

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

STAFF REPORT

MEETING DATE: March 20, 2019

TO: Glenn County Planning Commission

FROM: Greg Conant, Assistant Planner

SUBJECT: Conditional Use Permit 2018-001, Church, Cemetery and School

Attachments:

1. Mitigation Measures and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Mitigation Monitoring and Reporting Program
4. Comments Received
5. State Clearinghouse Documentation
6. Application and Ancillary Documents

1 PROJECT SUMMARY

Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

Phase 1 (Church) and 2 (Cemetery) are estimated to include two employees; while, phase 3 is estimated to add an additional five employees for a total of seven. According to application material phase 1 and 2 (church and cemetery) of proposal will operate once per week, phase 3 (school) will operate 5 days a week from September to May. Additional project information/documentation has been included.

The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-40” (Exclusive Agriculture Zone). The proposed project is a permitted use with a conditional use permit in the “AE-40” zone. Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Location:

The project site is located at 1060 State Highway 45, approximately 3 miles north of Princeton. The site is located on the east side of State Route 45, south of State Route 162, north of County Road 62, and west the Sacramento River, in the unincorporated area of Glenn County, California.

1.1 RECOMMENDATIONS

That the Planning Commission grant the proposed Conditional Use Permit 2018-001 a Mitigated Negative Declaration with the Findings as presented in the Staff Report.

Also that the Planning Commission approve Conditional Use Permit 2018-001 with the Findings as presented in the Staff Report and the corresponding Mitigation Measures and Conditions of Approval.

2 ANALYSIS

This area of Glenn County has been a productive agricultural area. The proposed Church, Cemetery and School will contribute to the general well-being of the public. The proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

2.1 ENVIRONMENTAL DETERMINATION

A copy of the proposed Mitigated Negative Declaration and Initial Study is attached. The Initial Study is a detailed discussion of the project and a discussion of the project’s potential environmental impacts as required by the California Environmental Quality Act (CEQA). The Initial Study concludes that this project will result in no Potentially Significant Impacts to the environment with implementation of appropriate mitigation measures, conditions of approval and

applicable Federal, State, and local laws and regulations. Therefore, a Mitigated Negative Declaration has been prepared for adoption by the Planning Commission.

2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)

2.2.1 “AE-40” Exclusive Agriculture Zone (Glenn County Code Chapter 15.330)

Uses Permitted With a Conditional Use Permit (Glenn County Code §15.330.040)

Glenn County Code §15.330.040.J. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges

Glenn County Code §15.330.040.K. Churches, public playgrounds and parks;

The applicant has applied for a Conditional Use Permit for the proposed Church, Cemetery and School. The proposed Church, Cemetery and School are permitted uses only if a conditional use permit has first been secured

Maximum Building Height (Glenn County Code §15.330.060)

The maximum building height in the “AE” zone shall be Thirty-five (35) feet for residential structures; No structure shall exceed thirty-five feet.

Minimum Yard Requirements (Glenn County Code §15.330.080)

Plot plan depict front, side and rear yards for all proposed structures will exceeding 30 feet; therefore, minimum yard requirements will be met.

2.2.2 Performance Standards (Glenn County Code Chapter 15.560)

The performance standards contained in the following subsections are only an excerpt of the required minimum. They shall not be construed as preventing the review authority, as part of any approval, to require more restrictive standards as deemed necessary; including the operator/applicant’s requirement to meet the corresponding performance standards that may not be specifically reviewed in this report.

Air Quality (Glenn County Code §15.560.040)

All uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. Air quality impacts are further discussed in the Initial Study for the project.

Noise (Glenn County Code §15.560.100)

There may be an increase in ambient noise levels during the construction of the facility. These impacts would be for short durations and would not exceed ambient noise levels. All construction site sounds between 7:00 a.m. and 8:00 p.m. are exempt from local noise standards provided reasonable practices are being followed (Glenn County Code §15.560.100.F.5). Maximum one-hour equivalent sound pressure levels are 65 dBA from 7 a.m. to 10:00 p.m. and 60 dBA from 10:00 p.m. to 7:00 a.m. (Glenn County Code §15.560.100.A). The applicant shall operate the proposal in a manner that meet this requirement. Noise related impacts are further discussed in the Initial Study for the project.

2.2.3 Off-Street Parking and Loading Facilities (Glenn County Code Chapter 15.610)

Purpose (Glenn County Code §15.610.010):

A. In order to prevent traffic congestion, off-street parking facilities shall be provided incidental to any new building or structure and major alterations and enlargements of existing uses. Off-street parking spaces or areas required shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking facilities shall also be laid out in such a manner that the facilities will protect the public safety and insulate surrounding land uses from their impact.

B. All uses permitted in this title shall comply with all applicable standards of this chapter as set forth herein, except as provided in Division 4.

Parking Space Requirements (Glenn County Code §15.610.020):

Glenn County Code §15.610.020.D. Places of Public Assembly. For auditoriums, community centers, theaters, churches, libraries, museums, stadiums, clubs and funeral chapels, one parking space for every five permanent seats or one parking space for every thirty square feet of gross floor area, whichever is less. Provided plot plan depicts approximately 75,000 square feet of the project site to be dedicated to off street parking; 75,000 square feet will allow adequate off street parking.

2.2.4 GENERAL PROVISIONS

Flood Zone Designation:

The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

Central Valley Flood Protection Board

Valley Flood Protection Board (CVFPB) was provided project information regarding the proposal and submitted a letter regarding the proposal. Comments conclude the proposed project may require a Board permit prior to construction. In response to comments received, the following Condition of Approval has been established.

Condition of Approval 3

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a Board permit from Central Valley Flood Protection or written exemption thereof.

Fire Protection Regulations:

This project lies within the Glenn-Codora Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Public Works:

Glenn County Public Works Agency was provided the application information regarding the proposal and made no comments.

California State Water Resource Control Board – Division of Drinking Water

California State Water Resource Control Board – Division of Drinking Water was provided the application project information regarding the proposal and submitted a letter regarding the proposal (comments dated August 10, 2018). The following Condition of Approval has been established based upon Division of Drinking Water Comments.

Condition of Approval 4

Prior to Building Permit (Zone Clearance), for Phase 3 (School) the applicant shall provide Glenn County Planning evidence of connection to County WWD #2- Princeton or written conformation (by the Division of Drinking Water) that SB1263 has been followed.

On February 13, 2019, Division of Drinking water was provided circulated/draft documentation of the proposal and submitted additional comments. In response to comments received from Division of Drinking Water on February 25, 2019 the following Condition of Approval has been established

Condition of Approval 5

Prior to a domestic well permit granted by Division of Drinking Water the public water system is limited to no more than 25 people per day for 60 days per year.

Central Valley Regional Water Quality Control Board

Central Valley Water Quality Control Board was provided project information regarding the proposal and submitted a letter regarding the proposal. The following Conditions of Approval has been added based upon the enclosed Central Valley Regional Water Quality Control Board letter.

Condition of Approval 6

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a copy of the applicants Construction General Permit for Discharge of Storm Water or written exemption thereof from Central Valley Regional Water Quality Control Board.

Condition of Approval 7

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a copy of a Section 404 Permit or written exemption thereof from Central Valley Regional Water Quality Control Board.

Condition of Approval 8

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a copy of a Section 401 Water Quality Certification or written exemption thereof from Central Valley Regional Water Quality Control Board.

Condition of Approval 9

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division evidence that a Report of Waste Discharge and filing fee has been submitted or written exemption thereof from Central Valley Regional Water Quality Control Board.

Condition of Approval 10

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division copy of a dewatering permit or written exemption thereof from Central Valley Regional Water Quality Control Board.

Condition of Approval 11

Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division evidence that a report of waste discharge (ROWD) and Form 200 has been submitted or written exemption thereof from Central Valley Regional Water Quality Control Board.

3 OTHER REQUIREMENTS

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.050.020).

The appeal made to the Glenn County Board of Supervisors must be made in accordance with Section 15.050.020 of the Glenn County Code. The Board of Supervisors will hear the appeal as outlined by this code. The decision of the Board of Supervisors may then be challenged in court.

An approved conditional use permit expires one (1) year from the date of granting unless substantial physical construction and/or use of the property in reliance on the permit has commenced prior to its expiration. An approved conditional use permit may be extended by the director for an additional sixty (60) calendar days provided that the applicant/owner submits a

written request for extension to the director at least twenty-one (21) calendar days prior to the expiration date. Only one (1) extension shall be allowed for each permit (Glenn County Code §15.090.100.A).

The necessary permits shall be secured in all affected federal, state, and local agencies. It is the responsibility of the applicant/operator to make certain all requirements are met and permits are obtained from all other agencies.

In addition to the Conditions of Approval, the applicant's and his/her technical or project management representative's attention is directed to the project comments from other agencies reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of applicable government codes. Project comments may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

4 FINDINGS

4.1 FINDINGS FOR MITIGATED NEGATIVE DECLARATION

The Initial Study prepared for the project documents reasons to support the following Findings.

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing residential uses in the area. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned "AE-40" Exclusive Agriculture (Chapter 15.330 Glenn County Code). The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality because the project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. There are no identified sensitive habitats or natural communities within the project site; therefore, the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts are considered less than significant.

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 6 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not with conflict or obstruct a state or local plans for renewable or efficient energy.

Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.

Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 9 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. The project does not propose the use of hazardous materials either directly or indirectly. Impacts are considered less than significant with mitigations incorporated.

Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project is consistent with the Glenn County General Plan land use designation of “Intensive Agriculture” as well as Title 15 of Glenn County Code. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 12 (Mineral Resources)

The project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not contain Concrete-Grade Mineral Aggregates. Impacts are considered less than significant.

Finding 13 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. The proposed project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. Any future noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not directly within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.

Finding 14 (Population and Housing)

The project will not have a significant impact on population and housing because the project will not displace people or housing. The project does not induce population growth. Impacts are considered less than significant.

Finding 15 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts.

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. No impacts are anticipated.

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant with mitigations incorporated.

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources with mitigations incorporated. Native Tribes were sent project documentation; additionally, the Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. It is concluded this proposal will not have a significant impact with mitigations incorporated.

Finding 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Onsite water supplies and future development is required to meet local, state, federal and utility company standards. Impacts are considered less than significant.

Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risk, and no new infrastructure is being proposed. The site is relatively flat and there will be no change in drainage. Impacts are considered less than significant.

Finding 21 (Mandatory Findings of Significance)

There is no substantial evidence in light of the whole record that the project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant.

4.2 FINDINGS FOR CONDITIONAL USE PERMIT

According to Glenn County Code Sections 15.220.010 and 15.220.030, the following Findings listed in Glenn County Code Section 15.220.020 shall be made prior to recommending approval of a conditional use permit:

Finding 1

That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public. The proposed Church, Cemetery and School has the potential to contribute to the general well-being of the public.

Finding 2

That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working on the vicinity, or injurious to property or improvements in the vicinity. This project will not be subjected to hazardous conditions due to adverse geologic conditions, proximity to airports, fire hazards, or topography. Impacts from hazards on the project are further discussed in the Initial Study. The analysis in the Initial Study concludes that this project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the project.

Finding 3

That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the Planning Commission. The site is adequate in size and shape to accommodate this proposal. The project site is approximately 15.00 acres in size. The parcel is adequate in size and shape to accommodate the proposed project. There is adequate space for on-site parking and unloading/loading, and proposed buildings.

Finding 4

That granting the permit will not adversely affect the General Plan or any area plan of the County because the proposed project conforms to the General Plan and County Code. The proposed project is consistent with the Land Use Designation of “Intensive Agriculture” and the zoning of “AE-40” (Exclusive Agriculture Zone). The proposed church, cemetery and school are permitted uses within AE-40 zoning with a Conditional Use Permit as seen in Glenn County Code §15.330.040 J & K. The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

5 SAMPLE MOTIONS:

Environmental Determination

I move that the Planning Commission adopt the Mitigated Negative Declaration for Conditional Use Permit 2018-001 with the Findings as presented in the Staff Report.

Conditional Use Permit

I (further) move that the Planning Commission approve Conditional Use Permit 2018-001 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

**GLENN COUNTY PLANNING AND
COMMUNITY DEVELOPMENT SERVICES AGENCY**

**MITIGATION MONITORING PROGRAM AND
CONDITIONS OF APPROVAL**

**Conditional Use Permit 2018-001,
Church of God in Christ, Mennonite
APN: 013-350-005**

Pursuant to the approval of the Glenn County Planning Commission, Church of God in Christ, Mennonite is hereby granted Conditional Use Permit 2018-001; for a Church, Cemetery and School. Conditional Use Permit 2018-001 is hereby granted subject to the Conditions of Approval set forth herein. Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of the Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

MITIGATION MONITORING PROGRAM

Mitigation Measure HA-1 Hazards and Hazardous Materials

Prior to Certificate of Occupancy for Phase 1 (church) the applicant shall provide Glenn County Planning Division written documentation from the Glenn County Air Pollution Control District or Environmental Protection Agency that Helena Chemical Company has resubmitted a Risk Management Plan which takes into account this proposal.

Timing/Implementation:

Prior to Certificate of Occupancy

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-1 (Transportation)

Access to site shall be limited to two driveways; which, are depicted on Landscaping Plan Received on December 3, 2018. Prior to Certificate of Occupancy landscaping/fencing that restricts frontage to only designated driveways shall be installed (and maintained in perpetuity) along all State Route 45 frontage approximately 900 feet, excluding proposed location of the driveway.

Timing/Implementation

Prior to Certificate of Occupancy/In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-2 (Transportation)

During gatherings anticipated to attract more than 40 vehicles, the owner/operator shall be required to utilize traffic-controlled mitigations as prescribed by Caltrans District 3.

Timing/Implementation:

In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-3 (Transportation)

Prior to Issuance of a Building Permit (Zone Clearance) evidence from applicant shall be provided to Planning Division that an encroachment permit has been approved by Caltrans.

Timing/Implementation:

Prior to Issuance of Building Permit/In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TCR-1 (Tribal Cultural Recourses)

In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

CONDITIONS OF APPROVAL

1. By signing these Conditions of Approval the applicant, operator, and/or landowner are hereby notified that the proposed use is to occur within an area zoned for Agricultural purposes. Agriculture areas may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides. Furthermore, the existing and potential future Agriculture uses are not considered as a nuisance when conducted within an Agriculture Zone.
2. Prior to Building Permit (Zone Clearance), the Applicant and Landowner shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement (attached).
3. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a Board permit from Central Valley Flood Protection or written exemption thereof.
4. Prior to Building Permit (Zone Clearance), for Phase 3 (School) the applicant shall provide Glenn County Planning evidence of connection to County WWD #2- Princeton or written conformation (by the Division of Drinking Water) that SB1263 has been followed.
5. Prior to a domestic well permit granted by Division of Drinking Water the public water system is limited to no more than 25 people per day for 60 days per year.
6. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a copy of the applicants Construction General Permit for Discharge of Storm Water or written exemption thereof from Central Valley Regional Water Quality Control Board.
7. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a copy of a Section 404 Permit or written exemption thereof from Central Valley Regional Water Quality Control Board.
8. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division a copy of a Section 401 Water Quality Certification or written exemption thereof from Central Valley Regional Water Quality Control Board.
9. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division evidence that a Report of Waste Discharge and filing fee has been submitted or written exemption thereof from Central Valley Regional Water Quality Control Board.

10. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division copy of a dewatering permit or written exemption thereof from Central Valley Regional Water Quality Control Board.
11. Prior to issuance of a Building Permit (Zone Clearance), the Applicant/Landowner shall provide Glenn County Planning Division evidence that a report of waste discharge (ROWD) and Form 200 has been submitted or written exemption thereof from Central Valley Regional Water Quality Control Board.
12. Prior to funeral burial services, the applicant shall provide Glenn County Planning Division written evidence or exemption from Glenn County Local Agency Formation Commission (LAFCo) that a cemetery district has been established for this proposal.
13. Prior to funeral burial services, the applicant shall provide Glenn County Planning Division copies of permits from all outside agencies regarding operation of cemetery.
14. Levees shall not be used as a means of transportation (ingress or egress) for this proposal.
15. Except in the case of an emergency, both driveways shall be one-way. Southernmost driveway shall be restricted to ingress. Northern driveway shall be restricted to egress.

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Conditional Use Permit, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this permit. I have the proper legal authority to, and am signing on the behalf of, those with interest in Church of God in Christ, Mennonite.

Signature: _____
Carl Gisbrecht

Date: _____

Signature: _____
Jonathan Koehn

Date: _____

TABLE OF CONTENTS

MITIGATED NEGATIVE DECLARATION	1
CHAPTER 1	6
INTRODUCTION	6
1.1 INTRODUCTION AND REGULATORY GUIDANCE.....	6
1.2 LEAD AGENCY	6
1.3 SUMMARY OF FINDINGS.....	7
CHAPTER 2	8
PROJECT DESCRIPTION.....	8
2.1 PROJECT DESCRIPTION	8
2.1.1 General	8
2.1.2 Location	8
2.1.3 General Plan and Zoning.....	8
TABLE 1: EXISTING USES AND LAND USE DESIGNATIONS	9
CHAPTER 3	10
ENVIRONMENTAL CHECKLIST.....	10
I. AESTHETICS	12
II. AGRICULTURE AND FOREST RESOURCES	14
III. AIR QUALITY.....	17
IV. BIOLOGICAL RESOURCES	21
V. CULTURAL RESOURCES	28
VI. Energy	31
VII. GEOLOGY AND SOILS	32
VIII. GREENHOUSE GAS EMISSIONS	38
IX. HAZARDS AND HAZARDOUS MATERIALS	41
X. HYDROLOGY AND WATER QUALITY	45
XI. LAND USE AND PLANNING	49
XII. MINERAL RESOURCES	50
XIII. NOISE	52
XIV. POPULATION AND HOUSING	54
XV. PUBLIC SERVICES.....	55
XVI. RECREATION	57
XVII. TRANSPORTATION	58
XVIII. TRIBAL CULTURAL RESOURCES	62
XIX. UTILITIES AND SERVICE SYSTEMS	64
XX. Wildfire	67
XXI. MANDATORY FINDINGS OF SIGNIFICANCE	69
REFERENCES.....	71

MITIGATED NEGATIVE DECLARATION

Date: March 20, 2019

Project Title: Conditional Use Permit 2018-001
Church, Cemetery and School

Lead Agency: Glenn County Planning & Community Development Services Agency
777 North Colusa Street
Willows, California 95988

Contact Person: Greg Conant, Assistant Planner
(530) 934-6540
gconant@countyofglenn.net

Project Location: The project site is located at 1060 State Highway 45, approximately 3 miles north of Princeton. The site is located on the east of State Route 45, south side of State Route 162, north of County Road 62, and west the Sacramento River, in the unincorporated area of Glenn County, California, as shown on Figure 1.

APN: 013-350-005 (15.0± acres)

Applicant: Carl Giesbrecht
1200 County Road Y,
Butte City, CA 95920

Landowner: Carl Giesbrecht and Jonathan Koehn
Trustees – Church of God in Christ Mennonite
1060 HWY 45,
Princeton CA, 95970

Surveyor: Carl Giesbrecht
1200 County Road Y,
Butte City, CA 95920

General Plan: “Intensive Agriculture”

Zoning: “AE-40” Exclusive Agriculture (36-acre minimum parcel size).

Project Summary: Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

Phase 1 (Church) and 2 (Cemetery) are estimated to include two employees; while, phase 3 is estimated to add an additional five employees for a total of seven. According to application material phase 1 and 2 (church and cemetery) of proposal will operate once per week, phase 3 (school) will operate 5 days a week from September to May. Additional project information/documentation has been included.

The project is further described in Section 2.1 below.

Surrounding Land Uses and Setting:

The site is bounded by Agricultural uses to the east, west and south and Limited Commercial to the north. Surrounding land uses and setting is further described in Section 2.1 below.

Other Public Agencies who's Approval is Required (e.g. permits, financing approval, or participation agreement.):

Other agencies may require permits that were not specifically listed or have yet to be recognized through the Initial Study and Glenn County permitting process. It is the responsibility of the applicant/agent to recognize and acquire any/all necessary permit approvals.

FINDINGS FOR MITIGATED NEGATIVE DECLARATION

An Initial Study has been prepared by the Glenn County Planning & Community Development Services Agency. Based on this study, it is determined that the proposed project will not have a significant effect on the environment. The following Findings are made based on the Initial Study to support a Mitigated Negative Declaration:

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing residential uses in the area. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned "AE-40" Exclusive Agriculture (Chapter 15.330 Glenn County Code). The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality because the project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. There are no identified sensitive habitats or natural communities within the project site; therefore, the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts are considered less than significant.

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 6 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not with conflict or obstruct a state or local plans for renewable or efficient energy.

Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.

Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 9 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. The project does not propose the use of hazardous materials either directly or indirectly. Impacts are considered less than significant with mitigations incorporated.

Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project is consistent with the Glenn County General Plan land use designation of “Intensive Agriculture” as well as Title 15 of Glenn County Code. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 12 (Mineral Resources)

The project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not contain Concrete-Grade Mineral Aggregates. Impacts are considered less than significant.

Finding 13 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. The proposed project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. Any future noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not directly within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.

Finding 14 (Population and Housing)

The project will not have a significant impact on population and housing because the project will not displace people or housing. The project does not induce population growth. Impacts are considered less than significant.

Finding 15 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts.

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. No impacts are anticipated.

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant with mitigations incorporated.

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources with mitigations incorporated. Native Tribes were sent project documentation; additionally, the Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. It is concluded this proposal will not have a significant impact with mitigations incorporated.

Finding 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Onsite water supplies and future development is required to meet local, state, federal and utility company standards. Impacts are considered less than significant.

Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risk, and no new infrastructure is being proposed. The site is relatively flat and there will be no change in drainage. Impacts are considered less than significant.

Finding 21 (Mandatory Findings of Significance)

There is no substantial evidence in light of the whole record that the project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant.

CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This Initial Study has been prepared by the County of Glenn to evaluate the potential impacts on the environment that could result from the implementation of the proposed project and to identify, if necessary, any mitigation measures that will reduce, offset, minimize, avoid, or otherwise compensate for significant environmental impacts.

This Initial Study has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), encoded in Sections 21000 *et seq.* of the Public Resources Code (PRC) with Guidelines for Implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 *et seq.*

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that there is no substantial evidence that the project may have a significant effect on the environment, a Negative Declaration may be prepared [CEQA Guidelines §15064(f)(3)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This document conforms to the content requirements under CEQA Guidelines §15071.

Alternatively, a Mitigated Negative Declaration may be prepared if the Initial Study identifies a potentially significant effect for which the project's proponent, before public release of a proposed Mitigated Negative Declaration, has made or agrees to make project revisions that mitigate the effects [CEQA Guidelines §15064(f)(2)].

Approval of the proposed project requires discretionary action by the County. According to CEQA Guidelines, a discretionary action or project must be reviewed by the lead agency, to determine its potential effects on the environment. Prior to preparation of the Initial Study, a Pre-Consultation/Request for Review, which included a copy of the application and project description, was sent out by the County of Glenn to the State Clearinghouse, responsible, trustee, state, and local agencies and organizations to identify issues to be addressed in the Initial Study. Comments that were received were considered during the preparation of the Initial Study.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency

with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose."

The lead agency for the proposed project is Glenn County Planning & Public Works Agency. The contact person for the lead agency to whom all inquiries and comments on this environmental document should be addressed is:

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services Agency
777 North Colusa Street, Willows, CA 95988
(530) 934-6540, gconant@countyofglenn.net

1.3 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, that the proposed project would have a significant effect on the environment. It is proposed that a MND be adopted in accordance with the CEQA Guidelines.

CHAPTER 2

PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

2.1.1 General

This Initial Study has been prepared for Conditional Use Permit 2018-001. Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

Phase 1 (Church) and 2 (Cemetery) are estimated to include two employees; while, phase 3 is estimated to add an additional five employees for a total of seven. According to application material phase 1 and 2 (church and cemetery) of proposal will operate once per week, phase 3 (school) will operate 5 days a week from September to May. Additional project information/documentation has been included.

(See **Exhibit A** for site plans)

2.1.2 Location

The project site is located at 1060 State Highway 45, Princeton CA, 95970. The site is located on the east of State Route 45, south side of State Route 162, north of County Road 62, and west the Sacramento River, in the unincorporated area of Glenn County, California. The site consists of a portion of projected Sections 31, Township 19 North, Range 1 West M.D.B. & M., “Princeton” U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. (**Figure 1 and 2**). The project site consists of the following Assessor’s Parcel Number (APN): 013-350-005 (15.00 ± acres)

2.1.3 General Plan and Zoning

2.2 Surrounding Land Uses and Setting

The project site consists of vacant agricultural land uses; with the exception of a single abandoned residence, the project site is empty. Topography at the project site and surrounding areas is relatively flat with a height of approximately 85 feet. The project is compatible with the surrounding land uses. There is access to the project site from California State Route 45.

Table 1 identifies the existing uses, General Plan designation and Zoning designations for the subject property and neighboring properties. Parcel to the north is zoned Local Commercial all other of the surrounding parcels are zoned Exclusive Agriculture.

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	General Plan	Zoning Designations
Project Site	Vacant	Intensive Agriculture	AE-40
North	Local Commercial	Local Commercial	LC
East	Habitat Restoration	Intensive Agriculture	AE-40
South	Habitat Restoration	Intensive Agriculture	AE-40
West	Agriculture	Intensive Agriculture	AE-40

CHAPTER 3 ENVIRONMENTAL CHECKLIST

Intensive Agriculture

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment.

A significant impact is considered a substantial adverse effect, one that exceeds some critical and accepted threshold for negative environmental effects. CEQA defines a significant effect on the environment as “...a substantial, or potentially substantial, adverse (i.e., negative) change in any of the physical conditions within the area directly or indirectly caused by the Project, including effects on land, air, water, flora, fauna, ambient noise, and objects of historic or aesthetic “significance” (CEQA Guidelines, §15382). As recommended in the CEQA Guidelines, impacts are also identified as “potentially significant” prior to mitigation.

Mitigation Measures are measures to mitigate, avoid, or substantially lessen impacts identified as significant or potentially significant. According to CEQA, the term “mitigation measures” refers to those items that are in addition to standard conditions, uniform codes, or project features that may also reduce potential impacts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist, and corresponding discussion on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Recourses
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Greg Conant, Assistant Planner

March 20, 2019

Date

I. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. There is no designated scenic vista on or adjacent to the proposal. This proposal will not have a visual impact on the area; therefore, there will be a less than significant on scenic vistas.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. Scenic resources are defined as those landscape patterns and features that are visually or aesthetically pleasing and that, therefore, contribute affirmatively to the definition of a distinct community or region. Scenic areas, open spaces, rural landscapes, vistas, country roads, and other factors interact to produce a net visual benefit upon individuals or communities. Those visual resources that uniquely contribute to that public benefit are scenic resources under CEQA.

The proposed project would not remove scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. There are no unique scenic resources or structures located at the project site. The roadways in Glenn County are not listed as Eligible or as Officially Designated Scenic Highways according to the California Department of

Transportation.¹ The project as proposed will not damage scenic resources in the area. Therefore, impacts would be less than significant.

c) **In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?**

Less Than Significant Impact. Visual character is descriptive and non-evaluative, which means it is based on defined attributes that are neither good nor bad in and of themselves. It is the objective composition of the visible landscape within a viewshed. It is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

The existing visual scenario consisting of one residence and an empty field. The project will not substantially degrade the existing visual character or quality of the site or its surroundings. The existing visual character of the specific project location will change, but would not substantially be degraded. Therefore, it is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

d) **Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact. The three -phase proposal is not anticipated to produce glare, which may adversely affect day or nighttime views in the area. Therefore, the glare at the project location would not substantially alter the existing characteristics of the area.

Installation of future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.560.080 (Glare and Heat) states the following: *All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line.* New exterior lighting will be required to be hooded to reduce glare and retain light to limited areas. Additionally, the light shall not be directed beyond the property lines. Lighting is not proposed at this time, therefore it is concluded that there will be a less than significant impact.

¹ California Department of Transportation. *Officially Designated State Scenic Highways*.
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Less than Significant Impact. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Farmland is classified according to its ability to support crops or livestock. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

The FMMP maps for each county are generally updated every two years; the 2016 map for Glenn County is the latest published version. The designation of Prime Farmland or Farmland of Statewide Importance covers the majority of the valley portion of Glenn County.

The 2016 FMMP map designates the property as ‘Prime Farmland’ California Department of Conservation defines ‘Prime Farmland’ as “prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.”

The project site is not ideal for agriculture uses, several of the surrounding properties are being utilized for industrial and/or commercial uses. Additionally, the project site is not ideal for intensive agriculture uses due to the property previously being developed (single family residence), the relatively small size of the property (15 acres) and the irregular shape of the parcel.

- b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. The project site is not subject to an agricultural contract under the Williamson Act. The project site is zoned for Exclusive Agriculture; the proposed use is a permitted use with a Conditional Use Permit. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

- c) **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No Impact. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The

project site is not zoned for forestland or timberland nor is it adjacent to land that is zoned for forestland or timberland. The “FA” Foothill Agricultural/Forestry Zone and “TPZ” Timberland Preserve Zone (Chapters 15.320 and 15.450 of the Glenn County Code) are meant to protect timber and forest lands. Areas zoned “FA” and “TPZ” are located within the Mendocino National Forest in the western part of Glenn County. The project site is zoned Exclusive Agriculture. It is concluded that the project will have no impact.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Forest land is defined in Public Resources Code section 12220(g)) as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* This project will not result in the loss of forestland as the project site does not contain forestland. Therefore, there will be no impact as a result of this project.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. This project will not involve a change of agricultural-related uses on surrounding parcels. Parcels to the north of the project site are zoned for Local Commercial while parcels to the east are being used for habitat restoration. The proposal will not conflict with agriculture operations. There will be no changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, there will be a less than significant impact as a result of this project.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O₃), carbon monoxide (CO), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), sulfur oxides (SO_x), nitrogen dioxide (NO₂), and lead (Pb). Geographic areas are classified under the federal and California Clean Air Act as in either attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. Air quality standards are set at both the federal and state levels. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. The GCAPCD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. The GCAPCD is supervised by the U.S. Environmental Protection Agency. Under the federal Clean Air Act, local air quality districts must produce and implement plans for cleaning up any pollutant that exceeds federal standards.

Local air districts are not able to enact rules that restrict "mobile sources" including cars, trucks, locomotives, and other vehicles. Only "stationary sources" of air pollution fall under their control. Mobile sources are regulated by the California Air Resources Board.

The proposal will not conflict with or obstruct implementation of an applicable air quality plan. The Air Quality section of the Glenn County General Plan establishes mitigation measures designed to reduce particulate matter (PM) and ozone precursors in the ambient air as a result of emissions from sources that attract or generate motor vehicle activity.

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as an attainment area for ozone; while particulates (PM₁₀) are designated nonattainment by the state.² Pursuant to the California Clean Air Act of 1988, an updated 2015 *Air Quality Attainment Plan*³ has been prepared for the Northern Sacramento Valley Planning Area (NSVPA). The NSVPA Districts have committed to jointly prepare and adopt the uniform air quality attainment plan for the purpose of achieving and maintaining healthful air quality throughout the air basin.

The 2015 triennial update of the NSVPA Air Quality Attainment Plan (2015 Plan) assesses the progress made in implementing the previous triennial update and proposes modifications to the strategies necessary to attain the California Ambient Air Quality Standards by the earliest practicable date. The 2015 Plan includes an assessment of progress towards achieving the control measure commitments in the previous Triennial Plan, a summary of the last three years of ozone data, a comparison of the expected versus actual emission reductions for each measure committed to in the previous Triennial Plan, updated control measure commitments, and updated growth rates of population, industry, and vehicle related emissions.

There is not anticipated to be an increase in vehicle miles traveled as a result of this project. Particulate matter emissions can be expected during future construction from the transport of workers and machinery to and from the site as well as operation of equipment on-site. All equipment used shall be maintained in compliance with the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board engine standards. The project would not significantly contribute to air quality impacts during future construction. All future development is to comply with the requirements of the GCAPCD. Given this information, it is concluded that the impact from the proposal is less than significant.

- b) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

² California Environmental Protection Agency, Air Resources Board. June 2017. *2017 State Area Designations*.
<http://www.arb.ca.gov/desig/adm/adm.htm>.

³ Sacramento Valley Air Quality Engineering And Enforcement Professionals, August 2015, Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan,
<https://www.fraqmd.org/files/cc5597e19/2015+Triennial+AQAP.pdf>

Less Than Significant Impact.

See Section III a) above.

Each project with emissions falling under regulatory standards must individually comply with the GCAPCD regulations. When adopting the General Plan in 1993, the Glenn County Board of Supervisors adopted a Statement of Overriding Considerations finding that the unavoidable impact to air quality could be overridden because any project would represent a cumulative impact and that the General Plan employed all feasible mitigations. In addition, each project would be required to utilize the best available control technology to mitigate impacts to air quality.

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as an attainment area for ozone; while particulates (PM₁₀) are designated nonattainment by the state. An “Attainment” area is defined as a geographic area that meets or does better than the level of a criteria air pollutant allowed by the federal standards; a “Nonattainment” area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards. This project is not anticipated to increase Vehicle Miles Traveled nor is it anticipated to increase population both of which are major contributors to pollutants including (PM₁₀); it is concluded that the impact from the proposal is less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Neither California statutes nor regulations define “sensitive receptors” but this term normally refers to locations where uses and/or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children, the elderly, and the like). Examples of receptors include schools, hospitals, churches, and residential areas.

There are existing facilities within the vicinity of the project that contain potential pollutants. To the north of the project site there is an agriculture supplement distributor. Facilities such as this are monitored by Local, State and Federal Agencies including the Glenn County Certified Unified Program Agency (CUPA) and Environmental Protection Agency (EPA). A huller is located across the highway from the project site; approximately 750 feet northwest of the project site.

The proposed project would not expose sensitive receptors to substantial pollutant concentrations, because the project would not include any features that have the potential to substantially increase pollutant concentrations. Uses at the site will be required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants during construction (Glenn County Code §15.560.040). Impacts are anticipated to be less than significant.

d) **Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Less Than Significant Impact. Odors are generally labeled as a nuisance and not a health risk to a community. It is a violation for odor to cause a nuisance. The Glenn County Air Pollution Control District has jurisdiction over odor complaints and can issue Notices of Violation according to state and local nuisance regulations if warranted. "Nuisance" includes anything which is injurious to human health or is indecent or offensive to the senses and interferes with the comfortable enjoyment of life or property, and affects at the same time an entire community, neighborhood, household or any considerable number of persons although the extent of annoyance or damage inflicted upon an individual may be unequal and which occurs as a result of the storage, removal, transport, processing or disposal of solid waste.

All future uses at the site shall comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants (Glenn County Code §15.560.040). This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. Glenn County Air Pollution Control District regulations will manage future uses that may generate objectionable odors.

The project would not directly result in the creation of objectionable odors as the project does not include any features that would create objectionable odors. Given this information, impacts are considered less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Background

Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California

if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA.

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual*⁴, are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as “other waters” and are often characterized by an ordinary high water mark. Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

Waters of the State

The term “Waters of the State” is defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat

⁴ Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.⁵ “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself”.⁶ Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Less Than Significant Impact.

Site Conditions

This site is located approximately 1.5 miles southwest of the unincorporated community of Butte City. The project site has previously been used for agriculture; however, the site is currently barren with one vacant residence. The site is zoned for Exclusive Agriculture and is designated Intensive Agriculture in the Glenn County General Plan. Properties within the project site vicinity are primarily Agriculture with agriculture outbuildings and limited residences. The project sites is relatively flat with an elevation of approximately 83 feet.

The project site may be within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.⁷ The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).⁸ According to the CNDDDB, no sensitive species have been documented to be located within the project site. Five species have been located within ½ mile of the project site due to the influence of the riparian habitat of the Sacramento River. These species include the Bank Swallow, Steelhead - Central Valley DPS, Swainson's

⁵ California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

⁶ California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

⁷ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

⁸ California Department of Fish and Wildlife. *California Natural Diversity Database*.
<https://www.wildlife.ca.gov/Data/CNDDDB>.

Hawk, Valley Elderberry Longhorn Beetle and Western Yellow-Billed Cuckoo. Although several species have been documented in the vicinity of Sacramento River, there have been no documented sightings of species found within the project site.

Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats. As discussed below in the next sections, the project site does not contain and is not considered, associated with, or located within the vicinity of any riparian habitat, wetlands, or other sensitive natural community.

In addition, the following records were searched and no special status species have been identified within the project site or surrounding area:

- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Mapper
- California Native Plant Society (CNPS) Electronic Inventory
- Aerial photographs

Birds may continue to forage in the open space located at the project site and in the surrounding areas. No endangered plant species exist within the project site due to previous grading disturbance. The project does not include activities that would adversely affect fisheries because the site is not located within any major watercourses. While the use of the site would change from this proposal, the site has previously been disturbed and developed; therefore, the type of habitat it provides will not significantly change.

No special status or endangered species have been documented within or around the project site. As previously discussed, the site has been significantly disturbed by agricultural activities. As such, it is concluded that the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.⁹ The project site is located within the vicinity of the Sacramento River. The project site is located approximately ½ mile west of the Sacramento River.

⁹ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.1, Vegetation.

According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹⁰, the project site does not contain riparian areas. The project is located within the vicinity of the Sacramento River which support riparian habitat.

The project site is not located within any of the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan ¹¹ (as well as shown in Figure 2-7). These important biological areas are mostly located within the riparian zones of the Sacramento River.

While this site is not located within any of any of the twelve important biological areas, the site is within the vicinity of the Princeton Riparian Area (approximately ½ mile). The site does not encompass any riparian habitat or other sensitive habitat; furthermore, the site has previously been developed and will not develop on any land undisturbed. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

- c) **Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less Than Significant Impact. According to the Confined Animal Facilities Element of the Glenn County General Plan, wetlands comprise approximately 4,278 acres of Glenn County, and include marshes, ponds, fringes of small lakes, sloughs, and swamps. The largest wetland assemblages occur within the Sacramento River floodplain, including the managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.¹²

Since the 1970s, the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency have used the following definition for wetlands for regulatory purposes: “*Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.*”

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹³, wetlands do not exist at the project site. According to the California Central Valley

¹⁰ California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <https://map.dfg.ca.gov/bios/>.

¹¹ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Table 2-5.

¹² Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

¹³ United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹⁴, the project site is not designated as a protected wetland site. The project will not directly remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be a less than significant impact on federally protected wetlands as a result of this project.

- d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact. According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.¹⁵ Major migration corridors are located in the western part of the County. Based on the project site's location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

Glenn County is located within the Pacific Flyway; a migratory corridor for birds moving between their winter and summer ranges. Winter waterfowl habitat is located within and surrounding the Sacramento National Wildlife Refuge, which is located in the southern part of the County. Many of these birds are protected by the Migratory Bird Treaty Act which prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the United States Secretary of the Interior. The project would have no impact on migratory waterfowl and other birds migrating through the region because the project does not include features, which would draw migratory fowl to the area.

The project site has previously been developed and graded; the project does not involve new activities on undisturbed ground. The project activities would not alter or destroy migratory wildlife corridors. The project site does not contain native wildlife nursery habitat. The project would not significantly impede migratory wildlife corridors. The proposed project would have a less than significant impact upon the movement of any native resident or migratory wildlife species.

- e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The proposed project would not create a conflict with local policies or ordinances protecting biological resources because there are none within the area of the project. Therefore, it is concluded that there will be no impact.

¹⁴ California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

¹⁵ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

- f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The proposed project would not create a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan because no plans have been adopted for this specific area. Therefore, it is concluded that there will be no impact.

V. CULTURAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Cultural resources include prehistoric and historic period archeological sites; historical features, such as rock walls, cemeteries, water ditches and flumes, and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates the past.

- a) **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**
- b) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Less Than Significant Impact. In compliance with CEQA Guideline §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources), a request for a records search was submitted to the Northeast Information Center (NEIC), a member of the California Historic Resources Information System (CHRIS), to determine if any cultural places are located within the project site. Results from the NEIC were received January 8, 2018.

Prehistoric Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area. However, one site of this type has been recorded in the 1-mile project vicinity consisting of, projectile points, groundstone, fire-affected rock, burnt faunal bone, a midden, and freshwater shell. The project is located in a region utilized by Patwin and Konkow Maidu populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area; however, five sites of this type have been recorded in the 1-mile project vicinity consisting of the Jones Weir, Colusa & Hamilton Railway, the Sacramento River East

Levee, segments of the Sacramento River West Levee, a culvert and irrigation canal. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that the project site is located within the Larkins Childrens land grant and the community of Codora and that a road and levee are located within the project area. the River Branch Canal, a reservoir, and orchard are located adjacent to the project area; and the Sacramento River. Southern Pacific Railroad. Rasor Slough. Codora Pour Corners. Codora School. Bounde Creek. Packer Lake. Packer Island, a flume, orchards, streams, roads, and structures are located within the general project vicinity.

Maxwell (1906) quad map depicting a road and the Larkin's Children's Rancho in the project area and Rasor Slough. Packer Slough. Packer Island. Bounde Creek, roads, and structures in the project vicinity. The Larkins Children's land grant was farmed by Dr. Hugh J. Glenn beginning in the 1870's. Dr. Glenn became known as the "Wheat King" because of the amount of wheat he grew. Dr. Glenn was nominated for governor of California in 1879, but was defeated by George Perkins.

According to NEIC records two previous Archeological Investigations have been conducted at portions of the project area. Studies are listed below.

Elliott, Ben (URS Corporation)
2010 Final Cultural Resources Technical Report, Levee Geotechnical Evaluation Program, Sacramento River: Right Bank Levee, Glenn and Colusa Counties, California.
NEIC Report 010909

Leach-Palm, Laura. Pat Mikkelsen. Paul Brandy. Jay King, and Lindsay Hartman (Par
Western Anthropological Research Group)
2008 Cultural Resources Inventory of Caltrans District 3 Rural Conventional Highways in Butte, Colusa, El Dorado, Glenn. Nevada. Placer, Sacramento, Sierra, Sutter, Yolo and Yuba Counties.
NEIC Report 009539

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The project site is currently graded and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e)(CEQA). Section 7050.5 of the

California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. Based on this information, it is concluded that there is a less than significant impact.

Discovery of Cultural Resources

In accordance with State and Federal Laws if any potentially prehistoric, protohistoric, and/or historic cultural resources are accidentally encountered during future excavation of the site, all work shall cease in the area of the find pending an examination of the site and materials by a qualified archaeologist.

VI. Energy

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less Than Significant Impact. The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. The project must comply with California Green Building Standards as well as California Energy Code. Impacts are anticipated to be less than significant.

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Less Than Significant Impact. This proposal will not conflict with any state or local renewable energy plan or efficiently. This proposal is required to conform with Glenn County Energy Element. Construction of this project would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

VII. GEOLOGY AND SOILS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
 - ii) **Strong seismic ground shaking?**

Less Than Significant Impact. Fault rupture occurs when an active fault displaces in two separate directions during an earthquake. Concern about the growing number of structures located on or near active and potentially active faults led the State of California to enact the Alquist-Priolo Geologic Hazard Zone Act of 1972. The Act was revised in 1975 and renamed the Alquist-Priolo Special Studies Zone Act. Sudden surface rupture from severe earthquakes can cause extensive property damage, but even the slow movement known as “fault creep” can cause displacement that results in offset or disfiguring of curbs, streets, and buildings.

According to the Glenn County General Plan, Glenn County is in a relatively inactive seismic area. There are no Alquist-Priolo Special Studies Zones within the County. During the past 100 years, the County has experienced only minor earthquakes within its boundaries and secondary impacts from earthquakes centered out of the area. Projections of future impacts are low to moderate.¹⁶ Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.¹⁷ The California Building Code (CBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. Seismic risk categories are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes.

The United States Geologic Survey (USGS) and California Geologic Survey (CGS) produced a Seismic Shaking Hazards in California map (revised April 2003), which depicts the peak ground acceleration (pga) percentage that has a 10% potential of

¹⁶ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

¹⁷ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.4, Earthquakes.

occurring in the next fifty years.¹⁸ Glenn County, as well as areas on the west side of the central valley, are rated as 10%–30% on a scale of 0%–100%. Additionally, no earthquake greater than a magnitude 5.5 has occurred in Glenn County in over 200 years.¹⁹

The seismic history of Glenn County shows the area to be generally stable. Glenn County's stability can be correlated with its location away from tectonic plate boundary convergence/divergence and its location away from major active faults with high slip rates. Adherence to the California Building Code will prevent potential impacts on future construction. Given this data, seismic related activities such as rupture of known earthquake faults and strong seismic ground shaking would have a less than significant impact on people and structures in the area of the project.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is defined as the transformation of a granular material from a solid state into a liquefied state as a consequence of increased pore water pressure. Ground shaking resulting from an earthquake is capable of providing the mechanism for liquefaction.

Due to the lack of seismic activity in Glenn County, it is unlikely that liquefaction or other ground failure of this type would occur. Liquefaction generally occurs in low-lying areas with saturated soils and its effects are commonly observed near water bodies. Soils with a loose structure, such as sand, are more susceptible to liquefaction when saturated.

Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However; since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.²⁰ Further, the California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is a less than significant impact.

Also see a) i-ii) above.

¹⁸ United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

¹⁹ California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

²⁰ United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*. http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

iv) Landslides?

No Impact. Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area of least landslide potential.²¹ The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

Also see Section VI. a) i) above.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Soil erosion occurs through either water or wind action. Erosion by water includes sheet, rill, ephemeral gully, classical gully, and streambank erosion. The project site has been graded in the past. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These topographic conditions do not exist at the site.

Disruption of soils on the sites is not expected to create significant soil erosion. The project would therefore not result in substantial soil erosion or the loss of topsoil. It is concluded that there will be a less than significant impact.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. This proposal will have a less than significant impact on soil involving unstable soils that may result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils and the geology of the project site are generally stable because of the area's seismic stability and low relief (see Section VI. a) i) above).

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.²²

²¹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

²² Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

Lateral Spreading

There is a low probability for lateral spreading to occur because of the area's seismic stability. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from lateral spreading.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of subsidence are aquifer-system compaction, drainage of organic soils, underground mining, hydro compaction, natural compaction, sinkholes, and thawing permafrost.²³

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²⁴ Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

Glenn County is being monitored for Subsidence through 58 monitoring stations. There have been no cases of Subsidence at the project site²⁵. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

Liquefaction/Collapse

Liquefaction occurs when loosely packed sandy or silty materials saturated with water are shaken hard enough to lose strength and stiffness. Liquefied soils behave like a liquid and are responsible for damage during an earthquake, causing pipes to leak, roads and airport runways to buckle, and building foundations to be damaged. There is a low probability for liquefaction and ground collapse to occur because of the area's seismic stability. Future construction in compliance with the California Building Code will reduce impacts from liquefaction and collapse.

There is no record of any incidents of unstable geologic units in the project area. Based on the information provided above, it is concluded that there will be a less than significant impact.

- d) **Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Less Than Significant Impact. Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of

²³ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

²⁴ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

²⁵ CA. Department of Water Resources. February 2015. Glenn County GPS Subsidence

moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil.

According to Figure 4-5 of Volume II of the Glenn County General Plan, most of Glenn County has high expansive soils.²⁶ Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

There would be no substantial risks to life or property from this project because all future development will require compliance with the California Building Code (CBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures on the project site, the Glenn County Building Division will ensure that the foundations of all new structures are adequately designed for the shrink/swell characteristics of expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for all future structures to address this soil condition. California Building Code compliance reduces potential impacts from expansive soils to less than significant. Therefore, it is concluded that there is a less than significant impact.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

Less Than Significant Impact. According to the Glenn County Environmental Health Department, attached comments:

Phase 1 of the project, for the church, will require a permit, issued by Glenn County Environmental Health for an onsite wastewater treatment system (OWTS). The suitability of the soils on this property has not been accessed for an OWTS.

Phase 3, construction of the school facilities, will also require a properly permitted onsite wastewater treatment system and access to a regulated water well.

Compliance with Glenn County Environmental Health standards would ensure that any septic systems are properly operating and any expansion of the system is designed with respect to on-site soil capabilities for the safe treatment and disposal of wastewater and the protection of groundwater quality. Therefore, this impact would be less than significant.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant Impact. The project site contains no known paleontological resources or unique geologic sites.

²⁶ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Legislative/Regulatory

The Governor of California signed Executive Order S-3-05 (EO), in June 2005, which established statewide reduction targets for greenhouse gases. The EO states that emissions shall be reduced to 2000 levels by 2010, to 1990 levels by 2020, and by 2050 reduced to 80 percent of the 1990 levels. Assembly Bill 32, the California Global Warming Solutions Act, 2006 (AB 32), was signed into law in September 2006. AB 32 finds that global warming poses a serious threat to the economic wellbeing, public health, natural resources, and the California environment. It establishes a state goal of reducing greenhouse gas emissions to 1990 levels by the year 2020, which would be a 25 percent reduction from forecasted emission levels.

Senate Bill 97 (SB 97) was approved by the Governor of California in August 2007. SB 97 requires the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit guidelines to the Resources Agency for the feasible mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions, as required by CEQA. In April 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97 (Chapter 185, 2007). The Natural Resources Agency (Resources Agency) conducted formal rulemaking prior to certifying and adopting the amendments, as required by Senate Bill 97. The Resources Agency adopted the proposed amendments, and transmitted the amendments to the Office of Administrative Law on December 31, 2009. The Office of Administrative Law reviewed the Adopted Amendments and the Natural Resources Agency's rulemaking file. The Adopted Amendments were filed with the Secretary of State, and became effective March 18, 2010.

These CEQA Guidelines amendments provide guidance to public agencies regarding the analysis and mitigation of the effects of greenhouse gas emissions in draft CEQA documents. The greenhouse gas guidelines fit within the existing CEQA framework by amending existing Guidelines to reference climate change.

Greenhouse gases (GHGs), as defined by the Health and Safety code, include but are not limited to water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting back to earth visible light and infrared radiation.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. In the last 200 years, substantial quantities of GHGs have been released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO₂) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO₂ each year, far outweighing the seven billion tons of manmade emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes such as photosynthesis by land and ocean-dwelling plant species cannot keep pace with this extra input of manmade CO₂, and consequently the gas is building up in the atmosphere.

Methane (CH₄) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH₄ are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH₄ concentrations in the atmosphere are increasing.²⁷

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. A project cannot generate enough GHG emissions to influence global climate change on its own. A project participates in potential climate change by its incremental contribution (positive or negative) of GHG emissions that, when combined with the cumulative increase of all other natural and anthropogenic sources of GHGs, impact global climate change. Therefore, global climate change is a type of cumulative impact and a project's participation in this cumulative impact is through its incremental contribution of GHG emissions.

Energy efficiency standards have been updated, and new technology has allowed construction to be more energy efficient. Future construction would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

²⁷ State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf

This part of the County is used primarily for agriculture and contains very limited residential use.

There is not anticipated to be an increase in Vehicle Miles Traveled as a result of this proposal, increases from new construction would not be significant. Based on the analysis provided above, it is concluded that the proposed project would have a less than significant impact on emissions of GHG's and climate change.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. See discussion in section VII a) above. AB 32 is the State of California's primary GHG emissions regulation. The project would not conflict with the state's ability to achieve the reduction targets under AB 32. Impacts are anticipated to be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. The California Health and Safety Code defines a Hazardous Material as “any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the workplace or environment”. Thus,

hazardous material is a broad term for all substances that may be hazardous (there is no single list) and includes hazardous substances and hazardous wastes. Substances that are flammable, corrosive, reactive oxidizers, radioactive, combustible, or toxic are considered hazardous. Examples include: oil, fuels, paints, thinners, cleaning solvents, compressed gasses (acetylene, carbon dioxide, oxygen, nitrogen, etc.), radioactive materials, and pesticides.

The Glenn County Air Pollution Control District (GCAPCD) is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances.

The project site is subject to Glenn County Code §15.560.070 for fire and explosion hazards. This section states: *All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.*

The transport, use, and storage of hazardous materials during construction would be subject to and therefore conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 8 and Title 22.

The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Based on the information provided above, it is concluded that there will be a less than significant impact.

- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact with Mitigations Incorporate

Uses involving the storage and handling of hazardous materials are monitored by the GCAPCD, which is the CUPA for Glenn County. According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. Glenn County CUPA was consulted during early consultation review for this project as shown in comments.

There is an agriculture supplement distributor (Helena Chemical Company) which operates directly to the north of the project site. Facilities such as this are required adopt a Risk Management Plan (RMP). RMPs must be revised and resubmitted every 5 years. Risk Management Plans include the following: identifies the potential effects of a chemical

accident, identifies steps the facility is taking to prevent an accident, and spells out emergency response procedures should an accident occur. According to consultation Glenn County CUPA Helena Chemical Company's current RMP is set to expire in 2019 at what point a new RMP will need to be adopted. The revised plan must take into account this project. The following Mitigation Measures have been established; it is concluded there will be a less than significant impact with mitigations incorporated.

Mitigation Measure HA-1 Hazards and Hazardous Materials

Prior to Certificate of Occupancy for Phase 1 (church) the applicant shall provide Glenn County Planning Division written documentation from the Glenn County Air Pollution Control District or Environmental Protection Agency that Helena Chemical Company has resubmitted a Risk Management Plan which takes into account this proposal.

Timing/Implementation:

Prior to Certificate of Occupancy

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact. The project does not include features that would emit hazardous emissions, handle hazardous, acutely hazardous materials, substances, or waste. Therefore, it is concluded that there will be a Less Than Significant Impact as a result of this project.

- d) **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.²⁸ Therefore, it is concluded that there will be no impact.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

²⁸ California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

No Impact. The project site is over 10 miles away from the Willows-Glenn County Airport.²⁹ This airport is the closest public use airport in the vicinity of the project site. The project would not result in a safety hazard for people residing or working in the project area because it is located outside of the overflight zone. Therefore, it is concluded that there is no impact.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact.

Refer to subsection IX b) above.

The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to State Routes and county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

Designated emergency evacuation routes in the event of flood or dam failure are listed in Section 3.7 of Volume II of the Glenn County General Plan.³⁰ The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. It is concluded this project will have a less than significant impact.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is not located within or adjacent to a State Responsible Area (SRA) managed by the California Department of Forestry and Fire Protection (CAL FIRE); therefore, the site is not ranked by CAL FIRE. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not located within a fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be a Less than Significant Impact on the project from wildland fires.

²⁹ Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*. http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf.

³⁰ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 3.7, Emergency Response Plan.

X. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	result in a substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Less Than Significant Impact. It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems, the proposal will require a permit for onsite wastewater treatment systems issued by Glenn County Environmental Health. It is concluded that there will be a less than significant impact as a result of this project.

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

No Impact. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge. No increases in groundwater use are planned.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) **result in a substantial erosion or siltation on- or off-site;**
- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

Less Than Significant Impact. Based on the approximate project site topography the project site is relatively flat with an elevation of approximately 83 feet, with the lowest elevation of approximately 80 feet within the southern portion of the project site; the site currently drains to the south of the property. No streams or rivers flow through the project site. The drainage pattern of the site is not anticipate to change as a result of this project, there is anticipated to be no substantial increase in erosion or siltation. Given that the drainage pattern of the project site will not substantially change as a result of this project there will not be a significant impact to surface runoff, which would result in flooding on- or off-site.

- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

Less Than Significant Impact. There will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site. All future construction is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes). As is the case under current land use designations and zoning, future development would be required to adhere to standard practices designed to prevent erosion and siltation, such as slope protection and dust control. Any future drainage changes shall meet

the requirements of Chapter 15.650 of the County Code. The project will not generate substantial additional sources of polluted runoff. It is concluded that there will be a less than significant impact.

iv) impede or redirect flood flows?

Less Than Significant Impact. This project will not impede or redirect flood flows. The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0D. Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. All future construction and improvements of the project will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). The project will not have a significant impact in impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. Tsunamis are large ocean waves generated by major seismic events and mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid. There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard.

The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

All future construction and improvements will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). A Flood Elevation Certificate will be required to be submitted by a licensed land surveyor upon application for a building permit. It is concluded that there will be a less than significant impact on release of pollutants due to existing regulations for new structures within a flood hazard area.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact. The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of

pollution affecting water quality would be generated with approval of this project. Construction activities resulting in a land disturbance of greater than one acre must be permitted by Central Valley Regional Water Quality Control Board. An expansion of a septic system or a new system could degrade water quality. However, compliance with Glenn County Environmental Health standards would ensure the safe treatment and disposal of wastewater and the protection of groundwater quality. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no increases in groundwater use are planned. It is concluded that there will be a less than significant impact.

XI. LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project physically divide an established community?

No Impact. The proposed project is not of the scale or nature that could physically divide an established community. The project would not block a public street, trail, or other access route or result in a physical barrier that would divide a community. Upon development, the proposed uses would be fully integrated into their surrounding areas. It is concluded that there will be no impact as a result of this project.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-40” (Exclusive Agriculture (36-acre minimum parcel size). The proposed project would meet the density requirements for this designation. This project is consistent with and will not conflict with the “AE-40” zoning designation (Glenn County Code Chapter 15.330). The proposed Church, Cemetery and School are permitted uses only if a conditional use permit has first been secured (Glenn County Code Chapter 15.330.040 J & K). *Glenn County Code §15.330.040.J. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges; Glenn County Code §15.330.040.K. Churches, public playgrounds and parks.* The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

XII. MINERAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The purpose of the Mineral Resources section is to identify and evaluate the potential for the project to adversely affect the availability of known mineral resources. The mineral resources of concern include metals, industrial minerals (e.g., aggregate, sand and gravel), oil and gas, and geothermal resources that would be of value to the region and residents of the State of California.

Notable mineral resources in Glenn County include natural gas and construction grade aggregate material. In addition, published reports indicate past attempts to exploit deposits of chromite, molybdenite and copper. Primary areas for gravel extraction occur along Stony Creek and the Sacramento River, although there are other pockets of gravel scattered throughout the County. Several gas fields contribute to a significant quantity of natural gas production in Glenn County. Of these, the Malton-Black Butte field located on the border with Tehama County in eastern Glenn County, and the Willows-Beehive Bend field located in southeastern Glenn County account for nearly 80 percent of total gas production in the County. No oil or geothermal resources have been discovered in the County.

Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.³¹

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**
- b) **Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Less Than Significant Impact. According to the California Department of Conservation, none of the project areas are located within a Mineral Resource Zone, which are areas that

³¹ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

have a high likelihood of containing significant aggregate deposits.³² None of the project areas are located on active mine sites. There is no other evidence that any of the project areas have mineral resources that may add value to the region and residents of the state, or are important mineral resource recovery sites. Therefore, no significant impacts to mineral resources are anticipated.

³² California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.

XIII. NOISE

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact. The Glenn County General Plan Noise Element provides a basis for local policies to control and abate environmental noise, and to protect the citizens of Glenn County from excessive noise exposure. The County also enforces its Noise Ordinance (Chapter 15.560.100) in the County Code. This ordinance contains noise level standards for residential and non-residential land uses.

Glenn County Code §15.160.100 states that construction site sounds between 7:00 a.m. and 7:00 p.m. and agricultural equipment when operated on property zoned for agricultural activities (provided standard, reasonable practices are being followed) are exempt from local noise standards. Noise impacts associated with on-site activities and traffic is not anticipated to exceed the area's existing ambient noise levels.

No persons would be exposed to and noise levels would not be generated in excess of standards established in the Glenn County General Plan or noise ordinance. The project site is located in an area of lands zoned for agriculture uses.

Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. Noise impacts associated with on-site activities and traffic is not anticipated to exceed the area's existing ambient noise levels. No significant

increase in noise is anticipated as a result of this project. Based on the aforementioned information, it is concluded that there will be a less than significant impact.

There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. The operation of the project may increase noise levels in the project vicinity; however, there are no residences within 1,000 feet of the project site. Therefore, it is concluded there will be less than significant impact.

b) Generation of excessive groundborne vibration or groundborne noise levels??

Less Than Significant Impact. The proposed project would not generate excessive groundborne vibrations. Vibrations are regulated by Glenn County Code §15.560.130, which states that no use shall generate ground vibrations which are perceptible without instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are exempt from the vibration performance standard as stated under Glenn County Code §15.560.130. Potential residential construction work in the future would not cause significant groundborne vibration. Since the duration of impact would be brief and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related groundborne vibration and groundborne noise is considered less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally the project sites is located outside of airport land use planning boundaries and is approximately 12 miles north west from the Willows-Glenn County Airport.³³ This airport is the closest public use airport to project site. The project site is outside of the noise contour based on the Community Noise Equivalent Level (CNEL) as defined in the Willows Glenn County Airport Master Plan. It is concluded that there will be a less than significant impact as a result of this project.

³³ Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf

XIV. POPULATION AND HOUSING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population impacts are often associated with substantial increases in population from a project. Housing impacts may result directly from the construction of new housing units or indirectly from changes in housing demand associated with new non-residential development, such as office, manufacturing, and industrial uses that increase employment in an area.

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The proposed project would not induce substantial population growth directly or indirectly. In accordance with Glenn County General Plan §3.0.2 (Intensive Agriculture), the proposed project will not violate the population density standard of 12 persons per square mile (640 acres). New businesses and/or the extension of public roads that may lead to significant population growth are considered less than significant. The proposed project would not induce substantial population growth directly or indirectly. Therefore, it is concluded that there will be a less than significant impact on population growth.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposal would not displace existing housing or people within the area of the project. Construction of replacement housing would not be necessary with this proposal. Therefore, it is concluded that there will be no impact.

XV. PUBLIC SERVICES

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

- i) **Fire protection?**

Less Than Significant Impact. This topic is also discussed in section VIII above.

The project site is serviced by Glenn-Codora Volunteer Fire Protection District. The fire district maintains mutual aid agreements with nearby fire districts, including districts in Orland and Willows. County roads and private gravel roads provide adequate transportation routes to reach the project site in the event of a fire. Response time is not anticipated to be affected by the proposed project. Compliance with state laws will reduce impacts from fire. Therefore, it is concluded that the impact from the proposal is less than significant.

ii) **Police protection?**

Less Than Significant Impact. Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff's Department. There is a sheriff's office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways (including State Route 45). Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) **Schools?**

The project will not result in an increase in demand on the public schools system as the project includes the construction a new private school. The project site is located within the Princeton Unified School District. It is concluded that there is no impact from the project.

iv) **Parks?**

No Impact. The County provides for maintenance and upkeep of the existing parks within the unincorporated area. The County has no park facilities within the area of the project. The proposed project would have no impact on the County's ability to maintain its parks and no new substantial demands on the current facilities would be generated by this proposal.

v) **Other public facilities?**

Less Than Significant Impact. The proposed project may have incremental increases on demands for other public services and facilities; however, this would be a less than significant impact. The project will not generate substantial additional population to the area and therefore will not have a need for public facilities such as libraries, postal service, hospitals, etc. Public agencies have reviewed this proposal for impacts to public services and facilities and a potentially significant impact has not been identified for this proposed project. Therefore, it is concluded that there is a less than significant impact to other public facilities.

XVI. RECREATION

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact. See below discussion.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Approval of this project would not significantly increase the use of existing public regional parks or other recreational facilities. Therefore, there will be no impact from the proposed project.

XVII. TRANSPORTATION

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Glenn County Roads Overview:

The major north-south road is Interstate 5 (I-5), which provides major connection between Glenn County and major cities to the north, such as Red Bluff and Redding, and to the south to cities such as Sacramento. East of I-5, State Routes 32 and 162 are the major east-west roads. Route 32 provides a connection through Orland to Chico, the closest of the major urban areas of California to Glenn County residents. To the south State Route 162 provides a similar connection to Oroville. The next major east-west road to the south is Highway 20, which provides a connection to the Yuba City- Marysville area. Highway 45 is the only major north-south road east of I-5. It serves adjoining land uses as well as providing a connection between State Routes 32, 162, and 20.

State Route 162 is the only state route west of I-5. The route originally began at Highway 101 in Mendocino County and continued into Glenn County, but a 70-mile break currently exists (34 miles of which is in Mendocino County and 36 miles in Glenn County). The intermediate mileage is a seasonal road owned and maintained by Mendocino and Glenn Counties. This travel corridor is the only east-west route between I-5 and Highway 101 between State Routes 20 and 36, a distance of approximately 75 miles.

The jurisdictions responsible for public roads within Glenn County include the County of Glenn, the incorporated cities of Orland and Willows, the State of California, and the U.S. Forest Service.

a) **Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Less Than Significant Impact. The project will not conflict with a program, plan, ordinance or policy addressing the circulation system. Project related traffic has the potential to increase the Average Daily Traffic (ADT) that currently exists along this section of State Route 45. At the Glenn/Colusa county line, State Route 45 has an ADT of approximately 2,150 according to a 2016 Traffic Study Conducted by California Department of Transportation (Caltrans)³⁴. Through Phase 1 & 2 (Church and Cemetery), the proposal is anticipated to increase ADT by approximately 30 to 40 vehicles, limited to once per week. Phase 3 (School) of the proposal is anticipated to increase ADT by approximately 25 vehicles limited to 5 days a week. An increase in ADT by up to 40 vehicles will not cause a significant impact; therefore, there will be a less than significant impact.

b) **Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)**

§ 15064.3 Determining the Significance of Transportation Impacts

(b) Criteria for Analyzing Transportation Impacts

(1) Land Use Projects. *“Vehicles miles traveled exceeding an applicable thresholds of significant may indicate a significant impact. Generally, projects within one-half mile of either an existing major transportation stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant impact”.*

Less Than Significant Impact. The project site is on the east site of State Route 45. Caltrans has determined the Level of Service (LOS) for State Route 45 in this segment to be “B”³⁵. LOS is used to grade road conditions from a designation of “A” to a designation of “F”. Caltrans defines Level of Service B as *“Traffic flows freely, but drivers have slightly less freedom to maneuver”* based off of Caltrans Level of Service it is concluded that State Route 45 is an existing high quality transit corridor.

Vehicle Miles Traveled (VMT) are not anticipated to increase as a result of this proposal. The proposal would serve multiple communities within the project vicinity including Princeton, Butte City and Codora. The project is approximately 5-miles south of the most similar use (Church of God in Christ, Mennonite) located in Glenn. The project is closer to these communities and is not anticipated to increase their VMT. It is concluded there will not be an increase in Vehicle Miles Traveled as a result of this proposal. The project is

³⁴ Department Of Transportation. 2016. 2016 Traffic Volumes on California State Highways.
http://www.dot.ca.gov/trafficops/census/docs/2016_aadt_volumes.pdf

³⁵ Department of Transportation, Transportation Corridor Concept Report State Route 45,
http://www.dot.ca.gov/dist3/departments/planning/tcr/draft_sr45_tccr.pdf

along an existing high quality transit corridor (State Route 45), the proposal is also not anticipated to increase VMT; therefore; it is concluded there will be a less than significant impact.

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

See Section XVII a) above.

Less Than Significant Impact With Mitigation Incorporated. With mitigations incorporated the proposed project will not substantially increase traffic hazards due to a design feature or incompatible uses. The project site has approximately 900 feet of frontage along State Route 45. The project will not render existing features of nearby roadways hazardous. The project will not be incompatible with other uses of nearby roadways. Caltrans was provided the application information and submitted a letter regarding the proposal (attached). Caltrans has recommended a Controlled Access along State Route 45 (approximately 900 feet of frontage); traffic controlling mitigations at driveways to be used for peak hours/days such as Funerals services. Caltrans letter also states that any work within the State right of way shall require an encroachment permit. The following Mitigation Measures have been added based upon the enclosed Caltrans letter.

Mitigation Measure TR-1 (Transportation)

Access to site shall be limited to two driveways; which, are depicted on Landscaping Plan Received on December 3, 2018. Prior to Certificate of Occupancy landscaping/fencing that restricts frontage to only designated driveways shall be installed (and maintained in perpetuity) along all State Route 45 frontage approximately 900 feet, excluding proposed location of the driveway.

Timing/Implementation

Prior to Certificate of Occupancy/In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-2 (Transportation)

During gatherings anticipated to attract more than 40 vehicles, the owner/operator shall be required to utilize traffic-controlled mitigations as prescribed by Caltrans District 3.

Timing/Implementation:

In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-3 (Transportation)

Prior to Issuance of a Building Permit (Zone Clearance) evidence from applicant shall be provided to Planning Division that an encroachment permit has been approved by Caltrans.

Timing/Implementation:

Prior to Issuance of Building Permit/In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The project would not result in inadequate emergency access because California State Route 45 provides adequate ingress and egress to the site. Emergency services agencies have been contacted and have no objections to the proposal. It is concluded that there will be a less than significant impact on emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
 - ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

i) and ii) Less than significant with Mitigations Incorporated. The proposed project will not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074. A request for project review was sent to local native tribes as well as the Northeast Information Center of the California Historical Resources Information System (NEIC). No comments were received from native tribes. According to NEIC records, there are no prehistoric or historic resources at the project site. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

Discovery of Cultural Resources

In accordance with State and Federal Laws if any potentially prehistoric, protohistoric, and/or historic cultural resources are accidentally encountered during future excavation of the site, all work shall cease in the area of the find pending an examination of the site and materials by a qualified archaeologist.

In response to comments received by Native American Heritage Commission of February 28, 2019 the following mitigation measure has been established.

Mitigation Measure TCR -1 (Tribal Cultural Recourses)

In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact. The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. There is no municipal wastewater treatment facility proposed with this project. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. The proposal will rely on individual sewage disposal systems for wastewater treatment.

The project site has been graded to accommodate existing uses. The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. Current land drainage is not expected to significantly change. Any leveling of land or drainage changes must comply with Chapter

15.700 of the Glenn County Code, as well as State and Federal regulations. The project will not require significant alterations to existing electric power, natural gas, or telecommunications facilities. It is concluded there will be a less than significant impact as a result of this project.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Less Than Significant Impact. The project will have sufficient water supplies available. Application material indicates the location of a new well to be installed; the water table depth within the vicinity of the project range from 31 centimeters to 90 centimeters ³⁶. It is concluded the project will have sufficient water supplies available to serve the project and reasonable foreseeable future development.

- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact. There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.010 of the Glenn County Code and by the Glenn County Environmental Health Department. The construction phases and operation of the project shall meet all Environmental Health and Safety codes.

- d) **Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Less Than Significant Impact. Solid waste disposal is provided at the Glenn County landfill. Glenn County is planning on the future closure of the landfill and updating the solid waste system. At this time, waste disposal is not anticipated to be a significant issue. The cumulative impacts on the landfill will be minimal and will be offset in the future from increased requirements for sorting, recycling, diversion, and increases in disposal costs.

- e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact. In compliance with guidelines set forth by AB 939 (California Integrated Waste Management Act of 1989), the County of Glenn has adopted a Source Reduction and Recycling Element (SRRE) to define goals and objectives for waste reduction, recycling, and diversion. The SRRE defines guidelines to implement these goals and objectives through seven main programs, consisting of Source Reduction, Recycling,

³⁶ USA Soils Water Table Depth, 2018, ERSI,
https://landscape11.arcgis.com/arcgis/rest/services/USA_Soils_Water_Table_Depth/ImageServer

Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

XX. Wildfire

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not located within a fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less Than Significant Impact. The project site is relatively flat with minimal slope. The site has an elevation of approximately 83 feet, with the lowest elevation of approximately 80 feet within the southern portion of the project site. The project site has no features that would exacerbate wildfire risk including slope or prevailing winds; therefore, it is concluded there will be a less than significant impact.

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

No Impact. This project would not require the installation or maintenance of additional infrastructure that may exacerbate fire risk impacts to the environment. It is concluded there will be no impact.

- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Less Than Significant Impact. The project site is relatively flat with an elevation of approximately 83 feet, with the lowest elevation of approximately 80 feet within the southern portion of the project site. The drainage pattern of the site is not anticipate to change as a result of this project. No people or structures will be exposed to a significant risk due to post-fire slope instability or drainage changing. It is concluded there will be a less than significant impact.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant Impact. All impacts associated with the project have been identified in this document. Impacts on biological resources and cultural resources were discussed in sections IV and V above. The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All uses at the site are subject to applicable codified federal, state, and local laws and regulations. It is concluded that there will be a less than significant impact.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a**

project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. As detailed throughout this document, the proposed project would have a less than significant impact. Total impacts from the project will not be cumulatively considerable. Therefore, impacts are considered less than significant.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact. The proposed project would not create significant hazards or health safety concerns. Aspects of this project, which have the potential to have an effect on human beings or the environment, have been discussed in this document. The impacts of the project have been concluded to be less than significant. The project as proposed will not have substantial adverse effects on human beings, either directly or indirectly. It is concluded that there will be a less than significant impact.

REFERENCES

In addition to the resources listed below, Initial Study analysis may also be based on on-site field observations, discussions with the affected agencies, analyses of adopted plans and policies, review of existing studies, and specialized environmental studies. Most resource materials are on file in the office of the Glenn County Planning & Community Development Services, 777 North Colusa Street, Willows, CA 95988, Phone (530) 934-6540.

Records of, or consultation with the following:

Applicants:

Carl Giesbrecht
1200 County Road Y
Butte City, CA 95920

Landowners:

Carl Giesbrecht & Jonathan Koehn
Church of God in Christ, Mennonite
1060 State Route 45
Princeton, CA 95970

Surveyor:

Carl Giesbrecht
1200 County Road Y
Butte City, CA 95920

California Department of Conservation, California Geologic Survey
California Department of Fish and Wildlife
California Department of Transportation (Caltrans)
California Environmental Protection Agency, Regional Water Quality Control Board, Central Valley Region
Glenn County Agricultural Commissioner
Glenn County Air Pollution Control District/Certified Unified Program Agency
Glenn County Environmental Health Department
Glenn County Planning & Public Works Agency, Building Inspection Division
Glenn County Planning & Public Works Agency, Engineering & Surveying Division
Glenn County Planning & Public Works Agency, Solid Waste Division
Glenn County Sheriff's Office
Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS)

Orland Rural Fire Protection District
Orland Unit Water Users' Association
Pacific Gas and Electric Company (PG&E)

California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

California Department of Conservation, Division of Land Resource Protection. *Farmland Mapping and Monitoring Program*.
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2001. *Oil, Gas, and Geothermal Fields in California*.

California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.

California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

California Department of Fish and Wildlife. *California Natural Diversity Database*.
<https://www.wildlife.ca.gov/Data/CNDDDB>

California Department of Forestry and Fire Protection. 2007. *Fire Hazard Severity Zones in State Responsible Areas (SRA, Fire and Resource Assessment Program (FRAP)*.
http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg.

California Department of Justice, Office of the Attorney General. *Global Warming*.
<http://ag.ca.gov/globalwarming/index.php>

California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

California Department of Transportation. *Officially Designated State Scenic Highways*.
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

California Environmental Protection Agency, Air Resources Board. *Climate Change Program*.
<http://www.arb.ca.gov/cc/cc.htm>

California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.

Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.

Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.

Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*.

http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf.

Glenn County Planning & Public Works Agency. Glenn County Geographic Information System.

Institute of Transportation Engineers. 1997. *Trip General Manual*.

Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*.

Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper.

Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*.

Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*.

State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf

Title 15 (Unified Development Code) of the Glenn County Code, as revised to date.

http://www.countyofglenn.net/govt/county_code/?cc_t_id=17

United States Department of Agriculture (USDA), Farm Service Agency. 2014. Aerial Photography Field Office, National Agriculture Imagery Program (NAIP).

<http://www.fsa.usda.gov/FSA/apfoapp?area=home&subject=prog&topic=nai>

United States Department of Agriculture (USDA), Natural Resource Conservation Service. Soil Survey Geographic (SURGO) Database.

<http://soils.usda.gov/survey/geography/ssurgo/>

United States Department of Agriculture, Soil Conservation Service and Forest Service. 1968. Soil Survey of Glenn County, California.

United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

United States Environmental Protection Agency. *Indoor Water use in the United States*.

<http://www.epa.gov/WaterSense/pubs/indoor.html>

United States Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*.

http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

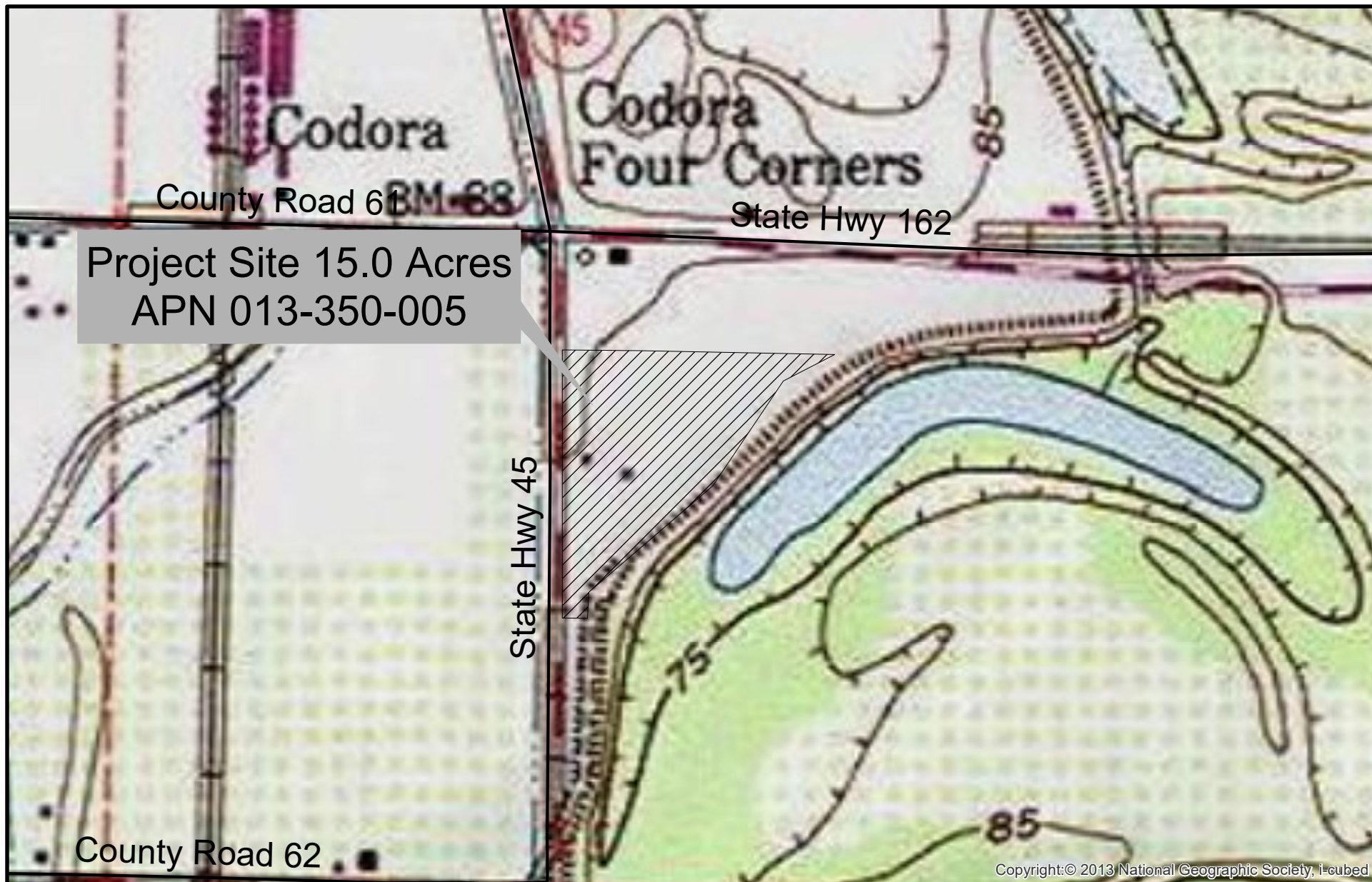
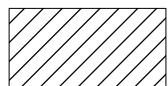


Figure 1

Project: CUP 2018-001



Project Site

0 500 1,000 2,000 Feet

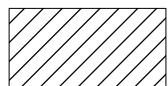
USGS 7.5' Quadrangle Map: Princeton
Projected Section 31, T19N, R1W, M.D.B. & M.





Figure 2

Project: CUP 2018-001



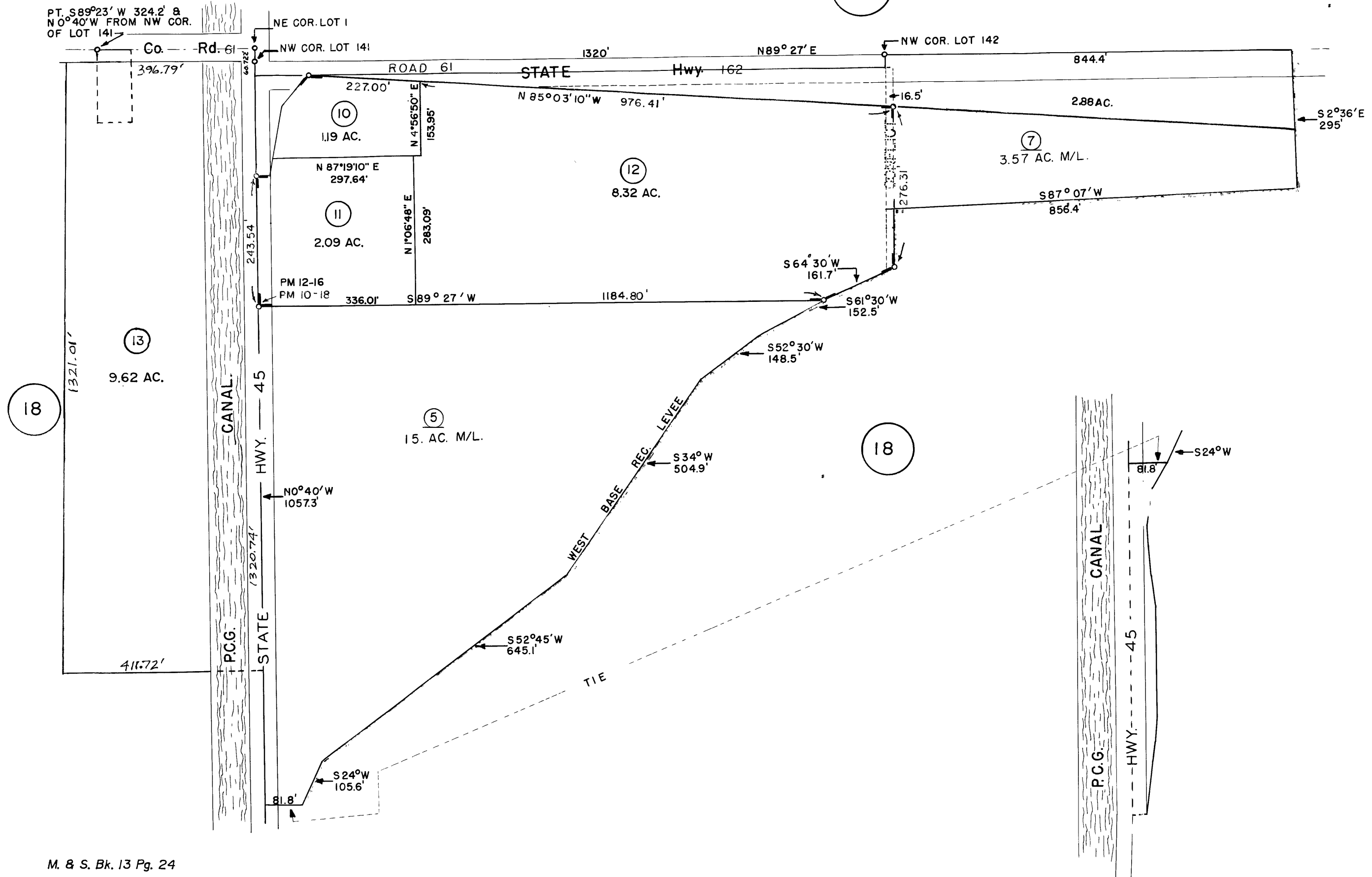
Project Site

0 500 1,000 2,000 Feet

USGS 7.5' Quadrangle Map: Princeton
Projected Section 31, T19N, R1W, M.D.B. & M.



16-06



Mitigation Monitoring and Reporting Program
Conditional Use Permit 2018-001
Church, Cemetery & School
APN: 013-350-005

Mitigation Measure	Objective	Description	Performance Criteria	Timing	Responsibility	Monitoring
Hazards and Hazardous Materials (HA-1)	To reduce potentially significant hazardous effects	Prior to Certificate of Occupancy for Phase 1 (church) the applicant shall provide Glenn County Planning Division written documentation from the Glenn County Air Pollution Control District or Environmental Protection Agency that Helena Chemical Company has resubmitted a Risk Management Plan which takes into account this proposal.	Applicant shall meet each administrative requirement	Prior to Certificate of Occupancy	Applicant/Landowner	Glenn County Planning & Community Development Services Agency
Transportation (TR-1)	Provide safe ingress and egress	Access to site shall be limited to two driveways; which, are depicted on Landscaping Plan Received on December 3, 2018. Prior to Certificate of Occupancy landscaping/fencing that restricts frontage to only designated driveways shall be installed (and maintained in perpetuity) along all State Route 45 frontage approximately 900 feet, excluding proposed location of the driveway.	Applicant shall meet each administrative requirement	Prior to Certificate of Occupancy	Applicant/Landowner	Glenn County Planning & Community Development Services Agency

Mitigation Monitoring and Reporting Program
Conditional Use Permit 2018-001
Church, Cemetery & School
APN: 013-350-005

Mitigation Measure	Objective	Description	Performance Criteria	Timing	Responsibility	Monitoring
Transportation (TR-2)	Mitigate traffic flow during peak hours	During gatherings anticipated to attract more than 40 vehicles, the owner/operator shall be required to utilize traffic-controlled mitigations as prescribed by Caltrans District 3.	Applicant shall comply with Caltrans District 3 traffic control plan	All Phases	Applicant/Landowner	Glenn County Planning & Community Development Services Agency
Transportation (TR-3)	To ensure ingress and egress is to Caltrans standards	Prior to Issuance of a Building Permit (Zone Clearance) evidence from applicant shall be provided to Planning Division that an encroachment permit has been approved by Caltrans.	Applicant shall meet each administrative requirement	Prior to Issuance of Building Permit	Applicant/Landowner	Glenn County Planning & Community Development Services Agency

Mitigation Monitoring and Reporting Program
Conditional Use Permit 2018-001
Church, Cemetery & School
APN: 013-350-005

Mitigation Measure	Objective	Description	Performance Criteria	Timing	Responsibility	Monitoring
Tribal Cultural Recourses (TCR-1)	Protection of possible historic resources	In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.	No damage to historic resources	During excavation and/or ground disturbing activities	Applicant/Landowner	Glenn County Planning & Community Development Services Agency

To Greg Conant/
Glenn County Planning Division

March 15, 2019

From Church of God in Christ Mennonite
1060 Highway 45
Princeton, CA 95970

Subject: Conditional Use Permit 2018-001

This purpose of this letter is to state a position and to further comment on and reply to various questions that have been raised.

1. Position- We desire to be good neighbors with whomever we are near. We in no way want to cause any restriction or reduction on any local industries, businesses, farms and associated operations. We are locals who also appreciate and depend on area businesses.
2. Helena- We feel the potential of a spill occurring and smell entering and disturbing anyone on our project is minimal. A few points regarding the Butte City Helena are: a. It is not an anhydrous processor. b. It is licensed for one 16,000 gallon tank for Aqua Ammonia storage. c. The one Aqua tank is in a concrete secondary containment, so their risk management plan is *"in the case of a total tank failure is that the Aqua Ammonia fertilizer would be contained in the secondary concrete structure, becoming an evaporative pool."* As further precautions, the project will have following: A. A graded drain along our north border so potential Helena spills reaching our property would run in the drain toward the east. B. A vegetative hedge that is already planted to screen the project from Helena. C. An easily accessible walking trail up onto the river levee to exit the area, as well as multiple easy driving routes leaving the property.
3. Traffic- The vehicle traffic entering and exiting this facility will be of relatively low impact. Current Caltrans numbers for the Average Daily Traffic along highway 45 near the project location (Glenn/Colusa county line) was approximately 2150 according to the 2016 Traffic Study Conducted by California Department of Transportation. With a projected 30 to 40 vehicles additional vehicles, the impact is low.
4. Farming operations concerns due to a potential private school- (Phase 3, approximately 10 years out). Of particular concern are the potential restrictions or impact this could have on area farming operations. It should be noticed that the DPR 16-004, Pesticide Use Near Schoolsites, which became effective 01/01/2018 and has certain restrictions concerning spraying within a 1/4 mile of a public school does not apply to private schools operating in the state. *see next page for text of the regulation and exemption*

6609. Pesticide Use Near Schoolsites.

The provisions of this article pertain to pesticide applications made for the production of an agriculture commodity within 1/4 mile of a schoolsite.

“Schoolsite as used in sections 6690-6692 means any property used as a child day care facility, as defined in Health and Safety Code section 1596.750, or for a kindergarten, elementary, or a secondary school. This includes all areas of the property identified by the commissioner as a park adjacent to a school that is used by the school for recess, sports, or other school activities. “Schoolsite does not include: family day care homes as defined in Health and Safety Code Section 1596.78; any postsecondary educational facility attended by secondary pupils; private kindergarten, elementary, or secondary school facilities; or vehicles or bus stops not on schoolsite property.”

5. Concluding comments and Question- When this parcel came up for sale we saw many advantages of the location in the community and being out of the flood zone. We had thought with purchasing 15 acres we could build with adequate setbacks from all borders. Is the potential of a private school the main concern? Shall we consider removing it from the plan?

Regards,

Signed Carl Giesbrecht

Carl Giesbrecht
Church of God in Christ Mennonite
1200 County Road Y
Butte City, 95920
530.864.1200

Levee District 2, Glenn County

3/6/2019

To whom it may concern,

Recently it has come to our attention that a building project application has been submitted by the Church of Jesus Christ Mennonite. The project address is 1060 Highway 45 in Glenn County. This project proposes to construct a Church, cemetery, and school on the property. It is with great concern that this project would be allowed to go forward.

The Board of Trustees of Levee District 2 is responsible for running the district business which includes maintaining the levee to flood protection standards. Our maintenance work includes spraying herbicides for weed control, baiting squirrels and gophers with poison bait boxes, burning vegetation on the levee, dragging the levee after a burn, and keeping the roadway of the levee and toe roads clean and clear of debris. We are concerned that a school, public or private, has children at play that may explore the levee and possibly encounter pesticides, leaving the district open to liabilities.

During the course of general levee maintenance, certain operations must be performed by our district to maintain the levee up to the Department of Water Resources and Army Corps of Engineers standards. It is crucial to maintain the levee to these standards to fall under federal insurance protection in the event of a levee breach during a high water event.

Any future uses to the site that may inhibit the necessary operations of the Levee District is of concern to the district. This property is zoned Exclusive Ag. Any construction on this property not related to agriculture, or not being the home of the owner of the property should not be allowed. If the property is sold at a later date, new owners may disagree to the Districts maintenance activities. As a levee district, we are already caught in the middle of a compliance struggle between the Department of Water Resources and the Nature Conservancy regarding the removal of debris and trees.

The proposal includes the future building of a school. Children will be outside on recess and exposed to certain maintenance work being performed. We are confident that parental or elder supervision will keep the children safe and limit their exposure, but there is always the possibility of a dangerous or harmful situation occurring that may endanger the children.

The school proposal also brings up other concerns. The minors that are attending the school will be coming to school in one form or another. Our district already deals with trespassers that mark up the slope of the levee on the land and river side of the levee. These marks are made by 4-wheeler type ATV's or other off-road vehicles. Some of these marks are made by young kids riding up and down the slope of the levee. These marks are spotted by the DWR levee inspector, leading to a negative mark on our DWR reports. Our concern is that a minor attending the school will ride his or her off road vehicle on the crown of the levee and upon descending the bank, end up carving paths as entrance points. This is not only marking up the levee, but actually trespassing and dangerous for the rider in question. Liability again becomes a concern to the Levee District.

Trustees of the Levee District 2 board can only hope that the County will take all these concerns into consideration before issuing a permit. If the project is allowed to proceed, we request that safeguards are put in place to allow the Levee District to conduct their business and responsibilities uninhibited without any type of recourse. We feel that once the project is built and in place, there will be no recourse for any default on the conditional portions of the permit.

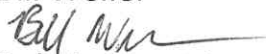
Thank you,

Glenn County Levee District #2 Trustees:

Dennis Clark



Bill Weller



Dale Imperatrice



The Law Offices of
LEVERENZ & FINN

CARL B. LEVERENZ, P.C.
SONYA K. FINN

515 Wall Street
Chico, California 95928
Telephone: (530) 895-1621
Fax: (530) 894-5043

March 12, 2019

Planning & Community Development Services Agency
Attention: Greg Conant, Assistant Planner
777 North Colusa Street
Willows, CA 95988

To the Glenn County Planning Commission:

**Statement in Opposition to
Conditional Use Permit
2018-001 Church, Cemetery and School**

On behalf of Ron Glassgow and Richard Mack, this office submits the following comments in opposition to the above Conditional Use Permit.

First: A full environmental impact report needs to be made before a decision may be made concerning the proposed uses for the reasons set forth below.

Second: The proposed uses are urban uses that are inconsistent with the goals of the Glenn County General Plan. The Project Use Permit should be denied without any further expense to the applicant.

Fundamental Policy Issues:

- Urban use such as a church and school has an adverse impact on agricultural uses.
- Glenn County should encourage urban uses to be in urban areas because:
 - a) Increased traffic in agricultural areas creates a greater risk to agricultural traffic.

- b) Use of septic systems should be discouraged. Sewer systems in urban areas need to be encouraged for urban uses.
- c) Existing agricultural uses need to be protected from complaints by non-agricultural property uses.

Specifically:

- The property owned by Ron Glassgow and Richard Mack at the corner of Highway 45 and Highway 162 is leased to Helena Chemical. The plant is in operation all year. However, in the busy agricultural months of March, April, May and June, as much as 3,750 tons of chemicals are processed per week. This property is immediately adjacent to the proposed use and 75 feet from the first structure of proposed use. The potential for harm to school children and churchgoers is very great if there is any type of unexpected drift of chemicals.
- The adjoining property to Helena Road to the north of the project property is owned by Richard Mack. This property is on Highway 162. The current use of the property is a store which sells gasoline, food, and beer and wine. The same concerns about an impact or the use of the Mack liquor license exist here. The impact goes both ways. The proposed use might cause a cancellation of the Mack liquor license (economic impact). Also the impact on school age children close to school and those who attend church is not a reasonable risk.

The general use by adjoining properties of spraying of pesticides and fertilizers is a general risk that needs to be avoided.

Very truly yours,

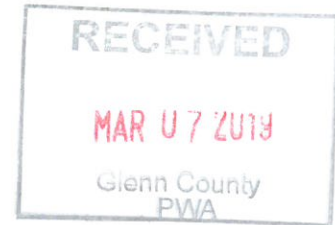


CARL B. LEVERENZ

CBL:gk

cc: Ron Glassgow
Richard Mack

**Codora Farms Hulling LLC.
P O Box 185
Butte City CA 95920**



Planning & Community
Development Service Agency
777 N. Colusa St.
Willows, CA 95988

March 4, 2019

To Whom it may concern;

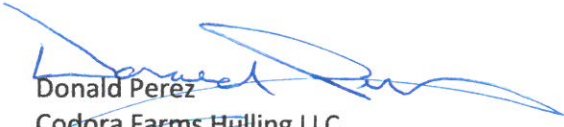
The proposed Church, School and Cemetery to be built on parcel number APN: 013-350-005 is a significant concern to us. The allowing of a church not to mention a school to be built next to a currently established fertilizer company, bar and gas station would be a glaring error in judgment and a disaster waiting to happen. With all of the chemicals stored, mixing and other activities that take place, it would not be if something could happen, but when it would happen. Good public planning should always place safety before all else. There must be another location better suited for the establishment of a church and school that would provide a clean safe environment.

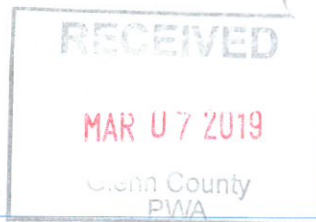
Another major concern is that this parcel is currently zoned AE-40 Intensive Agriculture in the County's general plan. The allowing of a school in an intensive agricultural area cannot be consistent with the general plan and land uses for the county. With the current state pesticide regulations pertaining to pesticide use around schools, would significantly impact area crops and the viability of area farming operations. This would impact the cost, timing and the availability of chemicals that could be used on area crops.

The last issue is the increased traffic a church and school would bring to this already very busy and dangerous highway and intersection. If the proposed church's activities are similar to the church's activities currently located just north of this location in Glenn, then it would have several functions multiple times during the week. It is very common knowledge in this area that there have been numerous near traffic misses at the Glenn location. For public safety reasons a better location should be considered.

In closing, This is a location that is surrounded by a walnut huller, chemical company, bar, gas station, rice dryer, commercial business and walnut orchards. The placing of a church and school at this location would not seem to be a compatible land use. Good civic planning is essential and any new additions should complement the existing business and land uses and not be detrimental or conflict with the current businesses.

Thank You,


Donald Perez
Codora Farms Hulling LLC



GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

5 March 2019

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services
777 North Colusa Street
Willows, CA 95988

COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT 2018-001, CHURCH, CEMETERY AND SCHOOL PROJECT, STATE CLEARINGHOUSE NUMBER 2019029075, PRINCETON, GLENN COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 20 February 2019, we received your request for comments on the Mitigated Negative Declaration for Conditional Use Permit 2018-001, Church, Cemetery and School Project.

The applicant has applied for a Conditional Use Permit for a three Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard. The project site is located on Assessor's Parcel Number 013-350-005 at the cross street of State Route 45.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Conditional Use Permit 2018-001, Church, Cemetery and School Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | www.waterboards.ca.gov/centralvalley

401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/wqc_application.pdf

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Alternative 1: Discharge to Storm Drains or Waters of the United States

A dewatering permit, *General Order for Limited Threat Discharges to Surface Waters* (Central Valley Water Board Order No. R5-2016-0076-01, adopted 14 October 2016 and amended on 1 February 2018), may be required for pump testing, pipeline dewatering and/or construction activities. This general NPDES (National Pollutant Discharge Elimination System) permit has three tiers covering the discharge to waters of the United States with tier 1 being for clean or relatively pollutant-free wastewater that poses little or no threat to water quality. The following categories are covered by the dewatering permit: well development water; construction dewatering; pump/well testing; pipeline/tank pressure testing; pipeline/tank flushing or dewatering; condensate discharges; water supply system discharges; miscellaneous dewatering/limited threat discharges. The dewatering permit applies only to direct discharges to waters of the United States. Failure to obtain a dewatering permit, when required, may result in enforcement action. An application form and a copy of the permit are available at this office.

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01/r5-2016-0076-01_noi.pdf

Dewatering Alternative 2: Discharges to Land

Construction and system test dewatering discharges that are contained to land (i.e., will not enter waters of the United States) may require permit coverage under either the State Board General Order 2003-003-DWQ or the Central Valley Water Board Waiver R5-2013-0145 as long as the following conditions can be met: (1) the dewatering discharge is of a quality as good as or better than underlying groundwater; and (2) there is a low risk of nuisance. Examples of dewatering discharges to land include a terminal basin, irrigation (with no return to waters of the United States), and dust control. You may request written confirmation from this office that the waiver is applicable.

Wastewater Application/Report of Waste Discharge

The Mitigated Negative Declaration proposes waste discharge, but specific wastewater design plans have not yet been submitted. Wastewater discharges to surface water or land require submittal of a report of waste discharge (ROWD). The ROWD, Form 200 and supporting information must be submitted at least 140 days prior to discharge. Attachment A lists the minimum information that will be required to process your ROWD. The Central Valley Water Board will consider the information submitted and either issue or waive Waste Discharge Requirements. Information regarding submittal of an ROWD and additional information can be found on our website at:

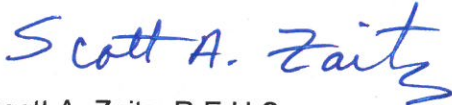
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

More specific information pertaining to the proposed discharges may be required to determine the appropriate permitting that may be required for proposed discharges to land.

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Scott.Zaitz@waterboards.ca.gov.



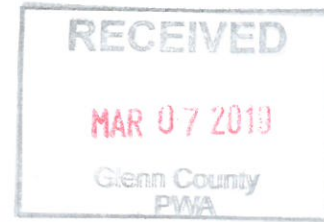
Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: db

cc: Mrs. Nancy Haley, U.S. Army Corps of Engineers, Sacramento
Department of Fish and Wildlife, Region 2, Rancho Cordova



March 4, 2019



VIA EMAIL: GCONANT@COUNTYOFGLENN.NET

Mr. Greg Conant, Assistant Planner
Glenn County
Planning and Community Development Agency
777 North Colusa Street
Willows, CA 95988

Dear Mr. Conant:

MITIGATED NEGATIVE DECLARATION, CONDITIONAL USE PERMIT 2018-001,
CHURCH, CEMETERY AND SCHOOL, SCH# 2019029075

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Mitigated Negative Declaration for the Conditional Use Permit 2018-001 Church, Cemetery, and School project. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description

The proposed Conditional Use Permit would facilitate a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery, and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

The project site is located at 1060 State Highway 45 (APN# 013-350-005), approximately 3 miles north of Princeton. The site is located on the east side of State Route 45, south side of State Route 162, north of County Road 62, and west of the Sacramento River, in the unincorporated area of Glenn County. The project site is currently classified as Prime Farmland by the Department of Conservation's Farmland Mapping and Monitoring Program.¹

¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <https://maps.conservation.ca.gov/DLRP/CIFF/>

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>

Gavin Newsom, Governor



February 28, 2019

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services
777 North Colusa Street
Willows, CA 95988

Also sent via e-mail: gconant@countyofglenn.net

RE: SCH# 2019029075, Conditional Use Permit 2018-001, Church, Cemetery & School Project, Community of Princeton; Glenn County

Dear Mr. Conant:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration prepared for the above referenced project. The review included the Introduction and Project Description; and the Environmental Checklist, section V Cultural Resources and section XVIII, Tribal Cultural Resources, prepared by Glenn County Planning & Community Development Services. We have the following concern(s):

1. There is no documentation of **government-to-government consultation by the lead agency** under AB-52 with Native American tribes traditionally and culturally affiliated to the project area as required by statute has taken place, or that possible mitigation measures were developed in consultation with the tribes. This document includes the statement that the City "will initiate" consultation at some future unspecified date.
2. Cultural Resources assessments (only a CHRIS Search) are incomplete. Assessments should be comprehensive and consider the existence and potential significance of cultural and tribal cultural resources. **The lack of documented resources does not preclude inadvertent finds**, which should be addressed in the mitigation measures.
3. Mitigation measures are incomplete with only minimum measures which do not adequately address potential impacts to Cultural Resources and Tribal Cultural Resources. Mitigation should plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources.

Agencies should be aware that AB 52 does not preclude them from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, B.S., M.A., Ph. D
Associate Governmental Program Analyst

Attachment
cc: State Clearinghouse

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code §65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18)."¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code §21084.3 (b).¹⁷ An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code §65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described §5097.9 and §5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code §65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Public Resources Code §5097.9 and §5097.993.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

- A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes who are traditionally and culturally affiliated with the geographic area of the project's APE.
- A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://naahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

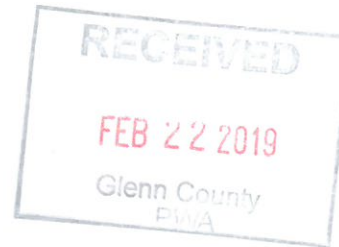
²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Ste. 170
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682



February 20, 2019

Mr. Greg Conant
Glenn County Planning and Development Services
777 North Colusa Street
Willows, California, 95988

Subject: Conditional Use Permit 2018-001 Church, Cemetery and School,
Mitigated Negative Declaration, SCH Number: 2019029075

Location: Glenn County

Dear Mr. Conant,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is adjacent to the Sacramento River, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Other federal (including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

Mr. Mr. Greg Conant
February 20, 2019
Page 2 of 2

Board permit applications and Title 23 regulations are available on our website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Please contact James Herota at (916) 574-0651, or via email at James.Herota@CVFlood.ca.gov if you have any questions.

Sincerely,



for Andrea Buckley
Environmental Services and Land Management Branch Chief

cc: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Greg Conant

From: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Sent: Monday, February 25, 2019 9:03 AM
To: Steven Giesbrecht; Rowe, Paul@Waterboards; Greg Conant
Subject: RE: Conditional Use Permit 2018-001

Greg - Please put as a Use Permit Condition the public water system limit of no more than 25 people per day for 60 days per year are allowed (served by) at the facility. It can be removed if & when a domestic water supply permit is granted.

If indeed the claim holds true for phase 1, then this should not be an issue.

Please let me know if there is a problem with having this condition.

Reese B. Crenshaw, PE

District Engineer – Valley District (#21)
Tehama, Butte, Glenn, Colusa, Sutter, Yuba
Division of Drinking Water – SWRCB
364 Knollcrest Drive, Suite 101
Redding, CA 96002
530-224-4861, fax -4844, mobile 510-5007

Visit the Valley District website for potentially useful information:

http://www.waterboards.ca.gov/drinking_water/programs/districts/valley_district.shtml

From: Steven Giesbrecht <snggiesbrecht@gmail.com>
Sent: Wednesday, February 20, 2019 6:47 PM
To: Rowe, Paul@Waterboards <Paul.Rowe@waterboards.ca.gov>; Greg Conant <gconant@countyofglenn.net>; Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Subject: Re: Conditional Use Permit 2018-001

Mr. Reese Crenshaw or Mr. Rowe

I failed to include the copy of the correspondence that I believe is the most accurate.
Thank-You again

Regards
Steven Giesbrecht

On Wed, Feb 20, 2019 at 6:13 PM Steven Giesbrecht <snggiesbrecht@gmail.com> wrote:

Mr. Reese Crenshaw or Mr. Paul Rowe

Senior Planner Andy Popper of the Glenn County Planning Division requested that I contact you directly. I am requesting a letter of clarification concerning your previous communication with Greg Conant of the Glenn County

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit 2018-001, Church, Cemetery & SchoolLead Agency: Glenn County Planning & Community Development Services AgencyContact Name: Greg Conant, Assistant PlannerEmail: gconant@countyofglenn.netPhone Number: (530) 934-6540Project Location: Princeton, Glenn County*City**County*

Project Description (Proposed actions, location, and/or consequences).

Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

Phase 1 (Church) and 2 (Cemetery) are estimated to include two employees; while, phase 3 is estimated to add an additional five employees for a total of seven. According to application material phase 1 and 2 (church and cemetery) of proposal will operate once per week, phase 3 (school) will operate 5 days a week from September to May. Additional project information/documentation has been included.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation Measure HA-1 Hazards and Hazardous Materials

Prior to Certificate of Occupancy for Phase 1 (church) the applicant shall provide Glenn County Planning Division written documentation from the Glenn County Air Pollution Control District or Environmental Protection Agency that Helena Chemical Company has resubmitted a Risk Management Plan which takes into account this proposal.

Mitigation Measure TR-1 (Transportation)

Access to site shall be limited to two driveways; which, are depicted on Landscaping Plan Received on December 3, 2018. Prior to issuance of Building Permit landscaping shall be installed (and maintained in perpetuity) along all State Route 45 frontage approximately 900 feet, except for the proposed location of the driveway.

Mitigation Measure TR-2 (Transportation)

During gatherings attracting more than 40 vehicles, the owner/operator shall be required to utilize traffic controlled mitigations at, in the form of Traffic Signaler/Flag Person.

Mitigation Measure TR-3 (Transportation)

Prior to Issuance of a Building Permit (Zone Clearance) evidence from applicant shall be provided to Planning Division that an encroachment permit has been approved by Caltrans.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation
California Department of Fish and Wildlife
California State Water Resource Control Board -- Division of Drinking Water
Central Valley Flood Protection Board
Department of Pesticide Regulation
Regional WQCB #5
Department of Water Resources

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Conditional Use Permit 2018-001, Church, Cemetery & SchoolLead Agency: Glenn County Planning & Community Development ServicesContact Person: Greg Conant, Assistant PlannerMailing Address: 777 North Colusa StreetPhone: (530) 934-6540City: Willows, CAZip: 95988County: Glenn**Project Location:** County: GlennCity/Nearest Community: PrincetonCross Streets: State Route 45Zip Code: 95970Longitude/Latitude (degrees, minutes and seconds): 39 ° 27 ' 17 " N / 122 ° 00 ' 50 " W Total Acres: 15.00Assessor's Parcel No.: 013-350-005Section: 31Twp.: 19 NRange: 1 W

Base: _____

Within 2 Miles: State Hwy #: 162 & 45Waterways: Sacramento River

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 1 Acres .068☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW☒ Educational: 15,000☐ Waste Treatment: Type _____ MGD☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☒ Other: Church 18,000 Sq.ft & Cemetery 10,000 Sq.ft**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Vacant Agricultural Land /AE (Exclusive Agriculture) / Intensive Agriculture**Project Description:** (please use a separate page if necessary)

Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

* Further described in application

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>California State Water Resource Control Board</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: <u>- Division of Drinking Water</u>
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 16, 2019 Ending Date March 19, 2019

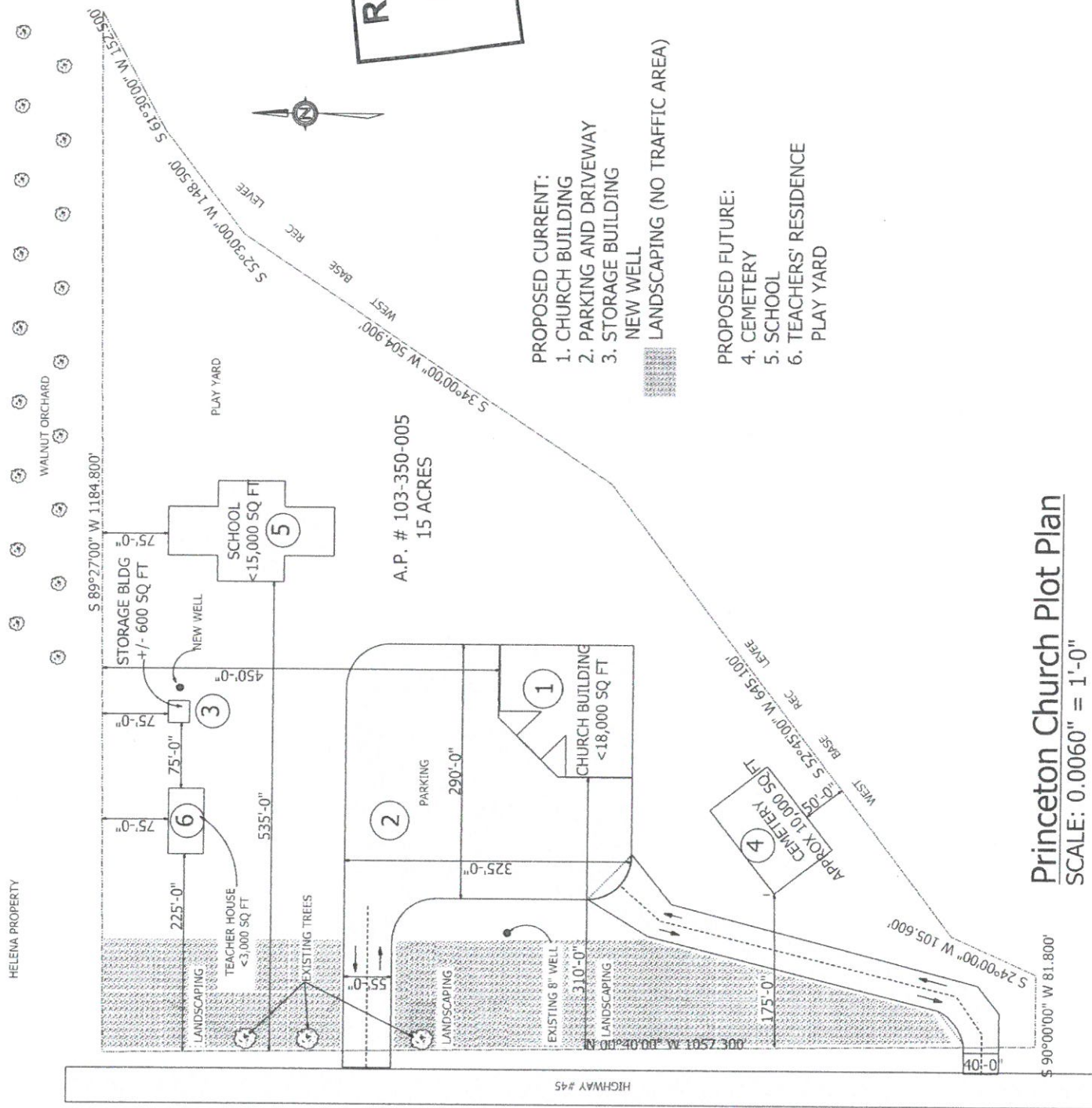
Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Carl Giesbrecht</u>
Address: _____	Address: <u>1200 County Road Y</u>
City/State/Zip: _____	City/State/Zip: <u>Butte City, CA 95920</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 2-13-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

RECEIVED
DEC 03 2018
Glenn County
PPWA



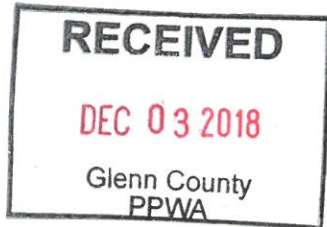
Princeton Church Plot Plan

SCALE: 0.0060" = 1'-0"

To Mr Conant:

Dec 3 2018

Here is a updated Plot map for the Church, School, Cemetery project at 1060 hwy 45. Our commitment would be to design a landscape plan that would not allow vehicles to enter and exit Hwy 45 except at the two driveways as show on the plot map. We feel this allows adequate flow on and off of the highway 45.



Sincerely, Ronald Eck (building planning1060 Princeton Project)624-1204

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

Church of God in Christ Mennonite
1200 County Road Y
Butte City, CA 95920

RE: **CUP 2018-001 Church, Cemetery, and School, Mitigations Required**
APN: 013-350-005

November 19, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a Three Phase project including the construction of a Church, Cemetery and School. On October 12, 2018, Planning Division deemed Conditional Use Permit 2018-001 as complete.

Through evaluating the proposal as required by the California Environmental Quality Act – Initial Study it has been determined that the proposal may have a significant impact on Transportation/Traffic during peak or event hours without the implementation of mitigations. This determination is based upon the following comments derived from (attached) letter that was received from California Department of Transportation (Caltrans).

1. *“The entire frontage of the property is along State Route 45, and doesn’t have a controlled access. Therefore, we recommend the County consider the installation of landscaping or fencing along the State right of way lone, except for the proposed location of the driveway.”*
2. *“Mitigations at the driveways, may need to be considered during peak hours/times of church and cemetery services.”*

Based upon the Caltrans letter it has been identified that peak/event related traffic may induce traffic within the project vicinity. In order for the proposal to proceed with a Less Than Significant Impact With Mitigation Incorporated, please submit proposed mitigations (prepared by a design professional) to Glenn County Planning. Mitigations to insure adequate ingress/egress and/or other traffic control measures to accommodate peak/event traffic will required.

You may appeal the action of the Planning Division by filing an appeal in writing (a \$450.00 filing fee will be required) with the Planning & Community Development Services Agency within ten (10) days from the date of this letter. The basis of the appeal shall be described in detail in the letter.

If you have any questions, please contact the Planning Division at (530) 934-6540 to discuss actions towards completing the application requirements.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Church of God in Christ Mennonite
1200 County Road Y
Butte City, CA 95920

RE: **CUP 2018-001 Church, Cemetery, and School, Complete Application**
APN: 013-350-005

October 12, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a 3 Phase project including the construction of a Church, Cemetery and School. On October 12, 2018, Glenn County Planning and Community Development Services Agency deemed this application complete for further processing.

This letter is to comply with Section 65943 of the California Government Code that requires written notice for completeness of an application. As noted in Section 65944(c), "This section shall not be construed as limiting the ability of a public agency to request and obtain information which may be needed in order to comply with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code."

If you have any questions, please contact the Glenn County Planning and Community Development Services Agency at (530) 934-6540 to discuss actions towards completing the application requirements.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

Church of God in Christ, Mennonite

Princeton Congregation

September 13, 2018



RE Address clarification, response to the two items....

Hello,

We just received the letter dated Sept 4 on Sept 12. Please understand that it was lost in the mail system and we need to clarify our contact information.

The following in our mailing address: Carl Giesbrecht or Church of God in Christ, Mennonite, 1200 Road Y, Butte City, CA 95920

The physical address of the proposed building site is 1060 Hwy 45, Princeton, CA 95970.

In response to the two items:

1. Describe how the proposal will safely accommodate Helena Chemical Company's previously approved risk management plan.

Yes, as per our discussion with the planning division September 13, we agree to meet with Eric Scott (cupa) and Marci Skelton (Ag commissioner) regarding this and description will follow.

2. Submit a plan for how the application of chemicals applied in agriculture operations within ¼ mile will be managed in regards to the safety of occupants of the proposed project.

Answer: The application of chemicals in Glenn County is regulated by the Glenn County Agricultural commissioner's office. Also, the school spray setback requirements are not applicable to this project, we are proposing a private school, not a public school. We already have however, already begun to mitigate any potential risk on this issue by these steps....1. Left a buffer of approx. 25-30 feet from the property border, then planted a row of redwoods then skipped about another 15 feet then planted a second row of redwoods, for the purpose forming a vegetative barrier along the entire north side of the property.

Sincerely, Carl Giesbrecht

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Church of God in Christ Mennonite
1200 County Road Y
Princeton, CA 95970

RE: **CUP 2018-001 Church, Cemetery, and School, Incomplete Application**
APN: 013-350-005

September 4, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a 3 Phase project including the construction of a Church, Cemetery and School. On July 18, 2018, Glenn County Planning and Community Development Services Agency deemed the application for the Conditional Use Permit incomplete. On August 9, 2018, Glenn County Planning received the applicant's response to the aforementioned incomplete letter. Any response received has yet to adequately address issues stated in the incomplete letter; therefore, the application remains incomplete.

The following items need to be addressed in a response submitted to Planning Division by October 1, 2018.

- Describe how the proposal will safely accommodate Helena Chemical Company's previously approved risk management plan.

In order for the proposal to proceed as proposed, Helena's Risk Management Plan will need to be revised in order to accommodate the proposal. Therefore, submit to Glenn County Planning Division written consent from Helena Chemical Company consenting the revision of their previously submitted/approved Risk Management Plan.

- Submit a plan for how the application of chemicals applied in agriculture operations within ¼ mile will be managed in regards to the safety of occupants of the proposed project.

The application of chemicals related to the adjacent agriculture operation represents a significant impact under CEQA. As such, mitigations must be included as part of the project to minimize the impact. Without applicable and appropriate mitigations, an Environmental Impact Report would be required to determine the extent of the impact, potential mitigations, and any overriding considerations.

This letter is to comply with §65944 of the California Government Code that requires written notice for an incomplete application.

As noted in §65944(c):

You may appeal the action of the County by filing an appeal in writing (a \$450.00 filing fee will be required) with the Planning & Community Development Services Agency within ten (10) days from the date of this letter. The basis of the appeal shall be described in detail in the letter.

If you have any questions, please contact the Glenn County Planning and Community Development Services Agency at (530) 934-6540 to discuss actions towards completing the application requirements.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov



*Serious drought.
Help save water!*

August 21, 2018

GTS# 03-GLE-2018-00025
03-GLE-045 PM 2.886

Glen Conant, Assistant Planner
Glenn County Planning &
Community Development Services Agency
P.O. Box 1070
Willows, CA 95988

Church of God in Christ-Mennonite Use Permit

Dear Mr. Conant:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Conditional Use Permit for the proposed project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The project is for a Conditional Use Permit for a three (3) phased project. Phase one (1) includes the construction of a 18,000-square foot church and parking, a driveway, and a storage building. Phase two (2) is for the development of a 10,000-square foot cemetery. Phase three (3) is for the construction of a 15,000-square foot private school, teacher housing, and a play yard. The project is located at 1060 State Highway 45, Princeton, California, on the east of State Route 45 and south of State Route 162. These comments are based on the application for Conditional Use Permit and Site Plan that was received.

Traffic Highway Operations

The entire frontage of the property is along State Route 45, and doesn't have a controlled access. Therefore, we recommend the County consider the installation of landscaping or fencing along the State right of way line, except for the proposed location of the driveway.

Mr. Conant, Glenn County
August 21, 2018
Page 2

Mitigation at the driveways, may need to be considered during peak hours/times of church and cemetery services.

Any work in the State right of way will require an encroachment permit.

Encroachment Permit

Any project or mitigation along or within the State's Right-of-Way (ROW), including above and below, requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact Kena Sannar, Intergovernmental Review Coordinator for Glenn County, by phone (530) 634-7613 or via email to kena.sannar@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—North

Greg Conant

From: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Sent: Friday, August 10, 2018 3:49 PM
To: Greg Conant
Subject: RE: CUP 2018-001, Church, Cemetery and School
Attachments: Incomplete Response.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Got it Greg - Please then put into the Use Permit a condition that the Church congregation is only allowed to meet 1 X per week (52 times per year), otherwise by default churches are always considered public water systems. No weddings, funerals, parties, etc. are allowed either.

Thank you,

Reese B. Crenshaw, PE

District Engineer – Valley District (#21)
Tehama, Butte, Glenn, Colusa, Sutter, Yuba
Division of Drinking Water – SWRCB
364 Knollcrest Drive, Suite 101
Redding, CA 96002
530-224-4861, fax -4844, mobile 510-5007

Visit the Valley District website for potentially useful information:

http://www.waterboards.ca.gov/drinking_water/programs/districts/valley_district.shtml

From: Greg Conant [mailto:GConant@countyofglenn.net]
Sent: Thursday, August 09, 2018 4:48 PM
To: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Subject: RE: CUP 2018-001, Church, Cemetery and School

On August 9, 2018, Glenn County Planning Division received the attached response (from the applicant) in regards to an incomplete letter sent for CUP 2018-001, Church Cemetery and School. The attached document is being forwarded to you based upon comments received in the Request for Review process.

From: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Sent: Monday, July 2, 2018 8:51 AM
To: Rowe, Paul@Waterboards <Paul.Rowe@waterboards.ca.gov>; Greg Conant <GConant@countyofglenn.net>
Subject: RE: CUP 2018-001, Church, Cemetery and School

It looks like it will indeed meet the definition of a public water system. So unless the Use Permit prohibits it from becoming one – by limiting the school to less than 25 students + teachers, and church held no more than 59 days a year, then it is a new public water system.

Greg, they need to connect to Colusa County WWD#2 – Princeton – otherwise they need to follow SB1263. Which requires a technical report on consolidation feasibility & a 6 month wait period.

The state does not want more public water systems & that's what SB1263 is all about.

Please copy me on all future correspondence of this type. Thank you

Reese B. Crenshaw, PE

District Engineer – Valley District (#21)
Tehama, Butte, Glenn, Colusa, Sutter, Yuba
Division of Drinking Water – SWRCB
364 Knollcrest Drive, Suite 101
Redding, CA 96002
530-224-4861, fax -4844, mobile 510-5007

Visit the Valley District website for potentially useful information:

http://www.waterboards.ca.gov/drinking_water/programs/districts/valley_district.shtml

-
8. If institutional, indicate the major function, estimated employment p
estimated occupancy, loading facilities, and community benefits to be
from the project: Church occupancy 300
School occupancy 100
Community Jobs benefits Minis
9. List types and quantities of any hazardous or toxic materials, ch
pesticides, flammable liquids, or other similar product used as a par
operation and storage container sizes: None
-

Submit Material Safety Data Sheets (MSDS) for any proposed ha
materials. If hazardous materials are proposed, it is recommended
applicant contact the Air Pollution Control District/CUPA for pe

From: Rowe, Paul@Waterboards
Sent: Friday, June 29, 2018 11:40 AM
To: Greg Conant <GConant@countyofglenn.net>
Cc: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Subject: RE: CUP 2018-001, Church, Cemetery and School

Greg,

Looks like it could be a while before this facility would become one of our regulated water systems. We get involved when the system serves drinking water to at least 25 or more people, at least 60 days out of the year.

Being that they will be drilling a domestic well, they need to make sure it meets the setback requirements outlined in the California Well Standards.

They should also do zone sampling for this well as they can run into nitrate if they go to shallow, and arsenic if they go too deep.

That's all I have for now,

Paul J. Rowe, P.E.
Sanitary Engineer
Division of Drinking Water
State Water Resources Control Board
Phone: 530-224-4866
Fax: 530-224-4844

From: Greg Conant [<mailto:GConant@countyofglenn.net>]
Sent: Thursday, June 28, 2018 4:26 PM
To: Rowe, Paul@Waterboards <Paul.Rowe@waterboards.ca.gov>
Subject: CUP 2018-001, Church, Cemetery and School

To Whom It May Concern,

This email is in lieu of a hardcopy being sent to your attention.

Please accept the Request for Review for comments. Documentation is available at [Conditional Use Permit 2018-001, Church, Cemetery and School](#) and/or https://www.countyofglenn.net/sites/default/files/Planning/CUP2018-001%2C%20Church%2C%20Cemetery%20and%20School_1.pdf

If you have any issues viewing the document(s) online, please contact the Planning Division.

Thank you for your time regarding this matter.

*Greg Conant
Assistant Planner
Glenn County Planning
& Community Development Services Agency
777 North Colusa Street Willows, CA 95988*

Total Control Panel

[Login](#)

To: gconant@countyofglenn.net [Remove](#) this sender from my allow list

From:
reese.crenshaw@waterboards.ca.gov

You received this message because the sender is on your allow list.

Cover Sheet

Dated August 9, 2018

From: Church Of God In Christ Mennonite
1060 State Route 45
Princeton, CA 95970

Please note: the mailing address is 1200 County Road Y, Butte City, CA 95920

To: Glenn County
Planning & Community Development Services Agency

Reply to

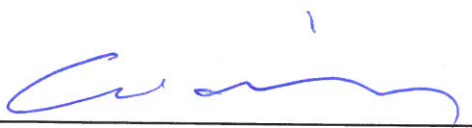
**CUP 2018-001, Church, Cemetery, and School, Incomplete
Application APN: 013-350-005**

Please see attached- question from the Planning Department are
in italics, replies immediately following...

Also see attached plot plan with existing house and septic noted
(they both are to be removed as part of the construction
process)....

Also please note the clarification of the exits from the property,
both for walking and vehicles....

x


Carl Giesbrecht



In response to

RE: **CUP 2018-001, Church, Cemetery, and School, Incomplete Application**
APN: 013-350-005

Describe how the proposal will safely accommodate Helena Chemical Company's previously approved risk management plan....

We feel the potential of a spill occurring and smell entering and disturbing anyone on our project is minimal. A few points regarding the Butte City Helena....1. It is not an anhydrous processor..... 2. It is only licensed for one 16,000 gallon tank for Aqua Ammonia storage.... 3. The one tank is in a concrete secondary containment, so their risk management plan "in the case of a total tank failure is that the Aqua ammonia fertilizer would be contained in the secondary concrete structure, becoming an evaporative pool"...

In addition to a vegetative hedge that is already started to screen the project from Helena, the project being considered will have an easily assessable walking trail up onto the river levee to exit the area, as well as multiple easy driving routes leaving the facility....

Submit a plan for how the application of chemicals applied in agriculture operations within 1/4 mile will be managed in regards to the safety of occupants of the proposed project...

The surrounding crops within 1/4 mile are walnuts. We have planted a vegetative hedge to screen the property from the adjacent walnut orchard. Due to the acreage (15) setbacks from the borders of the project are generous so any risk from this issue is minimal....

Provide trip generation numbers to determine what improvements will be needed to the driveway....

Trips onto and off the project are projected to be 30 to 40 vehicles entering and exiting the property each weekend for Phase 1 & 2. In addition, approximately 25 vehicles would be entering and exiting 5 days a week from September through May if and when Phase 3 is completed....

What is the timeline for each phase?....

The timeline of the phases is projected to be as follows.... Phase 1 Church 2018, Phase 2 Cemetery 2019, Phase 3 is projected to be approximately 10 years out....

The proposal is required to meet requirements of a public water system. To be approved as submitted the site must be connected to Colusa County WW#2 - Princeton or follow SB1236, which will require a Technical Report and a six month wait period.

Phase 1 and 2, (Church and Cemetery), are designed to be under the threshold required to implement a public water system.... If and when we continue to phase 3 of the project, (forecast to be 10 years out), we will reassess to see if that phase requires a public water system....

Submit a plot plan depicting any existing septic systems and any existing buildings or improvements.

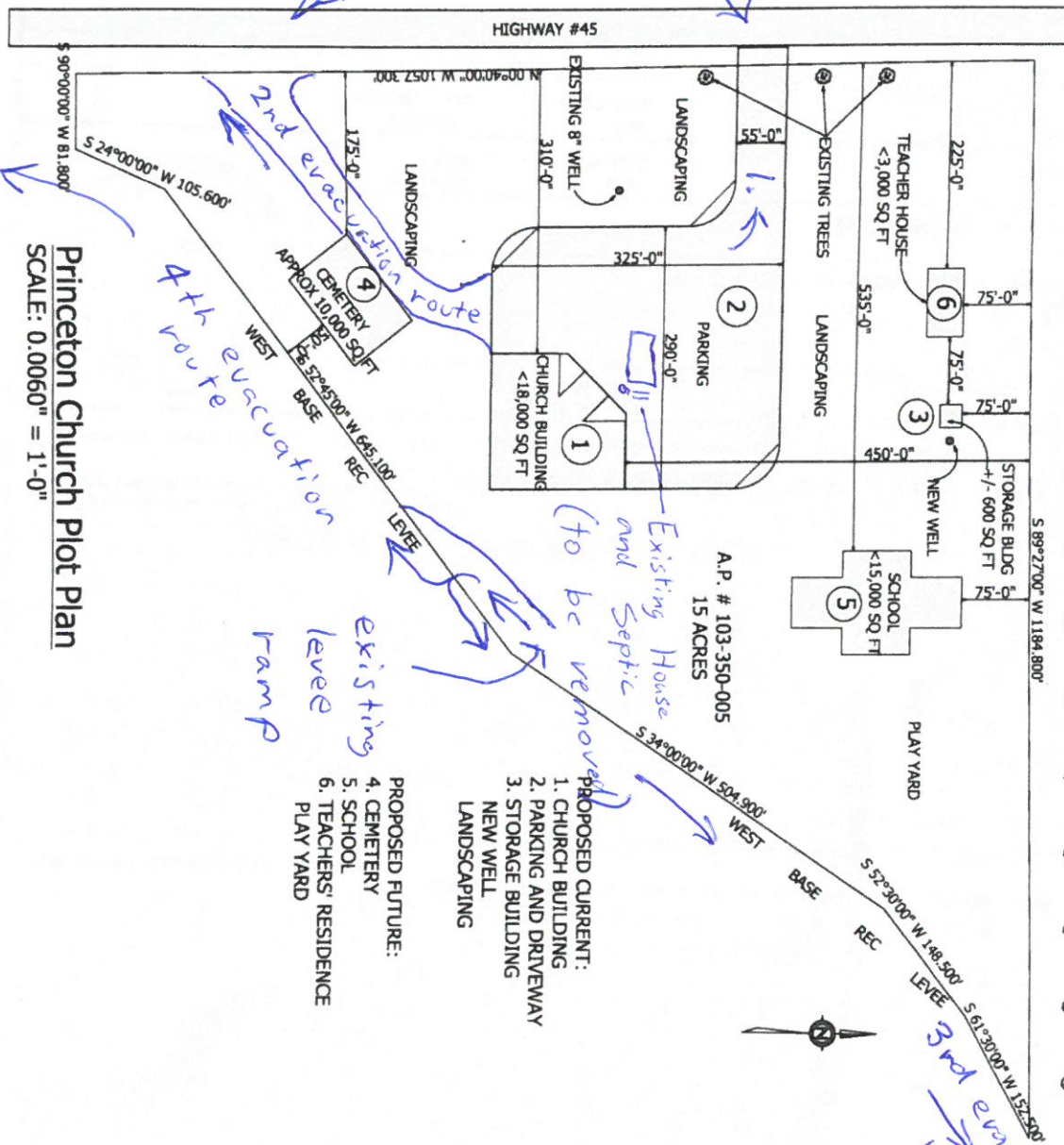
Please see the attached plot plan with septic systems and existing buildings or improvements noted....

Two existing paved encroachments on Hwy 45

to Princeton

Princeton Church Plot Plan

SCALE: 0.0060" = 1'-0"



2nd evacuation route

existing level ramp

PROPOSED FUTURE:
4. CEMETERY
5. SCHOOL
6. TEACHERS' RESIDENCE
PLAY YARD

PROPOSED CURRENT:
1. CHURCH BUILDING
2. PARKING AND DRIVEWAY
3. STORAGE BUILDING
NEW WELL
LANDSCAPING

(to be removed)
Existing House and Septic

3rd evacuation route to hwy 162 paved encroachment

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Church of God in Christ Mennonite
1060 State Route 45
Princeton, CA 95970

RE: **CUP 2018-001, Church, Cemetery, and School, Incomplete Application**
APN: 013-350-005

July 18, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a 3 Phase project including the construction of a Church, Cemetery and School. On July 18, 2018, Glenn County Planning and Community Development Services Agency **deemed the application for the Conditional Use Permit incomplete.**

During the initial Request for Review period, the application was provided to agencies with possible jurisdiction regarding the project. The following comments, which are attached, were received as of July 18, 2018. If clarification is needed on any comments please contact reviewing agency who submitted comment in question directly. The following concerns will need to be addressed and response submitted to planning department by September 1, 2018.

- Describe how the proposal will safely accommodate Helena Chemical Company's previously approved risk management plan.
- Submit a plan for how the application of chemicals applied in agriculture operations within ¼ mile will be managed in regards to the safety of occupants of the proposed project.
- Provide trip generation numbers to determine what improvements will be needed to the driveway?
- What is the timeline for each phase?
- The proposal is required to meet requirements of a public water system. To be approved as submitted the site must be connected to Colusa County WWD#2 – Princeton or follow SB 1263, which will require a Technical Report and a Six – month wait period.
- Submit plot plan depicting any existing septic systems. As well as any existing buildings or improvements.

This letter is to comply with §65944 of the California Government Code that requires written notice for an incomplete application.

As noted in §65944(c):

You may appeal the action of the County by filing an appeal in writing (a \$450.00 filing fee will be required) with the Planning & Community Development Services Agency within ten (10) days from the date of this letter. The basis of the appeal shall be described in detail in the letter.

If you have any questions, please contact the Glenn County Planning and Community Development Services Agency at (530) 934-6540 to discuss actions towards completing the application requirements.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

Cc: Glenn County Air Pollution Control District
Glenn County Building Division
Glenn County Environmental Health
Glenn County Public Works Agency
California Central Valley Flood Protection Board – Division of Drinking Water
California Department of Transportation



COUNTY OF GLENN

Air Pollution Control District

Marcie Skelton, Air Pollution Control Officer/CUPA Director

July 12, 2018

Glenn County
Planning Division
777 N. Colusa Street
Willows, CA 95988

Attn: Greg Conant, Assistant Planner

RE: Conditional Use Permit (2018-001) – Church, Cemetery and School: Church of God in Christ, Mennonite

After reviewing the request for comments, the Glenn County Air Pollution Control District/ Certified Unified Program Agency provides the following information:

Adjacent to the proposed project is Helena Chemical Company (Helena). Helena handles and stores large amounts of various pesticides and fertilizers including ammonium hydroxide solution (aqua ammonia). The aqua ammonia is a Federally Regulated Extremely Hazardous Substances. Helena was required to prepare a Risk Management Plan that addressed the offsite consequences of several possible release scenarios of this material. This proposed project is within the range of the worst-case release scenario. In the event of a spill or leak, this project would be extremely vulnerable and difficult to evacuate given the proximity of this project to Helena along with the minimum amount of access in and out of the proposed project area.

I recommend an environmental review of this project to address this issue in order to minimize the risks to the population that would utilize this proposed project.

Thank you for your attention to these matters. If you have any questions, please contact the District at (530) 934-6500.

Eric Scott
Environmental Program Manager
Glenn County Air Pollution Control District
Certified Unified Program Agency



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Ave.
Willows, CA 95988

July 11th, 2018

To: Greg Conant, Assistant Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

Re: Conditional Use Permit #2018-001, Church, Cemetery and School: Church of God in
Christ, Mennonite
APN: 013-350-005

We have reviewed the project information noted above and have the following comments:

- Phase 1 of the project, for the church, will require a permit, issued by Glenn County Environmental Health for an onsite wastewater treatment system (OWTS). The suitability of the soils on this property has not been accessed for an OWTS.
- An existing well is indicated on the plans and this department does not have any record of a permit. The existing well, if used, may need to be permitted and regulated as a public drinking water system through the State Water Regional Control Board (SWRCB), Drinking Water. A new well may be established by applying for a permit with Glenn County Environmental Health.
- Phase 3, construction of the school facilities, will also require a properly permitted onsite wastewater treatment system and access to a regulated water well.

If you have any further questions please contact Environmental Health.

Conditional Use Permit

No. 2018-001

Church of God in Christ, Mennonite

COMMENTS

None

CONDITIONS

None

By:

Michael R. Biggs

Engineering Technician II

7/9/2018

Greg Conant

From: Sannar, Kena@DOT <kena.sannar@dot.ca.gov>
Sent: Wednesday, July 11, 2018 3:02 PM
To: Greg Conant
Subject: FW: CUP2018-001, Church, Cemetery and School

Importance: High

Hello Greg

Our Traffic Operations/Highway Operations and System Planning staff are almost done reviewing this project. However, they are requesting the following be provided:

1. Provide trip generation numbers to determine what improvements will be needed to the driveway.
2. There are three phases to this project. What is the timeline for each phase?

Can you please provide us with the information above?

Thank you,

KENA D SANNAR
REGIONAL TRANSPORTATION LIAISON
TRANSPORTATION PLANNING - NORTH

CALTRANS – DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
(530) 634-7613

Greg Conant

From: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Sent: Monday, July 2, 2018 8:51 AM
To: Rowe, Paul@Waterboards; Greg Conant
Subject: RE: CUP 2018-001, Church, Cemetery and School

It looks like it will indeed meet the definition of a public water system. So unless the Use Permit prohibits it from becoming one – by limiting the school to less than 25 students + teachers, and church held no more than 59 days a year, then it is a new public water system.

Greg, they need to connect to Colusa County WWD#2 – Princeton – otherwise they need to follow SB1263. Which requires a technical report on consolidation feasibility & a 6 month wait period.

The state does not want more public water systems & that's what SB1263 is all about.

Please copy me on all future correspondence of this type. Thank you

Reese B. Crenshaw, PE

District Engineer – Valley District (#21)
Tehama, Butte, Glenn, Colusa, Sutter, Yuba
Division of Drinking Water – SWRCB
364 Knollcrest Drive, Suite 101
Redding, CA 96002
530-224-4861, fax -4844, mobile 510-5007

Visit the Valley District website for potentially useful information:

http://www.waterboards.ca.gov/drinking_water/programs/districts/valley_district.shtml

Northeast Center of the
California Historical Resources
Information System

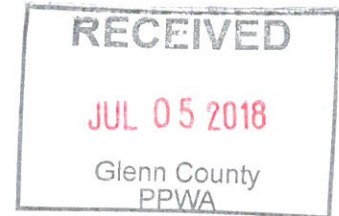
BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfocntr@csuchico.edu

June 27, 2018

Glenn County Planning & Community
Development Services Agency
P.O. Box 1070
Willows, CA 95988
Attn: Mr. Greg Conant



I.C. File # Y18-3
Project Review

RE: CUP 2018-001, Church, Cemetery and School: Church of God in Christ, Mennonite
T19N, R1W, Section 31 MDBM
USGS Princeton 7.5' and Maxwell (1952) 15' quadrangles
15.0 acres (Glenn County)

Dear Mr. Conant,

In response to your request, a project review for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Glenn County.

RESULTS:

Prehistoric Resources: According to our records, no sites of this type have been recorded within or adjacent to the project area. However, one site of this type has been recorded in the 1-mile project vicinity consisting of projectile points, groundstone, fire-affected rock, burnt faunal bone, a midden, and freshwater shell. The project is located in a boundary region utilized by Patwin and Konkow Maidu populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources: According to our records, no sites of this type have been recorded within or adjacent to the project area. However, five sites of this type have been recorded in the 1-mile project vicinity consisting of the Jones Weir, Colusa & Hamilton Railway, the Sacramento River East Levee, segments of the Sacramento River West Levee, a culvert, and irrigation canal. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that the project area is located within the Larkins Childrens land grant and the community of Codora and that a road and levee are located within the project area; the River Branch Canal, a reservoir, and orchard are located adjacent to the project area; and the Sacramento River, Southern Pacific Railroad, Rasor Slough, Codora Four Corners, Codora School, Bounde Creek, Packer Lake, Packer Island, a flume, orchards, streams, roads, and structures are located within the general project vicinity.

A copy of the historic Maxwell (1906) quad map depicting a road and the Larkin's Children's Rancho in the project area and Rasor Slough, Packer Slough, Packer Island, Bounde Creek, roads, and structures in the project vicinity. The Larkins Children's land grant was farmed by Dr. Hugh J. Glenn beginning in the 1870's. Dr. Glenn became known as the "Wheat King" because of the amount of wheat he grew. Dr. Glenn was nominated for governor of California in 1879, but was defeated by George Perkins.

Previous Archaeological Investigations: According to our records, portions of the project area have been previously surveyed for cultural resources. The studies are listed below.

Elliott, Ben (URS Corporation)

2010 *Final Cultural Resources Technical Report, Levee Geotechnical Evaluation Program, Sacramento River: Right Bank Levee, Glenn and Colusa Counties, California.*

NEIC Report 010909

Leach-Palm, Laura, Pat Mikkelsen, Paul Brandy, Jay King, and Lindsay Hartman (Far Western Anthropological Research Group)

2008 *Cultural Resources Inventory of Caltrans District 3 Rural Conventional Highways in Butte, Colusa, El Dorado, Glenn, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo and Yuba Counties.*

NEIC Report 009539

Resources:

Numerous resources

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012), **California Register of Historical Resources** (2012), **California Points of Historical Interest** (2009), **California Investigation of Historic Resources** (1976), **California Historical Landmarks** (2012), **Gold Districts of California – Bulletin 193** (2012), **Historic Spots in California – Fifth Edition** (2002), **Handbook of North American Indians, Vol. 8, California** (1978), and **Directory of Properties in the Historic Property Data File for Glenn County** (2012).

RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be sensitive for prehistoric, protohistoric, and historic cultural resources. Patwin and Konkow Maidu populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for farming and transportation opportunities.

Therefore, because the entire project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the entire project area. The consultant can offer recommendations for avoidance and protection of any newly identified resources. In addition, any existing structures should be evaluated for potential historical significance. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at www.chrisinfo.org.

The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

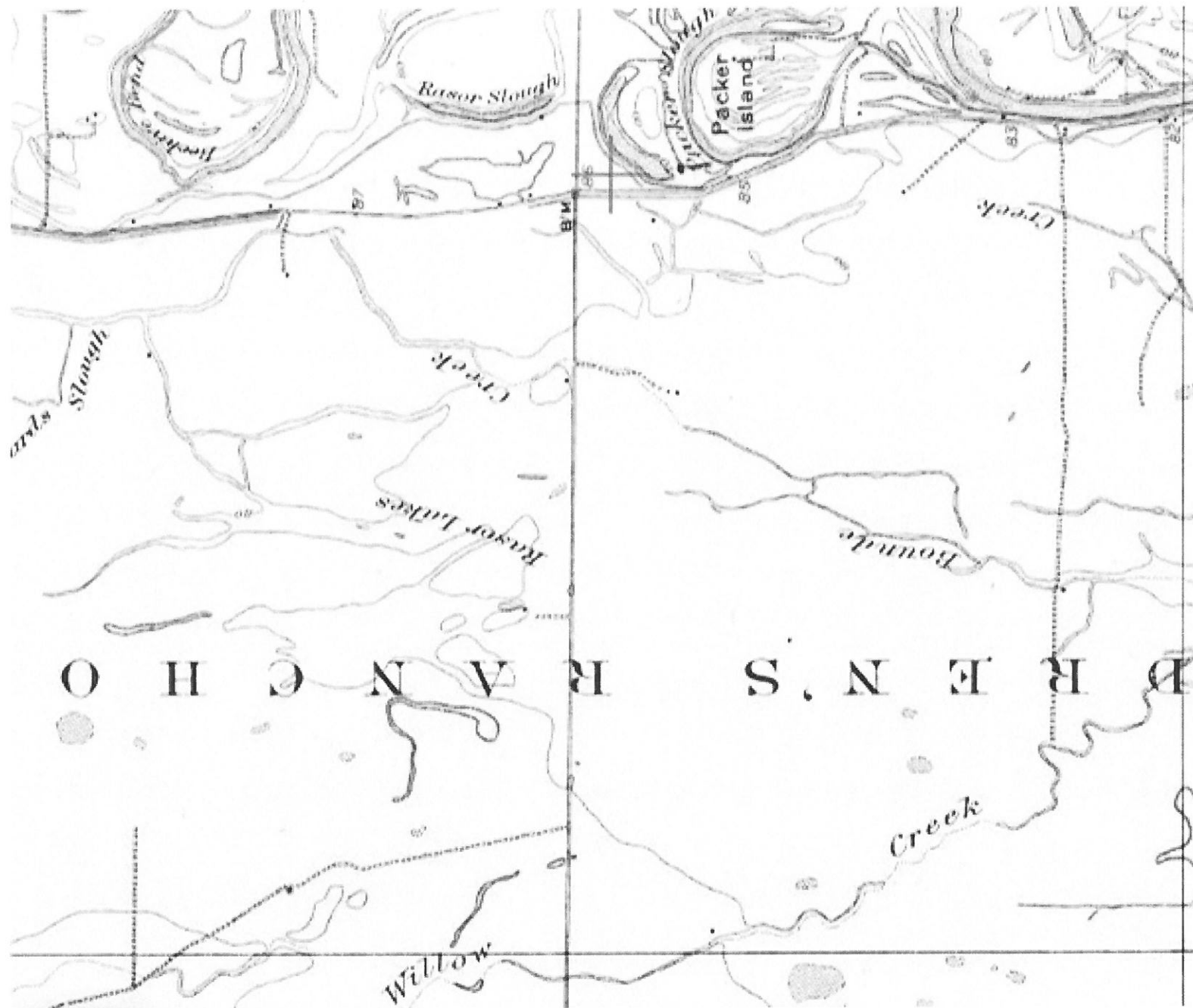
During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find is intended for accidental discoveries made during construction activities, and is not intended as a substitute for the recommended cultural resources survey.

The fee for this project review is \$75.00 (1 hour of Project Review Time @ \$75.00 per hour). Payment for this project review was received on June 28, 2018 (Check # 106). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritages, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Adrienne Springsteen
Research Associate



Maxwell (1906)

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☒ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☒ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

OTHER

- ☒ Cemetery and Funeral Bureau
- ☐ California Water Service Co. (Chico)
- ☒ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Glenn Codora
- ☐ Glenn County Resource Conservation District
- ☒ School District: Princeton

STATE AGENCIES

- ☒ Central Valley Flood Protection Board
- ☐ Central Valley Regional Water Quality Control Board (RWQCB)
- ☒ State Water Resources Control Board – Division of Drinking Water
- ☒ Department of Alcoholic Beverage Control (ABC)
- ☐ Department of Conservation, Division of Land Resource Protection
- ☐ Department of Conservation, Office of Mine Reclamation (OMR)
- ☐ Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☒ Department of Fish and Wildlife
- ☐ Department of Food and Agriculture
- ☐ Department of Forestry and Fire Protection (Cal Fire)
- ☐ Department of Housing and Community Development (HCD)
- ☐ Department of Public Health
- ☐ Department of Toxic Substances Control (DTSC)
- ☒ Department of Transportation (Caltrans)
- ☐ Department of Water Resources (DWR)
- ☐ Office of the State Fire Marshall
- ☒ California Department of Education

- ☒ Northeast Center of the California Historical Resources Information System
- ☐ Grindstone Rancheria of Wintun-Wailaki
- ☐ Paskenta Band of Nomlaki Indians
- ☒ Mechoopda Indian Tribe of Chico Rancheria
- ☐ Middletown Rancheria of Pomo Indians California
- ☐ Railroad:
- ☒ Reclamation District: Reclamation District NO. 2047
- ☒ Water/Irrigation District: Princeton-Codora-Glenn Irrigation District
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: June 28, 2018

PROJECT: Conditional Use Permit 2018-001, Church, Cemetery and School:
Church of God in Christ, Mennonite

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



REQUEST FOR REVIEW

DATE: June 28, 2018

PROJECT: **Conditional Use Permit 2018-001, Church, Cemetery and School:
Church of God in Christ, Mennonite**

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

**APPLICANT/
SURVEYOR:** Carl Giesbrecht
1200 County Road Y
Butte City, CA 95920

LANDOWNER: Carl Giesbrecht & Jonathan Koehn
Church of God in Christ, Mennonite
1060 State Route 45
Princeton, CA 95970

PROPOSAL: **Conditional Use Permit 2018-001, Church, Cemetery and School:
Church of God in Christ, Mennonite**

Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of a 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

Phase 1 and 2 are estimated to include two employees; while, phase 3 is estimated to add an additional five employees for a total of seven. Additional project information/documentation has been included.

LOCATION: The project site is located at 1060 State Highway 45, Princeton CA, 95970. The site is located on the east of State Route 45, south side of State Route 162, north of County Road 62, and west the Sacramento River, in the unincorporated area of Glenn County, California.

ZONING: “AE-40” Exclusive Agriculture Zone (36-acre minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

APN: 013-350-005 (15.0± acres)

FLOOD ZONES: Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone. This site also lies within the Butte Basin Designated Floodway designated by Central Valley Flood Control Board.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Monday July 16, 2018**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?
4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

CUP _____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Carl Giesbrecht
Address: 1200 County Road Y, Butte City CA 95920
Phone: (Business) 530 864 1200 (Home) _____
Fax: _____ E-mail: Carl Giesbrecht@gmail.com

2. Property Owner(s):

Name: Carl Giesbrecht & Jonathan Koehn Trustees / Church of God in Christ Mennonite
Address: 1060 Hwy 45, Princeton CA 95970
Phone: (Business) _____ (Home) _____
Fax: _____ E-mail: Carl Giesbrecht
1200 County Road Y
Butte City CA 95920
530 - 864 - 1200
Authorized Signer

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: _____
Mailing Address: Same as applicant
Phone: (Business) _____ (Home) _____
Fax: _____ E-mail: _____

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: Same as Applicant

Mailing Address: _____

5. Request or Proposal: request for a conditional use permit for a Church, Cemetery, Private School & House
6. Address and Location of Project: 1060 Hwy 45, Princeton CA 95970
7. Current Assessor's Parcel Number(s): 013-350-005-0
8. Existing Zoning: AE-40
9. Existing Use of Property: Old empty house / acreage is bare
10. Provide any additional information that may be helpful in evaluating this request: _____

Old vacant house to be removed

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: Carl Giesbrecht

Print: Carl Giesbrecht

Date: June 18, 2018

Mailing Address: 1200 Rd. Y, Butte City, CA 95920

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: Church of God in Christ, Mennonite

Print: Church of God in Christ, Mennonite

Date: June 18, 2018

Physical Address: 1060 Hwy 45, Princeton, CA 95970

Mailing Address 1200 Rd. Y, Butte City, CA 95920

Case _____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Name: Carl Giesbrecht
Address, City, State, Zip: 1200 Rd. Y
Butte City CA 95920
Telephone: 530 864-1200 Fax: _____
E-mail: carl.giesbrecht@gmail.com
2. Name: _____
Address, City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail: _____
3. Address and Location of Project: 1060 Hwy 45, Princeton CA 95970
4. Current Assessor's Parcel Number(s): 013-350-005-0
5. Existing Zoning: AE-40
6. Existing Use: Old empty House / Acreage is bare
7. Proposed Use of Site (project for which this form is prepared): Church
Cemetery, Private School, House
8. Indicate the type of permit(s) application(s) to which this form pertains: Conditional Use Permit Request

9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

Conditional use permit required for Church
Cemetery and private School

10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

N/A

11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

N/A

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

Old empty house / acreage is bare

Soil is stable / no particular environmental
or historical concerns

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: NW / Helena N/E Walnut Orchard
Warehouse

East: Levee

South: Levee

West: Highway 4.5

3. Describe noise characteristics of the surrounding area (include significant noise sources):

Overall Quiet / some huller from N/E
Some road noise from West

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site):
no increase / sediment pond if needed

Will the project change any drainage patterns? (Please explain):
no

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:
no

Are there any gullies or areas of soil erosion? (Please explain):
no

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?
no

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company):
domestic well

Will the project require the installation or replacement of new water service mains?
no

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?:
on site septic

If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:
Leach Field as per Health Dept.
Soil percolates excellent

Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe) _____

no

Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? _____

Typical (Waste Management)

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?: _____

Electric / Natural Gas

If electricity, do any overhead electrical facilities require relocation? Is so, please describe: _____

To be determined

If natural gas, do existing gas lines have to be increased in size? If yes, please describe: _____

To be determined

Do existing gas lines require relocation? If yes, please describe: _____

To be determined

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: _____

Rural / no hydrants

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: proposed high capacity

pump / sprinklers as required

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures: Church 18,000
School 15,000, Storage building 800, House 3,000,
Cemetery 10,000 Values in Square Feet
Square footage (structures) 33,800 S.F.; 0 S.F.
(New) (Existing)
2. Percentage of lot coverage: 5 %
3. Amount of off-street parking provided: 100 %
4. Will the project be constructed in phases? If so, please describe each phase briefly:
Phase 1 Church, Storage Building
Phase 2 Cemetery
Phase 3 School & House
5. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:
1 Single Family House 3000 SQ Feet
6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:
~~_____~~
7. If industrial, indicate type, estimated employment per shift, and loading facilities:
~~_____~~
8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
Church occupancy 300
School occupancy 100
Community Jobs benefits Minimal
9. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:
None

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: _____

Typical pad grading / water truck

11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). _____

Normal construction noise / no disturbance to area businesses or residences

12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions: _____

Some soil dust / controlled by water truck

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: June 18-2018 Signature: C. M. Mennonite

For: Church of God in Christ, Mennonite

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

Narrative as specified in the Glenn County Planning and Public Works Agency's "instructions for filing application for conditional use permit" page 5, paragraph 9.

The Church of God in Christ Mennonite is requesting a conditional use permit for the following.... Phase 1- 18,000 sq ft church...Phase 2- 10,000 sq ft cemetery...Phase 3- 15,000 sq ft private school...

The number of employees for the first and second phases will be minimal... probably confined mainly to janitor and caretaker... The number of employees for the third phase is yet to be determined... Maybe 5 full time Teachers would be a good estimate...

Due to the intended use of these buildings, no hazardous material is planned to be stored or processed at this property...

Thanks to good Highway access and adequate off street parking, the establishment will not be detrimental the the health, safety and general welfare of persons residing and or working in the vicinity...

This establishment should add something to the area and community in the way of a quite and safe place to attend church...

This establishment is planned to be pleasant and add to the community with beautiful Landscaping exceeding the requirements outlined in Glenn County code 15.570

Conformed Copy
2017-4850
11/16/2017 10:52:02 AM
OFFICIAL RECORDS
Charles M. Meriam, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 135447

After Recording Return And
Mail Tax Statements To:
CHURCH OF GOD IN CHRIST, MENNONITE
1200 COUNTY ROAD Y
BUTTE CITY, CA 95920

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 013-350-005-000

GRANT DEED

The undersigned grantor(s) declare(s):
City transfer tax is \$ _____
County Transfer Tax is \$495.00
Monument preservation fee is \$ _____
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of PRINCETON, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ESTHER MACIEL, CO TRUSTEE AND EDWARD J. ESCOBEDO, CO TRUSTEE OF THE TRINIDAD
GONZALES ESCOBEDO TRUST DATED 9-22-2003
hereby GRANTS to
CARL GIESBRECHT, TRUSTEE AND JONATHAN KOEHN, TRUSTEE OF THE
CHURCH OF GOD IN CHRIST, MENNONITE.

the following described real property in the County of GLENN, State of California:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT WHICH IS ON THE CENTER LINE OF
THE PRINCETON TO GLENN COUNTY ROAD AND FROM WHICH THE 2" IRON PIPE AT THE
INTERSECTION OF THE SAID PRINCETON WITH THE BUTTE COUNTY ROAD BEARS NORTH
0°40' W. 493.7 FEET AND RUNNING NORTH 89°27' EAST 1185.1 FEET TO THE BASE OF
THE RECLAMATION LEVEE PROTECTING THE WEST BANK OF THE SACRAMENTO RIVER;
THENCE ALONG THE BASE OF SAID LEVEE BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61°30' WEST 152.5 FEET; SOUTH 52°30' WEST 148.5 FEET; SOUTH 34°00' WEST
504.9 FEET; S. 52°45' W. 645.1 FEET; S. 24°W 105.6 FEET; THENCE WEST 81.8 FEET
TO THE CENTER LINE OF THE ABOVE MENTIONED PRINCETON ROAD; THENCE ALONG THE
CENTERLINE OF SAID ROAD NORTH 0°40' WEST 1057.3 TO THE POINT OF BEGINNING,
BEARS TRUE MAGNETIC DECLINATION 18°30' EAST.

More commonly known as: 1060 STATE HIGHWAY 45, PRINCETON, CA 95970-9526

11/14/2017

The Trinidad Gonzales Escobedo Trust Dated 9-22-2003

Esther Maciel
ESTHER MACIEL, CO-TRUSTEE

E. Escobedo
EDWARD J ESCOBEDO, CO-TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
County of GLENN

On Nov 15, 20 17, before me, Ron Campbell, a notary public, personally appeared, ESTHER MACIEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ron Campbell

Signature of Notary Public



(Notary Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
County of GLENN

On Nov 14, 20 17, before me, Ron Campbell, a notary public, personally appeared, EDWARD J. ESCOBEDO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ron Campbell

Signature of Notary Public



(Notary Seal)

HELENA PROPERTY

WALNUT ORCHARD

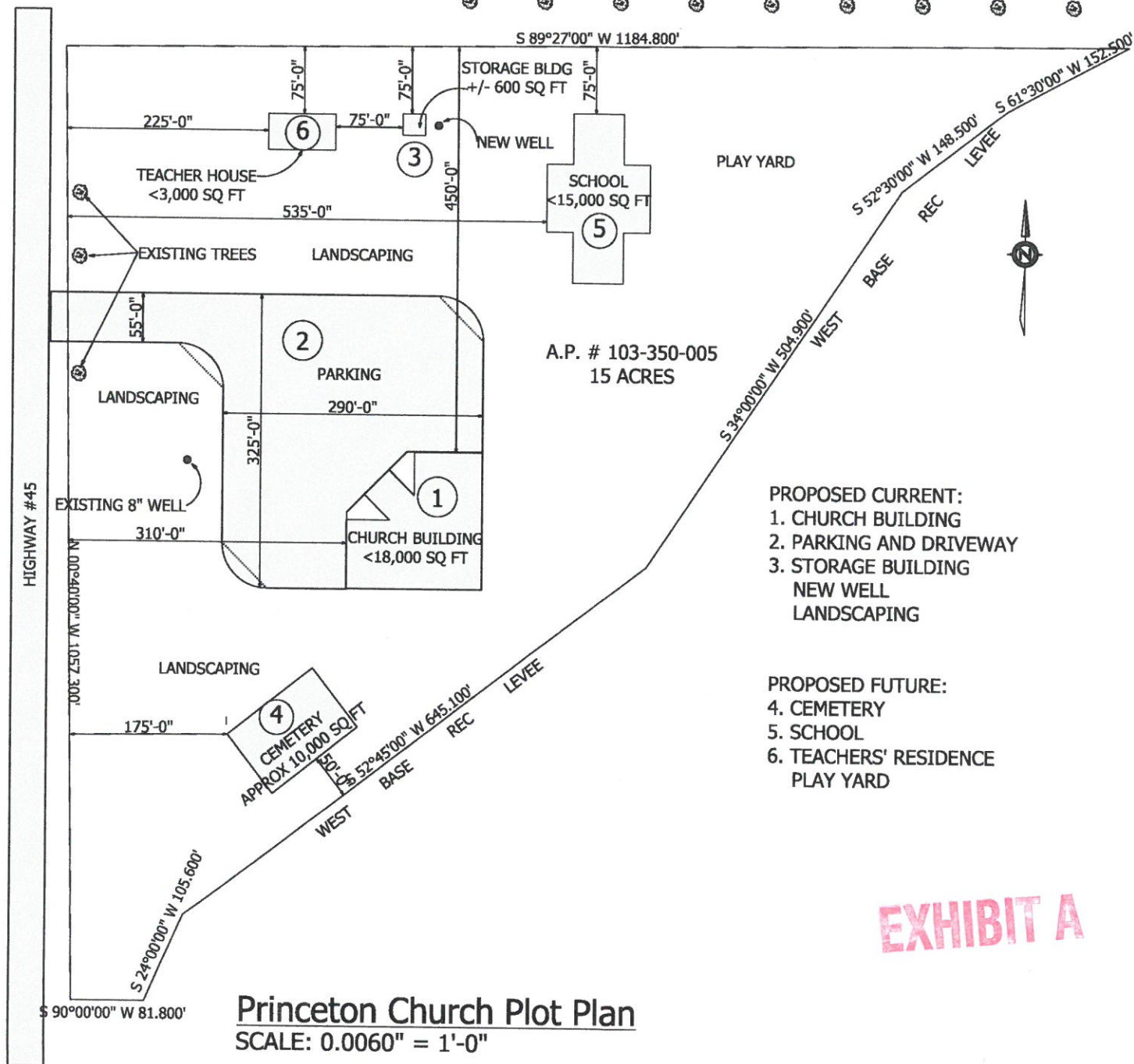


EXHIBIT A

County of Glenn

Zoning

Legend

Layers & Search

How to Use

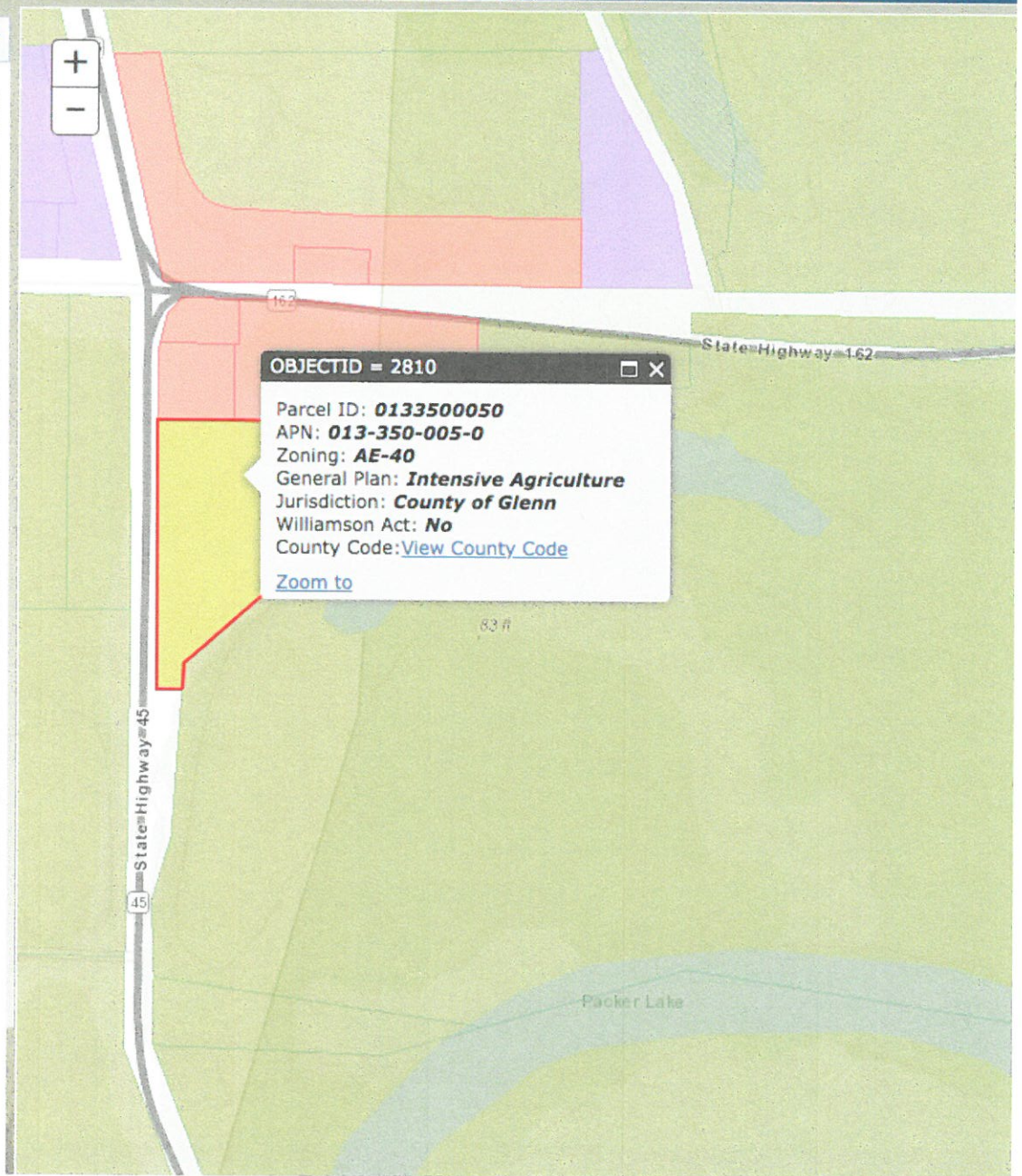
Feedback

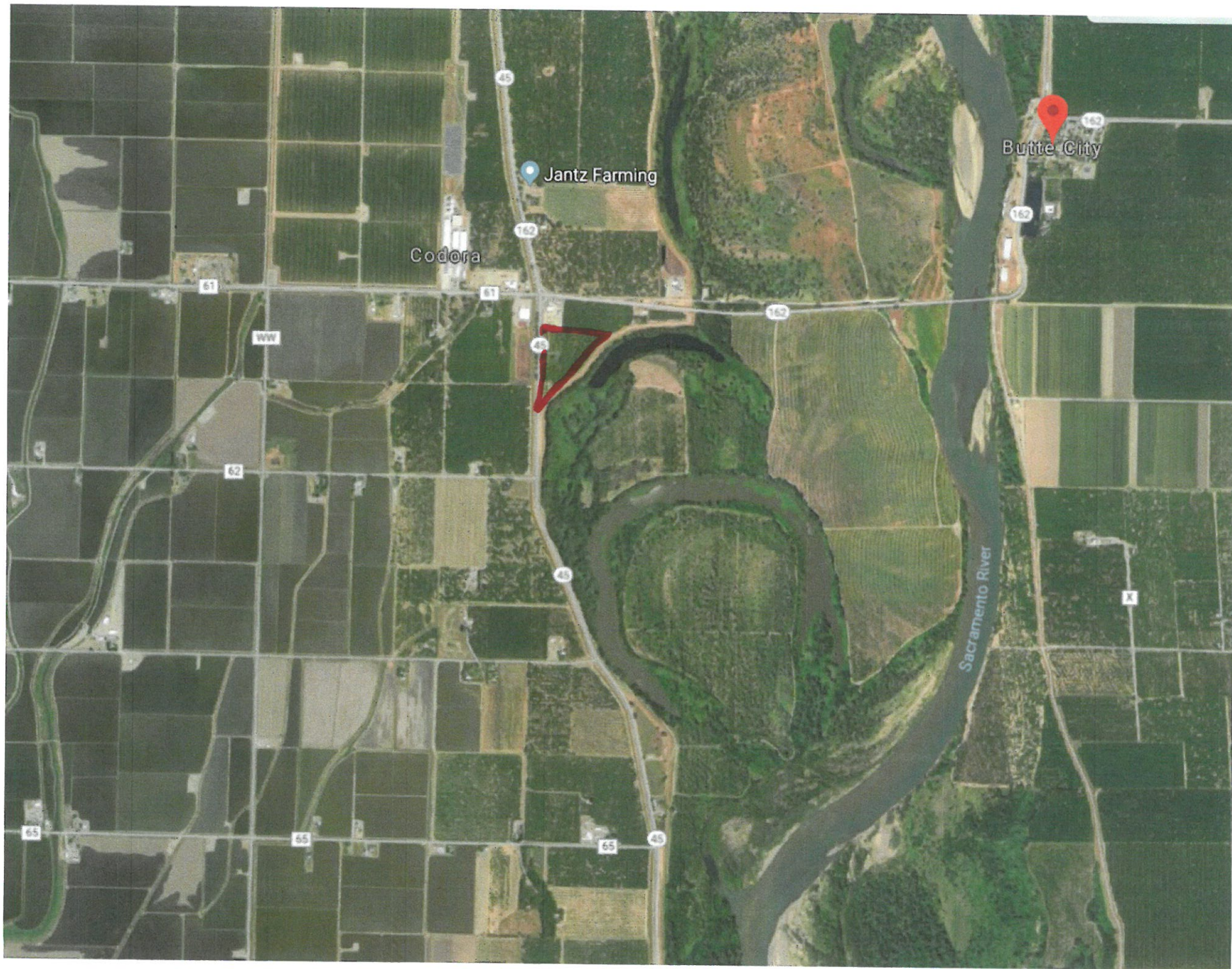
Map Legend

Zoning

Glenn County

- HVC, Highway and Visitor Service Commercial
- PDC, Highway and Visitor Service Commercial
- CC, Community Commercial
- LC, Local Commercial
- SC, Service Commercial
- C, Service Commercial
- PDC, Service Commercial
- R-1, Single Family Residential
- R-M, Multiple Family Residential
- RE-2, Suburban Residential
- RE-NW, Suburban Residential
- RE-1, Suburban Residential
- RE-5, Rural Residential
- RE-10, Rural Residential
- AT-10, Agricultural/Residential
- AE-20, General Agriculture
- AP-160, Foothill Agriculture/Forestry
- FA-160, Foothill Agriculture/Forestry
- TPZ-160, Foothill Agriculture/Forestry
- RPM, Intensive Agriculture
- AP-40, Intensive Agriculture
- AP-80, Intensive Agriculture
- AE-40, Intensive Agriculture
- AE-80, Intensive Agriculture
- FS-80, Intensive Agriculture
- RZ-160, Recreation
- AV, Public Facilities













PRELIMINARY REPORT

To:

COLDWELL BANKER DUFOUR REALTY
1350 E LASSEN AVE
CHICO CA, 95973-7858
MARY MCGOWAN

BUYERS: STEVEN GIESBRECHT

Title Officer:

TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
250 W SYCAMORE ST
WILLOWS, CA 95988
ESCROW OFFICER: RON CAMPBELL
PHONE: 530-934-3338

ESCROW NO: 135447

Property Address:

1060 STATE HIGHWAY 45
PRINCETON, CA, 95970

Title No:

135580 – UPDATE 1 - AMENDED

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

The form of Policy of title insurance contemplated by the report is:

ALTA STANDARD OWNER'S POLICY

ALTA LOAN POLICY

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: OCTOBER 9, 2017 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

TRINIDAD GONZALES ESCOBEDO, TRUSTEE OF THE TRINIDAD GONZALES ESCOBEDO TRUST DATED 9-22-2003

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017-2018

FIRST INSTALLMENT:	\$1268.74	NOT MARKED PAID
PENALTY:	\$126.87	IF NOT PAID BY 12/10/2017
SECOND INSTALLMENT:	\$1268.74	NOT MARKED PAID
PENALTY:	\$136.87	IF NOT PAID BY 04/10/2018
TAX RATE AREA:	081011	
ASSESSMENT NO.:	013-350-005-000	
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF RECLAMATION DISTRICT NO. 2047 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
4. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE PRINCETON-CODORA-GLENN IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
5. RIGHTS OF WAY FOR ROADS, POLE LINES, DITCHES, CANALS OR LATERALS AS SHOWN ON THE FIELD SHEET NO. 3, FILED IN BOOK 3 OF MAPS AT PAGE 66.
6. RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE HEREIN DESCRIBED LAND AS LIES WITHIN THE BOUNDARIES OF ANY PUBLIC HIGHWAY OR ROAD.
7. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY HEAD LAMA OF TIBETAN NYINGMA MEDITATION CENTER C/O ANN M. BERGFORS, DATED AUGUST 27, 1993 , RECORDED SEPTEMBER 27, 1993 GLENN COUNTY RECORDER'S INSTRUMENT NO. 1993-5113
8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

AMOUNT:	\$70,000.00
DATED:	FEBRUARY 27, 2017
TRUSTOR:	ESTHER MACIEL AND EDWARD J ESCOBEDO, CO-TRUSTEES OF THE TRINIDAD GONZALES ESCOBEDO LIVING TRUST DATED SEPTEMBER 22, 2003
TRUSTEE:	NORTH AMERICAN TITLE COMPANY
BENEFICIARY:	ESTHER MACIEL
RECORDED:	AUGUST 24, 2017 AS INSTRUMENT NO. 2017-3582 OF OFFICIAL RECORDS
9. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE ORDER GRANTING PETITION FOR APPROVAL OF GLOBAL SETTLEMENT AND MUTUAL RELEASE, AS ATTACHED TO THE DEED OF TRUST RECORDED AUGUST 24, 2017 AS INSTRUMENT NO. 2017-3582 OF OFFICIAL RECORDS
10. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
 - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
 - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

NOTES:

- A. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:**

NONE

- B. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- C. THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 1060 STATE HIGHWAY 45, IN THE UNINCORPORATED AREA OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.**
- D. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**
- E. CANCELLATION FEES**

NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF \$400.00

LEGAL DESCRIPTION

All that certain real property situated in the Unincorporated Area of the County of GLENN State of California, more particularly described as follows:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT WHICH IS ON THE CENTER LINE OF THE PRINCETON TO GLENN COUNTY ROAD AND FROM WHICH THE 2" IRON PIPE AT THE INTERSECTION OF THE SAID PRINCETON WITH THE BUTTE COUNTY ROAD BEARS NORTH $0^{\circ}40'$ W. 493.7 FEET AND RUNNING NORTH $89^{\circ}27'$ EAST 1185.1 FEET TO THE BASE OF THE RECLAMATION LEVEE PROTECTING THE WEST BANK OF THE SACRAMENTO RIVER; THENCE ALONG THE BASE OF SAID LEVEE BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH $61^{\circ}30'$ WEST 152.5 FEET; SOUTH $52^{\circ}30'$ WEST 148.5 FEET; SOUTH $34^{\circ}00'$ WEST 504.9 FEET; S. $52^{\circ}45'$ W. 645.1 FEET; S. 24° W 105.6 FEET; THENCE WEST 81.8 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED PRINCETON ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD NORTH $0^{\circ}40'$ WEST 1057.3 TO THE POINT OF BEGINNING, BEARS TRUE MAGNETIC DECLINATION $18^{\circ}30'$ EAST.

APN: 013-350-005-000

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1.
 - (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

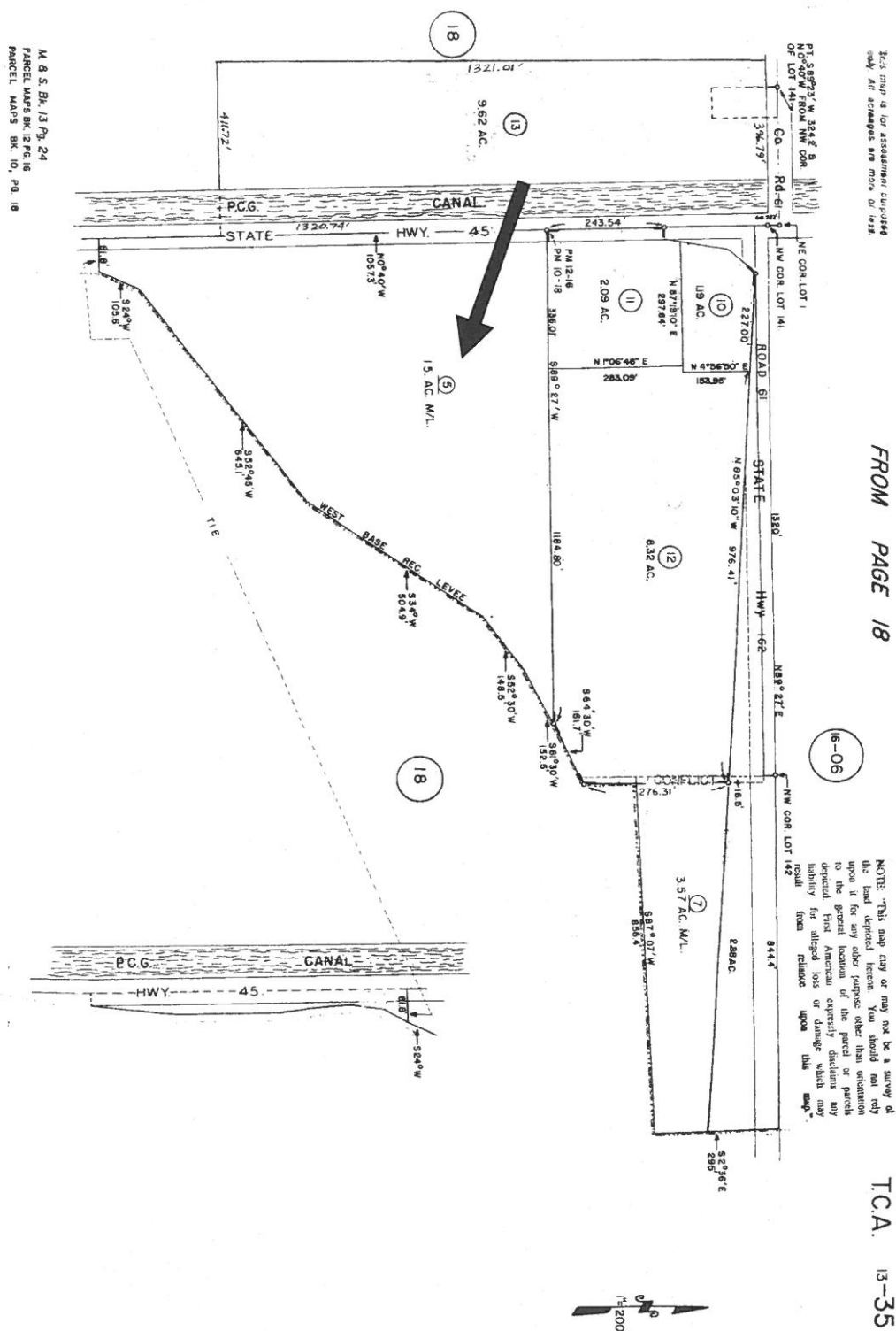
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

MAP





WIRE INSTRUCTIONS

TIMIOS TITLE, A CALIFORNIA CORPORATION
TRUST ACCOUNT

Bank of America N.A.
100 N Tryon St., Ste 170
Charlotte, NC 28202

CHIPS Address: 0959
SWIFT Address: BOFAUS3N

ACCOUNT NO.: 488038505160

ROUTING NO.: 026009593

Please reference borrower's name and loan number on wire transfer.

Order Number: 71-00135580

Loan Number:

Property Address: 1060 STATE HIGHWAY 45
PRINCETON, CA 95970

Borrower / Buyer: STEVEN GIESBRECHT

****PLEASE NOTE: THESE ARE UPDATED WIRE INSTRUCTIONS FOR
TIMIOS TITLE, A CALIFORNIA CORPORATION**

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1060 HIGHWAY 45			Policy Number:
City PRINCETON	State California	ZIP Code 95970	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Y-852

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 85.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | _____ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 85.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 83.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 83.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No ☐ Check here if attachments.

Certifier's Name
JOSEPH F DOMINICK, III

License Number
LS 5110

Title
SURVEYOR

Company Name
DOMINICK'S - CIVIL ENGINEERING AND SURVEYING

Address
PO BOX 1216 - 406 PINE STREET

City
RED BLUFF

State
California

ZIP Code
96080

Signature

Date
03/06/2018

Telephone
(530) 529-3560



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name CARL GIESBRECH				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1060 HIGHWAY 45				Company NAIC Number:	
City PRINCETON		State California		ZIP Code 95970	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) AP# 013-350-005					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>CHURCH</u>					
A5. Latitude/Longitude: Lat. <u>39°27'17.0"</u> Long. <u>122°00'56.9"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 060057			B2. County Name GLENN		B3. State California
B4. Map/Panel Number 06024G0850D	B5. Suffix D	B6. FIRM Index Date 08/05/2010	B7. FIRM Panel Effective/ Revised Date 08/05/2010	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 82
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>USACE 2002 STUDY</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1060 HIGHWAY 45			Policy Number:
City PRINCETON	State California	ZIP Code 95970	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name
JOSEPH F DOMINICK, III

Address PO BOX 1216	City RED BLUFF	State California	ZIP Code 96080
------------------------	-------------------	---------------------	-------------------

Signature 	Date 03/06/2018	Telephone (530) 529-3560
--	--------------------	-----------------------------

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1060 HIGHWAY 45			Policy Number:
City PRINCETON	State California	ZIP Code 95970	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.