



GLENN COUNTY GENERAL PLAN UPDATE

Notice of Preparation and Scoping Meeting Glenn County General Plan Update Environmental Impact Report

RECEIVED

OCT 26 2022

Sandy Perez
Clerk Recorder

Date: October 28, 2022

To: State Clearinghouse, Agencies, Organizations and Interested Parties

Subject: Notice of Preparation and Scoping Meeting for the Glenn County General Plan Update Environmental Impact Report

Scoping Meeting: **November 16, 2022, 4:00 p.m.**

Comment Period: **October 28, 2022 to November 28, 2022.**

The County of Glenn (County) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the Glenn County General Plan Update (Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project, and (3) to notice the public scoping meeting. The proposed Project is a long-term General Plan consisting of policies that will guide future development activities and County actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional Project documents and information (including the Proposed Draft General Plan) are available at the Glenn County Planning & Community Development Services located at: 225 N Tehama Street Willows California 95988 and online at the General Plan Update website available at: <https://glenncounty.generalplan.org/>

For questions regarding this notice, please contact Mardy Thomas - Director Glenn County Planning & Community Development Services at (530) 934-6540, or by email: mthomas@countyofglenn.net

Notice of Preparation 30-Day Comment Period

The County, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this

notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on October 28, 2022 and end on November 28, 2022.

In the event that the County does not receive a response from any Responsible or Trustee Agency by the end of the review period, the County may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on November 28, 2022:

Mardy Thomas, Director
Glenn County Planning & Community Development Services
225 N Tehama Street
Willows, California 95988
Phone: 530.934.6540
Email: mthomas@countyofglenn.net

Scoping Meeting

The County will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the County in determining the scope and content of the EIR.

The scoping meeting will be held on **November 16, 2022 at 4:00pm, at:**

Glenn County Planning & Community Development Services
225 N Tehama Street
Willows California 95988

Project Location and Setting

As shown on Figure-1 (Regional Location) Glenn County is located in the northern Sacramento Valley and the eastern foothills and mountains of the Coast Range, approximately 80 miles north of the City of Sacramento. The county extends from the Sacramento River west to the Coast Range. Located in Glenn County are the cities of Willows and Orland and the unincorporated communities of Hamilton City, Ord Bend, Artois, Elk Creek, Butte City, and Glenn, and numerous other small areas of developments. The county has remained predominantly an agricultural region due to its alluvial soil, mild climate, and access to water resources.

The Planning Area (or Study Area) for this General Plan EIR is all unincorporated areas of Glenn County. The General Plan boundary (Planning Area) is shown in Figure 2 (Proposed General Plan Land Use Map).

Project Description

The Glenn County General Plan is a blueprint for growth in County through 2040. The General Plan provides a framework for future growth in the unincorporated areas of the County in the form of goals and policies that are designed to facilitate planned growth in an orderly manner. Upon adoption, the General Plan will replace the County's existing General Plan.

The General Plan describes anticipated future growth over the long-term and is the subject of this Draft EIR, which provides technical background information for the General Plan. The General Plan is meant to express the community's goals with respect to the human-made and natural environments and to set forth the policies and implementation measures needed to achieve those goals for the welfare of those who live, work, and do business in Glenn County.

State law requires the County 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 County's planning area.

The General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 2).

- A **goal** is a description of the general desired result that the County seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the County works to achieve its goals. Once adopted, policies represent statements of County regulations. The General Plan's policies set out the standards that will be used by staff, the Planning Commission, and the Board of Supervisors in their review of land development projects, resource protection activities, infrastructure improvements, and other County actions. Policies are on-going and don't necessarily require specific action on behalf of the County.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the County to help achieve a specified goal or implement an adopted policy. The County must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

The Glenn County 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), and included stand-alone elements for Agriculture, Economic Development, and an Implementation Element.

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

- Foster a strong sense of community that celebrates the County's unique identity, agricultural heritage, and rural way of life.
- Provide a high standard of living for citizens through local programs, high quality services, public safety, local amenities, and educational opportunities that are accessible to all residents.
- Improve the County's ability to be fiscally sustainable and proactively supportive of local businesses through the expansion of commercial activities, retention of existing successful commercial businesses, and redevelopment of underperforming commercial centers.
- Support and encourage the expansion of a variety of businesses that provide high quality employment and opportunities for economic advancement and resiliency, while enhancing the County's reputation as a prime location for business growth.
- Be an active steward of the County's vast natural resources in order to ensure that present and future generations have access to these resources for economic and recreational benefit.
- Address new requirements of State law.

Growth Projections

While no specific development projects are proposed as part of the General Plan Update, the General Plan will accommodate future growth in the county, including new businesses, expansion of existing businesses, and new residential uses. 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 County’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, projected development under the 2040 General Plan is estimated to result in 773 new housing units in Glenn County by 2040, and 531,250 additional square feet of job-generating, non-residential development. This growth would result in a population increase of approximately 2,172 persons and an increase in employment by 745 jobs. Development totals, which include projected development through 2040 and existing development, are shown in Table 1 below.

TABLE 1: GROWTH PROJECTIONS

	Population	Dwelling Units	Non-Residential Square Feet	Jobs	Jobs per Housing Unit
Existing Conditions					
	14,917	5,810	2,951,366	4,204	0.724
New Growth Potential					
Proposed General Plan	2,172	773	531,250	745	0.964
Total Growth: Existing Plus New Growth Potential					
Proposed General Plan	17,089	6,583	3,482,616	4,949	0.752

SOURCES: GLENN COUNTY GIS DATASET, DE NOVO PLANNING GROUP 2022. Glenn County Assessor 2018; California Department of Finance 2020; U.S. Census OntheMap 2019 employment estimates.

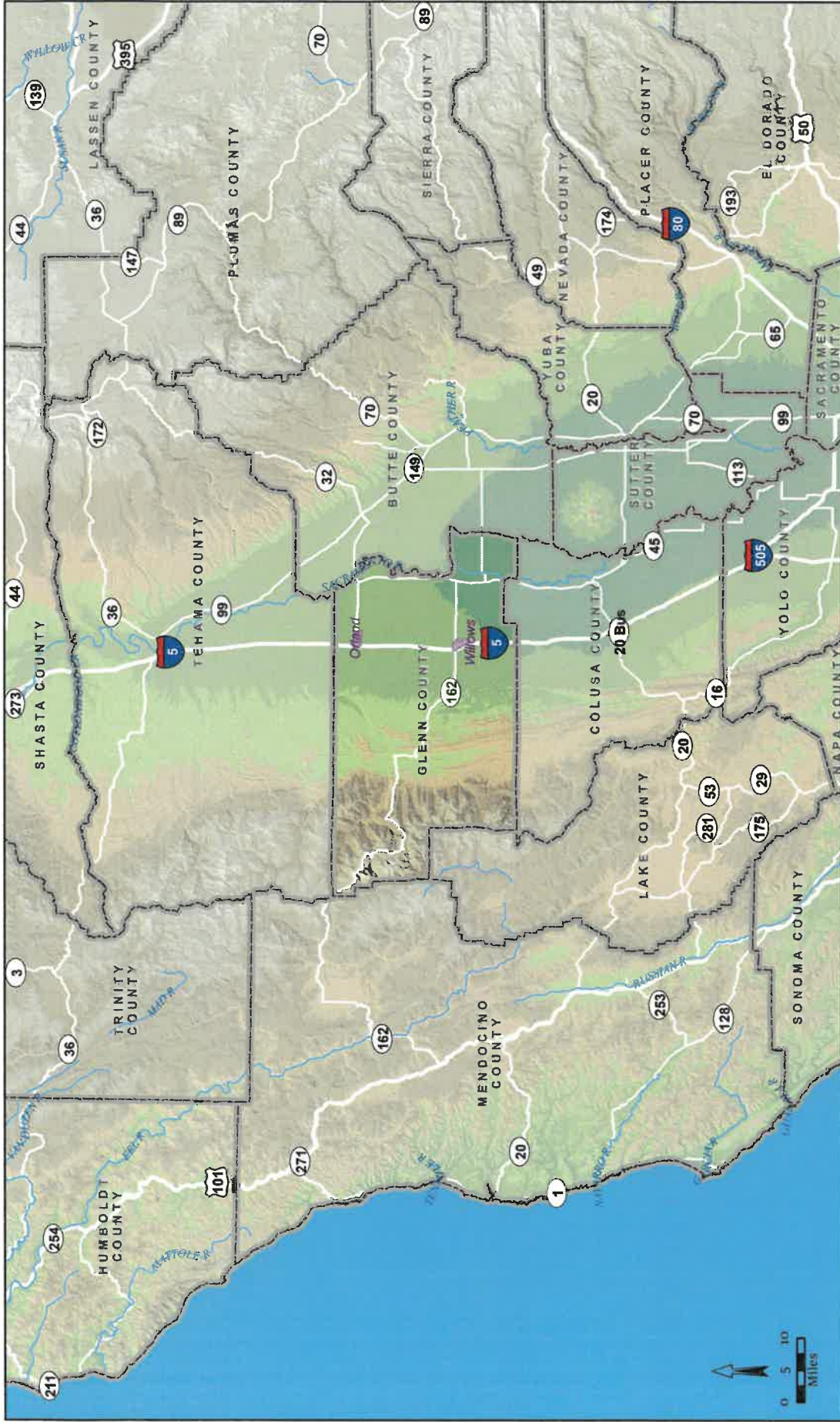
Program EIR Analysis

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

The EIR will analyze 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 will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guideline. At this time, the County anticipates that EIR sections will be organized 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



Source: Glenn County GIS. Map date: October 10, 2022.

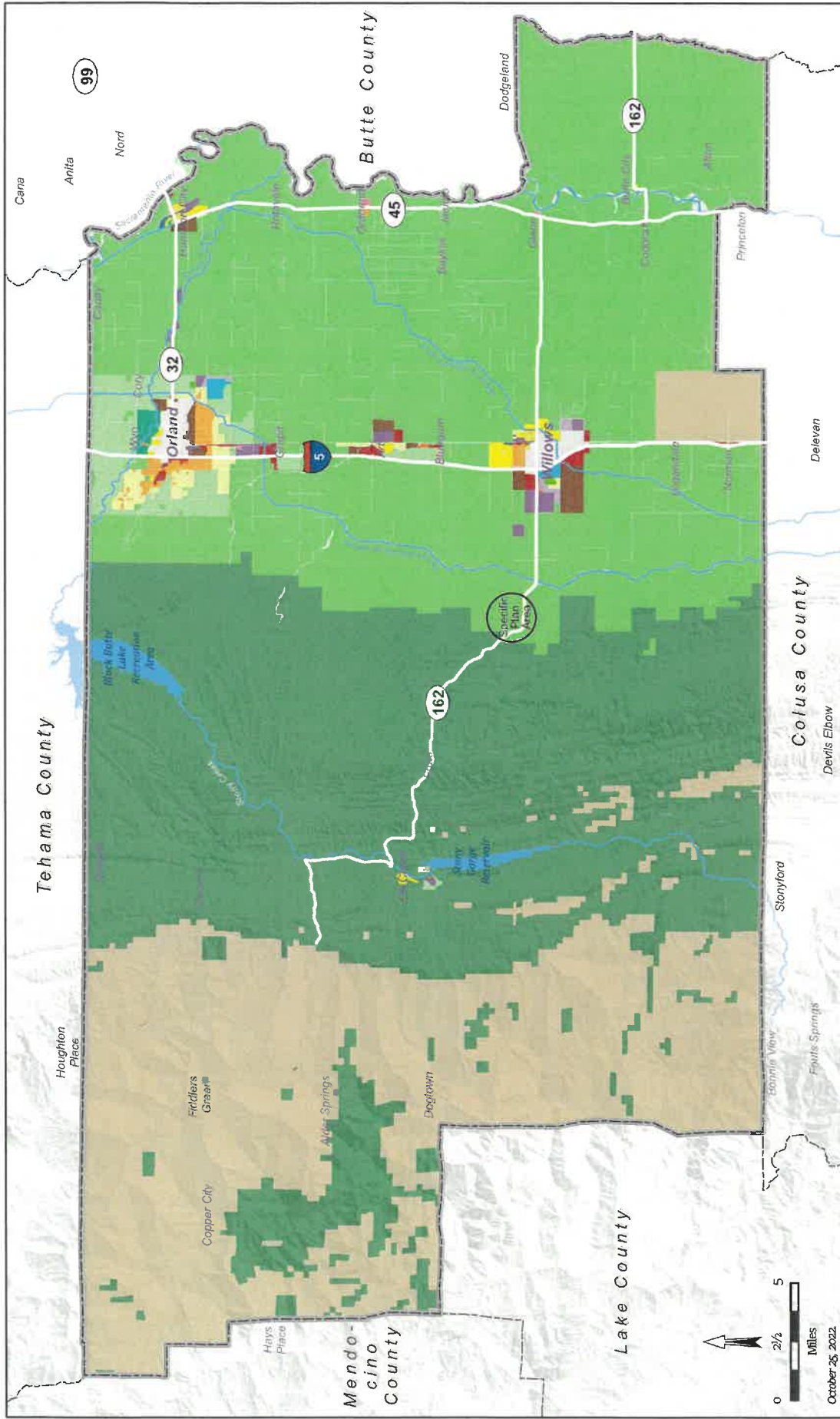
Legend

County Boundary

Incorporated Area in Glenn County

COUNTY OF GLENN, CALIFORNIA

Figure -1 Regional Location



COUNTY OF GLENN, CALIFORNIA

FIGURE 2.

DRAFT LAND USE MAP - COUNTYWIDE

General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Mixed Use
- Public Facilities
- Recreation



October 26, 2022