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Clerk Recorder

**Notice of Availability**  
**Willows General Plan Update Environmental Impact Report**

**Date:** August 26, 2022  
**To:** State Clearinghouse, Agencies, Organizations and Interested Parties  
**Subject:** Notice of Availability of an Environmental Impact Report  
**Project Title:** City of Willows General Plan Update  
**Comment Period:** August 26, 2022 to October 10, 2022

**Project Description:**

The City of Willows is preparing a comprehensive update to its existing General Plan, which was adopted in 1974, and underwent partial updates in 1981 and 2010. The General Plan Update process is expected to be completed in 2022.

The City's proposed General Plan includes a broad goal and policy framework that guides land use and planning decisions within the city. The overall purpose of the General Plan is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for residents and increasing opportunities for high-quality local job growth and housing options. The key components of the General Plan will include broad goals for the future of Willows, and specific policies and actions that will help implement the stated goals.

The updated General Plan will guide the City's development and conservation through land use objectives and policy guidance. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include 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 Willows General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 1).

The Willows General Plan includes all of the State-mandated topics and elements noted above, and addresses additional topics, such as Environmental Justice (in the Land Use Element) and Climate Adaptation and Resiliency (in the Safety Element).

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Willows General Plan is intended to reflect the desires and vision of residents, businesses, and City Council.

The following objectives are identified for the proposed update to the General Plan:

- 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 greater connections between the General Plan and current planning issues
- Educate the public on the City's existing conditions, and the General Plan update process

### **Growth Projections**

While no specific development projects are proposed as part of the Willows General Plan Update, the General Plan will accommodate future growth in Willows, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes an approximately 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan.

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City's control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

As shown in Table 1 and Table 2, buildout of the General Plan could yield a total of up to approximately 689 housing units and approximately 717,834 square feet of non-residential building square footage within the City Limits. These projections are likely an overstatement of the level of growth that will occur in the Willows community over the next 20 years, given that these growth levels exceed historical growth rates in Willows. However, for the purposes of the General Plan EIR, these are the levels of growth that will be analyzed, given that these growth levels are feasible based on the development potential provided in the proposed Land Use Map.

**TABLE 1: GROWTH PROJECTIONS - BUILDOUT OF VACANT LAND IN WILLOWS CITY LIMITS**

Land Use Designation	Vacant Acreages (acre)	FAR <sup>1</sup>	Residential Units per Acre		Non-Residential Buildout (sf)		South Willows Residential Community <sup>2</sup>	Total New Residential Units	
			from	to	from	to		from	to
<b>City</b>	<b>164.99</b>							<b>641</b>	<b>734</b>
<b>Non-residential Land Uses</b>									
Commercial/Industrial Combining Use	72.72	0.25	-	-	395,966		-	-	-
General Commercial	21.55	0.25	-	-	117,361		-	-	-
General Industrial	13.34	0.25	-	-	72,644		-	-	-
Highway Commercial	16.61	0.25	-	-	90,468		-	-	-
Light Industrial	3.36	0.25	-	-	18,313		-	-	-
Office and Professional	4.24	0.25	-	-	23,083		-	-	-
Public Facilities and Services	13.57	-	-	-	-		-	-	-
<b>Residential Land Uses</b>									
Low Density Residential	18.08	-	2	6	36	108	419	455	527
Multiple Family Residential	1.51	-	16	30	24	45	162	186	207
Notes:									
1- Assumes new non-residential development occurs at a FAR of 0.25 and is developed on 50% of the vacant parcels for each non-residential land use category.									
2- The South Willows Residential Community is an entitled project, and is assumed to be fully built-out by 2040									

SOURCES: CITY OF WILLOWS 2021; COUNTY OF GLENN 2021; PARCELQUEST PARCEL DATA 2022. DE NOVO PLANNING GROUP 2022.

**TABLE 2: GROWTH PROJECTION – HOUSING UNITS IN WILLOWS CITY LIMITS**

Total Buildout New Housing Units <sup>1</sup>	689
2020 Housing Units (existing)	2,458
2040 Housing Units (projected)	3,147
Mid-range Growth Projection (annual growth rate over 20 years)	1.40%

NOTES: 1- ASSUMES THAT ALL VACANT RESIDENTIAL PARCELS WILL DEVELOP AT THE MID-RANGE ALLOWED DENSITY

SOURCES: DE NOVO PLANNING GROUP 2022.

As shown in Table 3, buildout of the General Plan could yield a total of approximately 137 to 411 housing units and approximately 68,399 square feet of non-residential building square footage within the Willows SOI.

**TABLE 3: GROWTH PROJECTIONS - BUILDOUT OF VACANT LAND IN WILLOWS SOI**

Land Use Designation	Vacant Acreages (acre)	FAR*	Residential Units per Acre		Non-Residential Buildout (sq. ft)	Total New Residential Units	
			from	to		from	to
<b>SOI</b>	<b>84.98</b>	<b>84.98</b>				<b>137</b>	<b>411</b>
<b>Non-residential Land Uses</b>							
General Commercial	0.18	0.25	-		975	-	
General Industrial	1.95	0.25	-		10,637	-	
Highway Commercial	1.47	0.25	-		8,015	-	
Light Industrial	6.37	0.25	-		34,676	-	
Mixed Use	2.59	0.25	-		14,096	-	
Public Facilities and Services	3.94	-	-		-	-	
<b>Residential Land Uses</b>							
Low Density Residential	68.47	-	2	6	-	137	411
Note: *Assumes new non-residential development occurs at FAR of 0.25 is developed on 50% of the vacant parcels for each non-residential land use category.							

SOURCES: CITY OF WILLOWS 2021; COUNTY OF GLENN 2021; PARCELQUEST PARCEL DATA 2022. DE NOVO PLANNING GROUP 2022.

**Program EIR Analysis**

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Program EIR for the Willows General Plan Update. The EIR has been prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study was prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR analyzes potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guideline in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives

**Public Review:** 45 days, extending from August 26, 2022 to October 10, 2022 at 5:00 p.m.

**Document Availability:** The Draft EIR, the Willows General Plan Update, and additional project documents and information are available at the City of Willows, Community Development Department, Planning Division located at: City of Willows, 201 N Lassen Street, Willows, CA 95988, and on-line at: <https://www.cityofwillows.org/dept/community-development-services-department/planning>

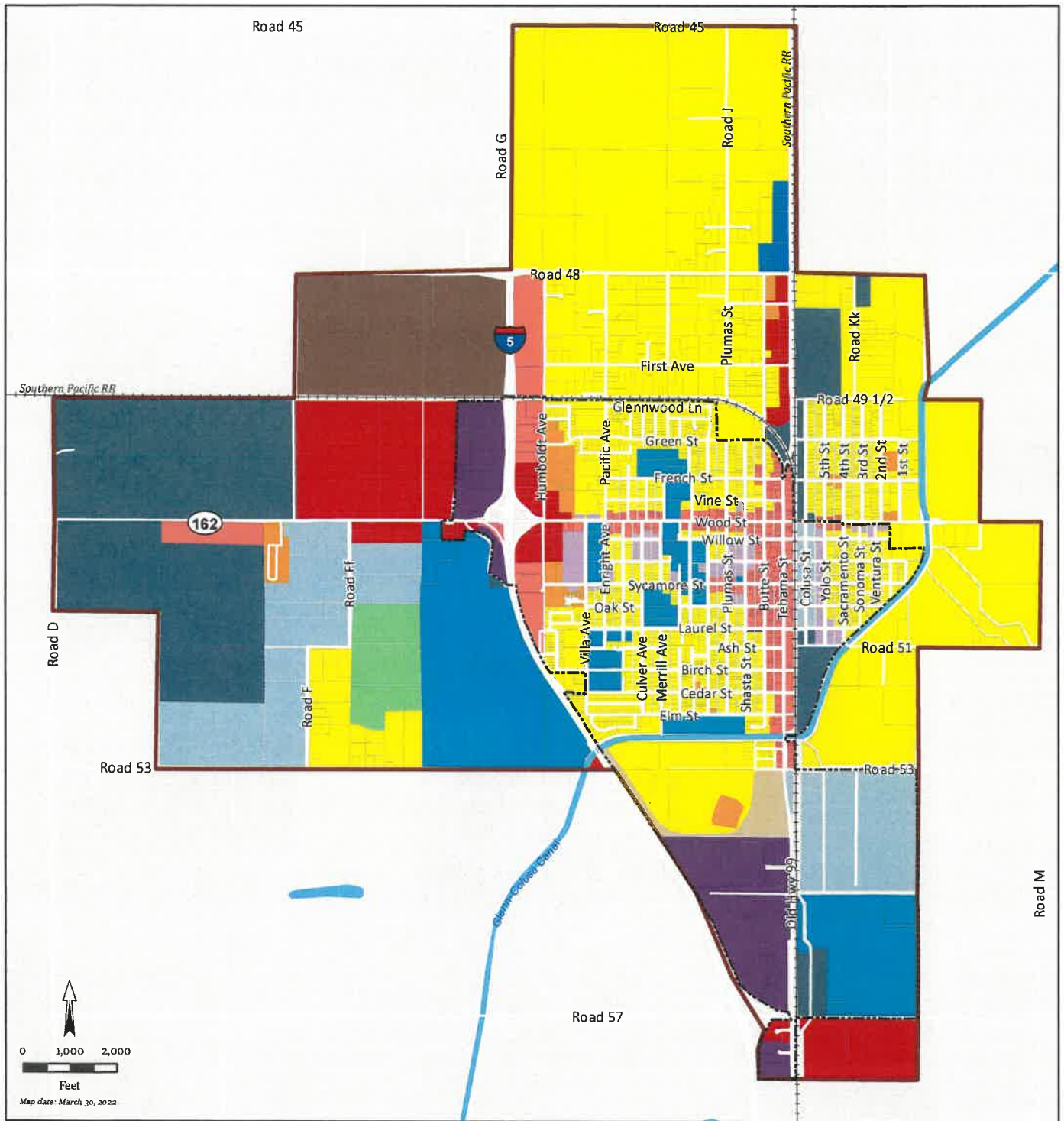
For questions regarding this notice, please contact Karen Mantele, Principal Planner at (530) 934-7041, or by email [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org).

**Provision of Comments:** Members of the public and other interested agencies and individuals are invited to provide comments on the Willows General Plan Update and Draft EIR. All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 45-day review period, which is 5:00 PM on October 10, 2022:

Karen Mantele  
Principal Planner  
Community Development Department, Planning Division  
City of Willows  
201 N Lassen Street  
Willows, CA 95988  
[kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org)

**Significant Environmental Impacts:** The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Air Quality, Cumulative Air Quality, Climate Change and GHG, Cumulative Climate Change and GHG, Transportation and Circulation, Cumulative Transportation and Circulation, and Irreversible and Adverse Effects.

For questions regarding this notice, please contact Karen Mantele, Principal Planner at (530) 934-7041, or by email [kmantele@cityofwillows.org](mailto:kmantele@cityofwillows.org).



CITY OF WILLOWS

FIGURE 1: LAND USE MAP

- Planning Areas**
- City of Willows
  - Willows Sphere of Influence
- General Plan Designations**
- Low Density Residential
  - Multiple Family Residential
  - Urban Reserve
  - General Commercial
  - Highway Commercial
  - Commercial/Industrial Combining Use
  - Light Industrial
  - General Industrial
  - Office and Professional
  - Open Space
  - Public Facilities and Services
  - Agricultural/Residential\*
  - Mixed Use\*

\*County designation. See Glenn County General Plan.