land Use Commission for review.*

#### Airport Land Use Plan (ALUP)

Land uses surrounding airports and airstrips can result in hazards to aircraft as well as hazards to persons on the ground associated with aircraft accidents and community exposure to noise.

An ALUP is a guidance document used by local agencies and property owners to promote land uses in the vicinity of airports that are compatible with airport operations.

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# NOISE ELEMENT

## INTRODUCTION

The Noise Element is a State mandated component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Willows. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Background information regarding noise sources and noise conditions is provided in Chapter 4 of the Willows General Plan Existing Conditions Report.

### *ACOUSTIC TERMINOLOGY*

**Stationary Noise** means a source of sound or combination of sources of sound that are included and normally operated within the property lines of a facility. Common examples include: commercial facilities, industrial facilities, repair or storage garages, and truck terminals.

**A-weighted decibels**, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

**Average noise exposure** over a 24-hour period is presented as a day-night average sound level, or Ldn.

The **L<sub>MAX</sub>**, or **maximum sound level**, descriptor is the highest sound level measured during a single noise event (such as a vehicle pass by), in which the sound level changes value as time goes on. The maximum sound level is important in judging the interference caused by a noise event with common activities

**Outdoor Activity Areas** include back yard spaces, first floor rear patio/deck areas, rear or internal courtyard seating and play areas, and rooftop decks. Front yard spaces, elevated balconies, side yards, etc., are not considered to be outdoor activity areas.

## EXCESSIVE NOISE

### Goal N-1

Preserve and enhance the existing and future noise environment by minimizing exposure to harmful and excessive noise throughout the community

#### Sensitive Receptors

are noise sensitive locations and uses where human activity may be adversely affected by nuisance noise from nearby stationary, non-transportation, and transportation noise sources. Examples include residential areas, schools, hospitals, personal care, public assembly uses etc.

### Policies

- N 1.1:** Consider the noise compatibility of existing and future development when making land use planning decisions.
- N 1.2:** Require development projects and changes to existing uses to be consistent with the standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.
- N 1.3:** Require new development to reduce excessive noise to the standards indicated in Tables N-1 and N-2 through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials.
- N 1.4:** Ensure that new development does not result in indoor noise levels exceeding 45 dBA  $L_{dn}$  for residential uses by requiring the implementation of construction techniques and noise reduction measures for all new residential development.
- N 1.5:** Require acoustical studies for new noise-generating and noise-sensitive developments, and transportation improvements that would increase roadway capacity, move traffic closer to sensitive receptors.
- N 1.6:** For projects that are required to prepare an acoustical study, the following stationary and transportation noise source criteria shall be used to determine the significance of those impacts.



### Stationary and Non-Transportation Noise Sources

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or for instances where the ambient noise level is already above the standards contained in this element, the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater.
- This does not apply to construction activities which are conducted according to the best practices outlined in Action N-1b. Compliance with these requirements shall be sufficient to reduce temporary construction-related noise impacts to a less than significant level.

### Transportation Noise Sources

- Where existing traffic noise levels are 60 dB  $L_{dn}$  or less at the outdoor activity areas of noise-sensitive uses, a +5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant;
- Where existing traffic noise levels are greater than 60 dB  $L_{dn}$  and up to 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a +3 dB  $L_{dn}$  increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB  $L_{dn}$  at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB  $L_{dn}$  increase in roadway noise levels will be considered significant.

**N 1.7:** Work with Caltrans to ensure that adequate noise studies are prepared and alternative noise mitigation measures are considered in State transportation projects.

**N 1.8:** Support noise-compatible land uses along Highway 99 / S Tehama St, and Interstate 5.

**N 1.9:** Regional and pass-thru truck traffic shall comply with Chapter 10.40 of the Willows Municipal Code (Truck Routes).

- N 1.10:** Work cooperatively with the Glenn County Airport Land Use Commission to minimize noise impacts from airspace activities in Willows, such as airplane and helicopter flights.
- N 1.11:** Temporary special events including, but not limited to, festivals, concerts, parades, and other similar activities may be allowed to exceed the noise standards established in this General Plan through approval and issuance of a special event permit.
- N 1.12:** Temporary emergency operations or emergency equipment usage may be exempt from noise standard criteria set by this element.
- N 1.13:** Require proposed developments in close proximity to rail lines (within 100 feet or less of the rail line measured from the property line of proposed development) to demonstrate that groundborne vibration and noise nuisance associated with rail operations have been adequately addressed and would not exceed the Federal Transit Administration guidelines prior to approving the development of sensitive uses.

### **Actions in Support of Goal N-1**

**N-1a** *Require that new discretionary development projects to be reviewed for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2, and where necessary, require mitigation measures to achieve the noise standards. As applicable the City should:*

- *Require acoustical studies for new discretionary development projects which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with the noise standards included in this element.*
- *Require developers to prepare a construction management/noise mitigation plan that defines best management practices to reduce construction noise, and includes proposed truck routes as part of the entitlement process.*
- *Provide for additional scrutiny of potential noise impacts when considering approval of new "late-night activities" (land use activities operating from 11:00 p.m. to 6:00 a.m., not including the lawful, reasonable and customary use of residential uses or professional offices that does not interfere with the reasonable use and enjoyment of other properties).*

**N-7b**

*Update the Municipal Code to include the following construction noise best practices and requirements:*

- *Establish standards for when a construction staging and phasing plan shall be required for new development projects and significant remodels.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited.*
- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

**Table N-1: Land Use Compatibility for Community Noise Environment**

Land Use Category	Exterior Noise Exposure (Ldn)					
	55	60	65	70	75	80
Single-Family Residential						
Multi-Family Residential, Hotels, and Motels						
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds						
Schools, Libraries, Museums, Hospitals, Personal Care, Public Assembly						
Office Buildings, Business, Commercial, and Professional						
Industrial						

Note: It is expected that some periodic peak noises from various agricultural operations which are common and established operations within the area may exceed the above desired ambient levels.

	<p><b>NORMALLY ACCEPTABLE</b></p> <p>Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements</p>
	<p><b>CONDITIONALLY ACCEPTABLE</b></p> <p>Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design</p>
	<p><b>UNACCEPTABLE</b></p> <p>New construction or development should generally not be undertaken because mitigation was found to be infeasible to comply with noise element policies</p>

**Table N-2: Stationary (Non-Transportation) Noise Source Standards**

Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	L <sub>eq</sub>	55	45
	L <sub>max</sub>	70	65

**Notes:**

- a) The residential standards apply to all properties that are zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area. For multi-family and mixed-use projects, the exterior noise level standard may be waived (at the discretion of the decision-making body) if the residential portion of the project does not include a designated activity area and mitigation of property line noise is not practical.
- b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.
- c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

**Tonal Noises** are characterized by a whine, screech, beep, or hum, consisting primarily of speech or music, or recurring impulsive noises. Tonal noises can cause unpleasant experiences in spaces adjacent to areas that produce tonal noise, which annoys occupants and, in turn, lead to increased complaints from nearby sensitive receptors.

**Table N-3: Typical Noise Levels**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Car Horn at 1 m (3 ft)	--110--	Rock Concert
Jet Fly-over at 300 m (1,000 ft)	--100--	Factory Machinery
Gas Lawn Mower at 1 m (3 ft)	--90--	
Diesel Truck at 15 m (50 ft), at 80 km/hr (50 mph)	--80--	Food Blender at 1 m (3 ft) Garbage Disposal at 1 m (3 ft)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft)	--70--	Vacuum Cleaner at 3 m (10 ft)
Commercial Area Heavy Traffic at 90 m (300 ft)	--60--	Normal Speech at 1 m (3 ft)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio

## Introduction

This Implementation Plan guides elected City officials, Planning Commission, City staff, and the public in developing programs and actions that will implement adopted General Plan goals and policies.

Each implementation measure is a procedure, program, or technique that requires City action, either alone or in collaboration with non-City organizations or county, state, and federal agencies. Some of the implementation measures are processes or procedures that the City currently administers on an ongoing or annual basis. Completion of the identified measures will be subject to funding availability. The programs should be updated concurrent with the annual budget process and whenever the City's General Plan is amended or updated to provide continued consistency and usefulness.

For the General Plan to serve as an effective guide to achieving the City's vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the City will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies.

Government Code Section 65400(a)(1) requires the City's planning agency (Planning Department) to make recommendations to the City Council that identify reasonable and practical means for implementation of the General Plan. The Planning Department is also required to provide an annual report to the City Council, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the City's progress in the implementation of the General Plan, and the City's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table IM-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.

## ADMINISTRATION

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### Goal IM-1

To provide for the ongoing administration and implementation of the General Plan.

### Policies

**IM 1-1** Regularly review the General Plan and revise it as necessary to comply with State law and reflect emerging trends and conditions.

**IM 1-2** Require the City's Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

### Actions in Support of Goal IM-1

**Action IM-1a** *On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*

**Action IM-1b** *Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.*



# IMPLEMENTATION PLAN

Table IM-1 identifies the general timing for the implementation of each action, the Department responsible for the action’s implementation, and the status of the action. The Planning Department is responsible for coordinating with other departments regarding implementation of the individual measures.

For each of the actions listed below, the numbers “1”, “2”, “3”, “4” and the terms “Ongoing” and “Annual” refer to a relative priority for implementation, as described more specifically below.

Relative Priority	General Timeframe
1	Implemented in the relatively short-term ( <b>most likely, 1 to 2 years</b> ).
2	Implemented in the mid-term ( <b>most likely, 1 to 5 years</b> ).
3	Implemented in the mid- to long-term ( <b>most likely, 6 to 10 years</b> ).
4	Considered and implemented <b>as funding permits</b> .
Ongoing	Ongoing means that the measure is <b>ongoing</b> and should be implemented for every applicable action as the opportunity presents itself.
Annual	Annual means that the measure is an annual measure and should be addressed <b>every year</b> .

The party or parties that are primarily responsible for implementing each action, whether a specific City department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (1,2,3, or 4) reflects the level of complexity and the level of effort required to implement a measure rather than the importance of the measure itself.

Measure		Responsible Department	Priority/Timing	Status
<b>Land Use</b>				
LU-1a	Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.	Planning	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
LU-1b	Review the standards and zoning districts provided in the Zoning Code (Title 18 of the Willows Municipal Code) and amend as necessary for consistency with General Plan policies and allowed uses, as established within this element.	Planning	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
LU-1c	Through the development review and permit process, ensure that residential developments fall within the minimum and maximum density requirements stipulated on the Land Use Map in order to ensure that housing units meet housing needs.	Planning	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
LU-1d	Coordinate with LAFCO to initiate an amendment to the Willows Sphere of Influence (SOI) to add the two areas north of Road 53, shown on Figure LU-2, to the Willows SOI.	Planning	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
LU-2a	Through the development review and permit process, screen development proposals for land use compatibility, including conformance with existing and planned development.	Planning	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
LU-2b	Update the Willows Municipal Code to include development standards for setback and buffer requirements for new residential development adjacent to industrial and agricultural land uses.	Planning	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

LU-2c	<i>Implement the policies and actions included in the Safety Element to protect life and property from impacts associated with flooding.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-2d	<i>When updated flood plain maps are prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources (DWR), review the Land Use Map to identify any potential safety impacts associated with residential land uses located within flood zones.</i>	<u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-2e	<i>Refer all applications for development within the Willows Airport Area of Influence to the Airport Land Use Commission (ALUC) for comment.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-2f	<i>Review development projects, consistent with the requirements of the California Environmental Quality Act and other applicable laws, to identify potential impacts associated with aesthetics, agriculture, air quality, circulation, community character, natural and cultural resources, greenhouse gases, public health and safety, water quality and supply, public services and facilities, and utilities and to mitigate of adverse impacts to the maximum extent that is feasible and practical.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-2g	<i>As part of project review, ensure that structures are reviewed for potential flood impacts. In areas that are subject to 100-year flood events, provide adequate protection in accordance with FEMA flood plain development standards.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-3a	<i>Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-3b	<i>Seek funding for neighborhood improvement programs designed to stabilize and enhance the quality of existing neighborhoods. Such improvements may include, but are not limited to sidewalk upgrade and repair, street tree programs, street</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

	<i>lighting, signage, trash collectors, bus stop shelters and benches and similar improvements to the public areas.</i>	<u>Public Works</u>		<i>Comments:</i>
<i>LU-3c</i>	<i>Continue to upgrade and provide infrastructure improvements that supports residential neighborhoods and development opportunities as funding is available.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>LU-4a</i>	<i>Continue to maintain and utilize the Willows Architectural Board of Review for review of commercial and other structures, parkways, parking lots, parks, aboveground utilities and/or any installation that would affect the aesthetic appeal of the City of Willows consistent with Municipal Code.</i>	<u>City Council</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>LU-4b</i>	<i>Develop streetscape design and improvement plans for the Wood Street and Tehama Street corridors. These plans should include standards and criteria for branding, monument signage, lighting, landscaping, etc. Recognizing that Wood Street is owned and maintained by Caltrans, the City shall coordinate with Caltrans to craft and implement design improvements along Wood Street.</i>	<u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>LU-4c</i>	<i>Update the City's Design Guidelines applicable to the General Commercial land use designation. The updated guidelines should be streamlined, modernized, and provide concise and clear guidance to property owners. The guidelines should include specific standards for the Wood Street and Tehama Street corridors in order to promote these key corridors as gateway entries into the City.</i>	<u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>LU-5a</i>	<i>Review public and private development proposals and land use changes within the City's Sphere of Influence (SOI) and Planning Area for consistency within the General Plan.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>LU-5b</i>	<i>Pursue a cooperative collaborative relationship with local and regional agencies, including Glenn County, the City of Orland, and LAFCO during development of long range plans and review of development proposals that may impact the City. Coordinate with these agencies in order to ensure that local and regional</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

	<i>planning and development decisions do not result in adverse impacts to Willows.</i>			
LU-5c	<i>Coordinate with LAFCO and Glenn County when pursuing annexations of lands or providing additional services infrastructure and public safety needs within the Willows SOI or ULL.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU 6a:	<i>As part of the development review process, determine the potential impacts of development and infrastructure projects on public infrastructure, and ensure that new development contributes its fair share toward necessary on and off-site infrastructure.</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU 6b:	<i>Ensure that infrastructure is adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-7a	<i>Review all development proposals, planning projects, and infrastructure projects to ensure that potential adverse environmental impacts to disadvantaged communities, such as exposure to pollutants, including toxic air contaminants, flood risk, and unacceptable levels of noise and vibration are reduced impacts to the greatest extent feasible.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-7b	<i>Review the City’s community outreach programs and public notice requirements to encourage broad-based and meaningful community participation in decisions. The review should address providing measures to encourage participation from populations that may have language, health, or other barriers that may reduce their involvement in the decision-making process, and maximize use of technology to broaden opportunities for participation.</i>	<u>Planning</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
LU-7c	<i>Collaborate with Glenn County Health Services, experts, and non-profits to develop training programs for elected officials, commissions and City staff to build capacity for implementing Health and Environmental Justice goals.</i>	<u>Planning</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

Circulation				
<i>CIRC-1a</i>	<i>Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-1b</i>	<i>Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-1c</i>	<i>Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-1d</i>	<i>Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.</i>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-1e</i>	<i>Design roadway infrastructure that protects human life when collisions happen on City roads.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-1f</i>	<i>Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.</i>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

<p><i>CIRC-1g</i></p>	<p><i>Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit by the Parks and Public Works Division of a wide range of grant sources administered by Caltrans and other agencies.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>CIRC-2a</i></p>	<p><i>Implement and build on recommendations for pedestrian and bicycle improvements included in the Glenn County Active Transportation Plan (2019).</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>CIRC-2b</i></p>	<p><i>Work with appropriate agencies to implement a regional bikeway system that connects the City to other communities, recreation destinations, and scenic areas in Glenn County.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>CIRC-2c</i></p>	<p><i>Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>CIRC-2d</i></p>	<p><i>Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>CIRC-2e</i></p>	<p><i>Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County and City service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>CIRC-2f</i></p>	<p><i>Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

<i>CIRC-2g</i>	<i>Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-3a</i>	<i>Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.</i>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-3b</i>	<i>Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (MUTCD).</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-3c</i>	<i>Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-3d</i>	<i>Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-3e</i>	<i>Pursue funding for improved gates at current at-grade rail crossings.</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>CIRC-3f</i>	<i>Maintain a working relationship between the City and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



CIRC-3g	<i>Encourage Glenn County to pursue State and Federal aeronautics funds to support improvements to airport facilities and service.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
CIRC-4a	<i>Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.</i>	<u>Public Works</u> <u>Planning</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
CIRC-4b	<i>Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.</i>	<u>Public Works</u> <u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
CIRC-4c	<i>Require proposed development projects that could have a potentially significant VMT impact to consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner consistent with state guidance on VMT reduction.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
CIRC-4d	<i>Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.</i>	<u>Public Works</u> <u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

### Conservation and Open Space

COS-1a	<i>Continue to work with regional agencies and Glenn County to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
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COS-1b	Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of open space and agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-2a	Periodically evaluate open space, park and recreation facility acquisition opportunities.	<u>Planning</u>  <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-2b	Pursue all forms of possible funding, including Federal, State, County, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.	<u>Planning</u>  <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-2c	Utilize park impact fees for the acquisition and development of parks and recreation facilities. Periodically review, and update as necessary, the City's Park and Recreational Facilities Impact Fees in order to ensure that new development continues to provide a fair-share contribution towards parks, trails, and recreation facilities.	<u>Planning</u>  <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-3a	Update Tree Protection Regulations (Municipal Code Chapter 12.30) to: <ul style="list-style-type: none"> <li>• Provide more detailed tree replacement criteria to address the aesthetic loss, and habitat value of the tree being removed; and</li> <li>• Consider adding additional tree species to the master tree list (particularly native species).</li> </ul>	<u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-3b	Seek grant funding ("greening" grants) to help offset the cost of landscape improvements along special corridors and public rights-of-way.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

COS-3c	<p>Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Water Efficient Landscape Ordinance (WELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.</p>	<p><u>Planning</u> Public Works</p>	<p>3</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
COS-3d	<p>Allocate sufficient funds in the annual budget to maintain the City’s trees and to replace trees that are diseased or dying.</p>	<p><u>City Council</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
COS-4a	<p>Developing a citywide Historic Resources Inventory with new sites or buildings that are of local, State or federal significance.</p>	<p><u>Planning</u></p>	<p>3</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
COS-4b	<p>Create incentives to promote historic preservation, maintenance and adaptive reuse by property owners, such as, expedited permits, lower permit fees, and Mills Act Contracts for tax benefits.</p>	<p><u>Planning</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
COS-4c	<p>Continue to implement the City’s Historic Downtown &amp; Wood Street Design Guidelines and periodically review and modify them as necessary in order to ensure that it continues to meet the City’s historic preservation goals.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
COS-4d	<p>Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:</p> <ul style="list-style-type: none"> <li>• School age programs, and on-line exhibits; and</li> <li>• Collaboration with community groups, and educational institutions to promote local awareness and appreciation of Willows’ rich history.</li> </ul>	<p><u>Planning</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
COS-5a	<p>Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources, as determined by the California Historical Resources</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress</p>

<p><i>Information System, Northwest Information Center. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.</i></p> <p><i>Adopt an ordinance codifying these requirements into the Willows Municipal Code.</i></p>			<p><i>Comments:</i></p>
<p><b>COS-5b</b> <i>Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:</i></p> <ul style="list-style-type: none"> <li><i>If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Community Development Services Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Services Department.</i></li> <li><i>If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Services Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.</i></li> </ul> <p><i>Adopt an ordinance codifying these requirements into the Willows Municipal Code.</i></p>	<p><u>Planning</u></p> <p>Public Works</p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><b>COS-6a</b> <i>Update the municipal code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate “green” infrastructure, and encourage greater use of permeable paving surfaces.</i></p>	<p><u>Planning</u></p> <p><u>Public Works</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><b>COS-6b</b> <i>Require development project proposals, infrastructure projects, long-range planning projects, and other projects to submit a biological resources evaluation which determines whether significant adverse impacts will occur. Evaluations</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p>

	<i>shall be carried out consistent with applicable state and federal guidelines. Projects shall be designed to avoid or reduce impacts to the maximum extent feasible.</i>			<i>Comments:</i>
<i>COS-6c</i>	<p><i>Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:</i></p> <ul style="list-style-type: none"> <li><i>• Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;</i></li> <li><i>• Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and</i></li> <li><i>• Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat</i></li> </ul>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-7a</i>	<i>Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CalGreen standards as well as the energy efficiency standards established by the General Plan and the Willows Municipal Code.</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-7b</i>	<i>Consider offering reduced permit fees and or expedited permit applications on solar installation projects and promote State, federal, and private rebate programs.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-7c</i>	<i>Consider use of alternative fuel vehicles or electric vehicles for City use. If deemed appropriate, identify vehicle purchase needs in the City's Fleet Replacement Plan.</i>	<u>City Manager</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-7d</i>	<i>Provide a conservation page (or similar page) on the City's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.</i>	<u>Planning</u> <u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

COS-8a	Continue existing, and develop new, diversion strategies (including source reduction, recycling, composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-8b	Pursue public funding sources, such as grants, to reduce fiscal impacts of continued implementation of recycling programs.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-8c	Continue to implement, and update as necessary, the City’s Municipal Code to regulate issues related to solid waste, including but not limited to Chapter 8.05 (Garbage, Rubbish and Weeds).	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-8d	Develop and promote citywide reuse events such as a Community Garage Sale, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-8e	Provide a conservation page (or similar page) on the City’s website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-9a	Explore opportunities to update the Willows Municipal Code to adopt a Right to Farm ordinance in order to protect farming uses from encroaching urban uses and to notify potential homebuyers of nearby agricultural operations.	<u>Planning</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-9b	Consider impacts to agricultural lands and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
COS-9c	Amend Title 18 (Zoning) of the Willows Municipal Code to include specific agricultural buffer requirements for residential and sensitive land uses (i.e., schools, day care facilities, and medical facilities) that are proposed near existing	<u>Planning</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

	<i>agricultural lands in order to protect the associated agricultural operations from encroachment by incompatible uses.</i>			
<i>COS-9d</i>	<i>Work with Glenn County to implement consistent policies for agricultural lands in Willows Planning Area.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-9e</i>	<i>Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundary for the City.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-10a</i>	<i>Continue to identify stormwater and drainage facilities in need of repair and address these needs through the CIP process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-10b</i>	<i>Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS-10c</i>	<i>Participate in and collaborate with Glenn County, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS 11a</i>	<i>Consider updates to the Municipal Code to address production of mineral resources, including oil and gas wells.</i>	<u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>COS 11b</i>	<i>Identify and evaluate areas within the Planning Area with potential resource value, including oil, gas, sand, and gravel.</i>	<u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

				Comments:
COS 11c	Work with surrounding jurisdictions to ensure establishment of implementation measures for mineral resource and extractive activities management consistent with local and state laws and regulations.	Planning	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Safety</b>				
SA-1a	Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-1b	Periodically review the structural integrity of all existing City-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-1c	Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-1d	Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-1e	Monitor withdrawal of groundwater, oil, and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-1f	As part of any tentative map, review preliminary grading plans, and ensure they are designed to control erosion and prevent sedimentation or damage to off-site	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete



	<i>property erosion.</i>			<input type="checkbox"/> In progress <i>Comments:</i>
SA-2a	<i>As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify BMP protections and include standards established and recommended by the City that shall be incorporated into development.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-2b	<i>Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-2c	<i>Continue to review projects in flood hazard areas to ensure compliance with Municipal Code Chapter 15.65 (Floodplain Management).</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-2d	<i>Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the CIP to increase safety and the adequate conveyance of stormwater.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-2e	<i>Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

SA-2f	<i>Periodically Review Municipal Code Chapter 15.65- (Floodplain Management), and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.</i>	<u>Planning</u> <u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-2g	<i>Coordinate with the Glenn County, and the local reclamation districts to improve levee systems.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-3a	<i>Coordinate with the Glenn County Office of Emergency Services (OES) and other local agencies, as necessary, to participate in and implement the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for Glenn County.</i>	<u>City Manager</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-3b	<i>Conduct periodic emergency response training exercises and or participate in regional exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within Willows should also be annually assessed to ensure they are properly supplied.</i>	<u>City Manager</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-3c	<i>Encourage residents and community leaders to participate in disaster training programs.</i>	<u>City Manager</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-3d	<i>Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-3e	<i>Develop and annually update an emergency contact list and emergency response information on the City's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.</i>	<u>City Manager</u>	Annually	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

<p>SA-3f</p> <p><i>As part of the development review process, consult with the fire department in order to ensure that the project provides adequate emergency access.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>SA-4a</p> <p><i>As part of the development review process, consult with the Sheriff's Department in order to ensure that the project does not impair the provision of law enforcement services through inappropriate site design. The use of physical site planning as an effective means of preventing crime, including lighting, visibility, and video surveillance requirements shall be determined by the Department, where applicable.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>SA-4b</p> <p><i>As part of the development review process, consult with the Fire Department in order to ensure that development projects facilitate adequate fire services and fire prevention measures.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>SA-4c</p> <p><i>Continue to require all new development to be reviewed for consistency with the relevant State and local Fire Safe Regulations, and the most recently adopted fire code standards.</i></p>	<p><u>Planning</u>  <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>SA-4d</p> <p><i>Work with Glenn County and other partner agencies to review and update local hazard plans including emergency operation plans, and the Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan to include an analysis of evacuation routes, fire breaks and other community needs.</i></p>	<p><u>Planning</u>  <u>Fire Department</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>SA-4e</p> <p><i>Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster</i></p>	<p><u>City Manager</u>  <u>Fire Department</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

SA-4f	Promote cooperation between the Willows Fire Department, Willows Rural Fire Protection District, and other countywide fire districts for training and mutual aid.	<u>City Council</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-4g	Review and require all projects to adhere to Municipal Code requirements to ensure adequate safety services. These include but are not limited to Chapter 19.05 (Impact Fee Ordinance), which requires development impact fees to be charged to fund improvements to the City's infrastructure. Chapter 2.25 (Fire Department) describes the duties of the municipal fire department and the responsibilities of the fire chief in determining imminent health and safety hazards, and the powers associated with such a determination. Chapter 17.25 (Improvements) describes the requirements of a subdivider to provide and connect water mains and fire hydrants to Cal Water's water system.	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-4h	Review procedures for local implementation of the County Emergency Operations Plan (EOP) and help to educate the community on the need for emergency preparedness.	<u>City Manager</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-5a	Work with existing business to require acceptance of oils, paints and other recyclable hazardous materials.	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-5b	Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials prepare and file a Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS). The HMMP and HMIS shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
SA-5c	Provide educational opportunities for generators of small quantity, household, and urban agriculture waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management and disposal.	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

			<i>Comments:</i>
SA-5d	<i>Provide information about drop-off programs for the local disposal of household hazardous waste offered in Glenn County. The availability of the programs should be widely publicized throughout the community.</i>	<u>Public Works</u>	Ongoing <input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-5e	<i>Refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require mitigation measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.</i>	<u>Planning</u>	Ongoing <input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-6a	<i>Identify and designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters. Extend the hours that air-conditioned sites are open to the community during periods of extreme heat or power outage, and ensure that the emergency sites are also supported by backup battery storage or generators.</i>	<u>City Manager</u>	2 <input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-6b	<i>Periodically assess and monitor the effects of climate change and the associated levels of risk to the Willows community in order to adapt to changing climate conditions.</i>	<u>Planning</u>	4 <input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
SA-7a	<i>As part of the development review process, new development and expansion proposals near the Willows Airport shall be:</i> <ul style="list-style-type: none"><li><i>Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;</i></li><li><i>Provided to the Airport Land Use Commission for review.</i></li></ul>	<u>Planning</u>	Ongoing <input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

Noise			
<p><i>N-1a</i></p> <p><i>Require that new discretionary development projects to be reviewed for compliance with the noise requirements established in this element, including the standards established in Tables N-1 and N-2, and where necessary, require mitigation measures to achieve the noise standards. As applicable the City should:</i></p> <ul style="list-style-type: none"> <li><i>• Require acoustical studies for new discretionary development projects which have the potential to generate noise impacts which exceed the standards identified in this element. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with the noise standards included in this element.</i></li> <li><i>• Require developers to prepare a construction management/noise mitigation plan that defines best management practices to reduce construction noise, and includes proposed truck routes as part of the entitlement process.</i></li> <li><i>• Provide for additional scrutiny of potential noise impacts when considering approval of new "late-night activities" (land use activities operating from 11:00 p.m. to 6:00 a.m., not including the lawful, reasonable and customary use of residential uses or professional offices that does not interfere with the reasonable use and enjoyment of other properties).</i></li> </ul>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p>Comments:</p>
<p><i>N-1b</i></p> <p><i>Update the Municipal Code to include the following construction noise best practices and requirements:</i></p> <ul style="list-style-type: none"> <li><i>• Establish standards for when a construction staging and phasing plan shall be required for new development projects and significant remodels.</i></li> <li><i>• At all times during project grading and construction, stationary noise-</i></li> </ul>	<p><u>Planning</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p>Comments:</p>

<p><i>generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</i></p> <ul style="list-style-type: none"> <li><i>Unnecessary idling of internal combustion engines shall be prohibited.</i></li> <li><i>Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</i></li> <li><i>The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i></li> </ul>			
<b>Implementation</b>			
<p><i>IM-1a On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.</i></p>	<p><u>Planning</u></p>	<p>Annual</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>IM-1b Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.</i></p>	<p><u>Planning</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

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