

GLENN COUNTY
Planning & Community Development Services Agency

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Donald Rust, Director

STAFF REPORT

MEETING DATE: May 20, 2020
TO: Glenn County Planning Commission
FROM: Andy Popper, Senior Planner
SUBJECT: Conditional Use Permit 2019-003, Farmers Brewing Company, LLC

Attachments:

1. Mitigation Measures and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Request for Review, Application, and Comments Received
4. Site Plans, Exhibit A

1 PROJECT SUMMARY

Farmers Brewing Co., LLC has applied to expand their brewing operation to include a 1,495 sq. ft. tasting room within the existing 23,000 sq. ft. building (Phase 1), as well as, an additional attached 2,150 sq. ft. tasting room (Phase 2), and 11,250 sq. ft. packaging facility (Phase 3). The application further states that in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing. There will be 5 to 8 employees per shift (6 a.m. to 4:30 p.m.) with 10-24 visitors/patrons, open 3 to 5 days per week depending on season, with 50 off-street parking spaces. 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 is located at 880 County Road WW. The site is located on the east side of County Road WW, north of County Road 64, west of State Route 45, and north of County Road 65, in the unincorporated area of Glenn County, California.

1.1 RECOMMENDATIONS

That the Planning Commission grant the proposed Conditional Use Permit 2019-003 a Mitigated Negative Declaration with the Findings as presented in the Staff Report.

Also that the Planning Commission approve Conditional Use Permit 2019-003 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 proposal provides for agricultural commodity distribution. 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)

Permitted Uses (Glenn County Code §15.330.030)

The following uses and structures shall be permitted in the “AE” zone provided that the performance standards in Division 4, Part 1 are met: J. Agricultural processing plants and facilities, such as hulling operations, greenhouses, wineries, silos, dehydrators, canneries and similar agricultural uses not exceeding the standards in Division 5, Chapter 740;

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

T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses;

The existing brewery has been previously permitted via Site plan Review 2018-019. The proposed tasting room and ancillary buildings and uses, are permitted with an approved Conditional Use Permit.

Maximum Building Height (Glenn County Code §15.330.060)

The maximum building height in the “AE” zone shall be 50 feet for agricultural buildings or structures; the application site plans depict the clerestory ridge is as 46 feet in height. No structure shall exceed 50 feet.

Minimum Yard Requirements (Glenn County Code §15.330.080)

The plot plan depict front, side and rear yards for all proposed structures at no less than 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. The construction noise 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)

Parking Space Requirements (Glenn County Code §15.610.020):

Glenn County Code §15.610.020.F. Commercial and Industrial Facilities: 9. Restaurants, cafes, soda fountains and similar establishments, one parking space for each one hundred square feet of gross floor area; The proposed new infill tasting area is 1,495 square feet; therefore, requiring 15 parking spaces.

Glenn Parking Code also states that for a use not specified, the same number of off-street parking spaces shall be provided as are required for the most similar specified use. Additionally, parking areas used year around shall be surfaced with asphaltic concrete or its equivalent, except that low intensive uses may be surfaced with gravel and parking areas used only periodically shall be surfaced with gravel or its equivalent. Therefore, parking used year round (tasting room customer and employee parking shall be paved. Ancillary parking for events may be graveled or equivalent. Said parking shall meet all state and federal requirements.

Based upon comments received by Glenn County Public Works Department the following Condition of Approval has been established.

Condition of Approval (Public Works Agency):

Prior to receiving a building permit/zone clearance, the applicant shall provide the Planning Division a completed/final Encroachment Permit from the Glenn County Public Works Agency indicating that the driveway has been constructed in accordance with Standard S-19 for a Private Road Intersection, with a minimum driveway width of 24 feet.

Comments (Public Works Agency):

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.

That the applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.

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. 06021C0850D, 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.

3 COMMENTS

Request for Review requesting comments on the proposal was sent on August 29, 2019, with preliminary commenting closing September 12, 2019. The following agencies submitted comments regarding this proposal. Based on their responses mitigation measures and conditions of approval have been formulated for this project. Comment letters are attached to this report for review.

Comments Received:

*California Regional Water Quality Control Board
Glenn County Environmental Health Department
Glenn County Public Works Agency
Mechoopda Indian Tribe of Chico
Northeastern Center of the California Historical Resources Information System
Pacific Gas and Electric Company
State Water Resource Quality Control Board – Division of Drinking Water*

Environmental Health Department:

The Glenn County Environmental Health Department initially commented that the tasting room would require another review, by Glenn County Environmental Health, of the water and sewage disposal system. Environmental Health Department also commented that a beer tasting room would be subject to the rules and regulations of the California Retail Food Code and, at a minimum, would require a retail food facility plan review.

A subsequent/follow up letter from Environmental Health stated that they completed review of the plans and the plans were found to be complete and approved as submitted. The letter further stated that as an exempt facility only beer tasting and serving crackers and/or pretzels is allowed and that any food service or food events may require an additional permit from Glenn County Environmental Health and that future appliance additions (replacements) or remodeling must be plan checked Environmental Health.

Environmental Health additionally noted that the facility will require a pre-opening/construction inspection. As a result of the Environmental Health comments, the following Condition of Approval is being implemented:

Condition of Approval (Environmental Health):

Only beer tasting and serving crackers and/or pretzels are allowed; any food service or food events require an additional permit from Glenn County Environmental Health and future appliance additions (replacements) or remodeling must be plan checked by Environmental Health.

Condition of Approval (Environmental Health):

The facility requires an Environmental Health pre-opening/construction inspection, evidence of an approved inspection by Environmental Health shall be provided to the Planning Division, prior to operation.

4 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.

5 FINDINGS

5.1 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 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 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.

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 with mitigation incorporated.

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. 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.

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources with mitigation measures 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 mitigation measures 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 are 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. The site is relatively flat and there will be no significant changes 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.

5.2 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 proposal contributes to the general well-being of the public by providing a location to distribute agricultural derived commodities.

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. 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 proposal is permitted uses within AE-40 zoning with a Conditional Use Permit as seen in Glenn County Code §15.330.040. The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

6 SAMPLE MOTIONS:

Environmental Determination

I move that the Planning Commission adopt the Mitigated Negative Declaration for Conditional Use Permit 2019-003 with the Findings as presented in the Staff Report.

Conditional Use Permit

I (further) move that the Planning Commission approve Conditional Use Permit 2019-003 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

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

**MITIGATION MONITORING REPORTING PROGRAM
AND CONDITIONS OF APPROVAL**

**Conditional Use Permit 2019-003
Farmers Brewing Company, LLC
013-190-001**

Pursuant to the approval of the Glenn County Planning Commission, Farmers Brewing Co., LLC is hereby granted Conditional Use Permit 2019-003 to expand their brewing operation to include a 1,495 sq. ft. tasting room within the existing 23,000 sq. ft. building (Phase 1), as well as, an additional attached 2,150 sq. ft. tasting room (Phase 2), and 11,250 sq. ft. packaging facility (Phase 3). Additionally, in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing. There will be 5 to 8 employees per shift (6 a.m. to 4:30 p.m.) with 10-24 visitors/patrons, open 3 to 5 days per week depending on season, with 50 off-street parking spaces.

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 REPORTING PROGRAM:

A. Mitigation Measure H & WQ-1 (Hydrology and Water Quality)

Prior to site disturbance or receiving future building permits for structures on the property, the Applicant shall provide the Glenn County Planning Division a copy of a General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP), or written exemption thereof, from Central Valley Regional Water Quality Control Board.

Timing/Implementation

Prior to site disturbance or receiving future building permits

Enforcement/Monitoring

Glenn County Planning & Community Development Services Agency

B. Mitigation Measure TCR -1 (Tribal Cultural 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.

Timing/Implementation

During Construction/Excavation Activities

Enforcement/Monitoring

Glenn County Planning & Community Development Services Agency

CONDITIONS OF APPROVAL:

1. Condition of Approval (Public Works Agency):

Prior to receiving a building permit/zone clearance, the applicant shall provide the Planning Division a completed/final Encroachment Permit from the Glenn County Public Works Agency indicating that the driveway has been constructed in accordance with Standard S-19 for a Private Road Intersection, with a minimum driveway width of 24 feet.

2. Condition of Approval (Public Works Agency):

No off-site parking associated with this development shall be allowed on County Road “WW”.

3. Condition of Approval (Environmental Health):

Only beer tasting and serving crackers and/or pretzels are allowed; any food service or food events require an additional permit from Glenn County Environmental Health and future appliance additions (replacements) or remodeling must be plan checked by Environmental Health.

4. Condition of Approval (Environmental Health):

The facility requires an Environmental Health pre-opening/construction inspection, evidence of an approved inspection by Environmental Health shall be provided to the Planning Division, prior to operation.

5. Condition of Approval (Planning Division):

No more than once quarterly, per calendar year, a single day event may be held, including no more than 500 attendees (including staff) and no more than 250 vehicles. At said quarterly event, any amplified audio and live entertainment shall be concluded by 10 P.M. Subsequent to any quarterly event, the applicant/operator shall submit written notification to the Planning Division regarding event compliance.

6. Condition of Approval (Division of Drinking Water):

The facility/premises shall not serve more than 24 persons (patrons and employees), more than 59 days out of the year until receiving all required approvals from the Division of Drinking Water, the applicant shall provide evidence of compliance with SB1263 to the Glenn County Planning Division.

7. Condition of Approval (Division of Drinking Water):

Prior to receiving a building permit/zoning clearance for the Phase 2 dedicated tasting room addition, the applicant shall provide evidence from the Division of Drinking Water of compliance with SB1263 to the Glenn County Planning Division.

COMMENTS:

i. Public Works Agency

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.

ii. Public Works Agency

That the applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.

iii. Planning Division

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.

iv. Planning Division

Prior to receiving a Building Permit (Zone Clearance), the Applicant/Landowner shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement.

v. Pacific Gas & Electric

The applicant shall adhere to the Pacific Gas & Electric comment letter (Ref: Gas and Electric Transmission and Distribution) and requirements as it relates to Gas facilities and Electric facilities.

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 Farmers Brewing Company, LLC.

Signature: - applicant concurrence received -

Date: _____

Bill Weller – Applicant/Operator/Landowner

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MITIGATED NEGATIVE DECLARATION

Date: April 2020

Project Title: Conditional Use Permit 2019-003, Farmers Brewing Company, LLC

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

Contact Person: Andy Popper, Senior Planner
apopper@countyofglenn.net
(530) 934-6540

Project Location: The project is located at 880 County Road WW. The site is located on the east side of County Road WW, north of County Road 64, west of State Route 45, and north of County Road 65, in the unincorporated area of Glenn County, California.

APN: 013-190-001 (20.0 ± acres)

Applicant: Farmers Brewing Co., LLC
880 County Road WW
Princeton, CA 95970

Landowner: Weller Family Trust – Bill Weller
bill@farmersbrewing.com
7813 County Road 62
Princeton, CA 95970

Engineer: RGA Architects
115 Meyers Street
Chico, CA 95928
Orland, CA 95963

General Plan: “Intensive Agriculture”

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

Project Summary:

Farmers Brewing Co., LLC has applied to expand their brewing operation to include a 1,495 sq. ft. tasting room within the existing 23,000 sq. ft. building (Phase 1), as well as, an additional attached 2,150 sq. ft. tasting room (Phase 2), and 11,250 sq. ft. packaging facility (Phase 3). The application further states that in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing. There will be 5 to 8 employees per shift (6 a.m. to 4:30 p.m.) with 10-24 visitors/patrons, open 3 to 5 days per week depending on season, with 50 off-street parking spaces.

Additional project information/documentation is included with the application, project narrative, and plot plan. The project is further described below.

Surrounding Land Uses and Setting:

The site surroundings include agricultural uses. Surrounding land uses and setting is further described in Section 2.1 below.

Other public agencies who's approval 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 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 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.

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 with mitigation incorporated.

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. 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.

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources with mitigation measures 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 mitigation measures 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 are 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. The site is relatively flat and there will be no significant changes 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 Request for Review, which included a copy of the application and project description, was sent out by the County of Glenn to 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 & Community Development Services Agency. The contact person for the lead agency to whom all inquiries and comments on this environmental document should be addressed is:

Andy Popper, Senior Planner
Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA 95988
(530) 934-6540, apopper@countyofglenn.net

1.3 SUMMARY OF FINDINGS

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 2019-003, Farmers Brewing Co., LLC has applied to expand their brewing operation to include a 1,495 sq. ft. tasting room within the existing 23,000 sq. ft. building (Phase 1), as well as, an additional attached 2,150 sq. ft. tasting room (Phase 2) and 11,250 sq. ft. packaging facility (Phase 3). The application further states that in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing. There will be 5 to 8 employees per shift (6 a.m. to 4:30 p.m.) with 10-24 visitors/patrons, open 3 to 5 days per week depending on season, with 50 off-street parking spaces.

2.1.2 Location

The project is located at 880 County Road WW. The site is located on the east side of County Road WW, north of County Road 64, west of State Route 45, and north of County Road 65 in the unincorporated area of Glenn County, California. The project site consists of 013-190-001 (20± acres).

2.1.3 General Plan and Zoning

2.2 Surrounding Land Uses and Setting

The 20± acre property consists of primarily agricultural uses consisting of rice paddy, storage bins, a 23,000 sq. ft. building, and other existing infrastructure for the brewery previously approved via Site Plan Review (SPR) 2018-019. The SPR 2018-019 documents are available on the Glenn County Planning Division website.

Topography at the project site and surrounding areas is relatively flat with an elevation of approximately 80 to 84 feet above sea level. The project is compatible with the surrounding land uses. There is an existing ingress/egress access to the project site from County Road Ww.

Table 1 identifies the existing uses, General Plan designation and Zoning designations for the subject property and neighboring properties.

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	General Plan	Zoning Designations
Project Site	Agriculture	Intensive Agriculture	AE-40
North	Agriculture	Intensive Agriculture	FS-80
East	Agriculture	Intensive Agriculture	AE-40
South	Agriculture	Intensive Agriculture	AE-40
West	Agriculture	Intensive Agriculture	AE-40

CHAPTER 3 ENVIRONMENTAL CHECKLIST

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.

Signed copy on file

 Signature
 Andy Popper, Senior Planner

April 2020
 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 is for additions to the existing 23,128 sq. ft. primary structure is being requested. It is concluded the project will not have a significant 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 non-urbanized 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 includes the existing farming and brewing facilities as well as ancillary lighting. The project will not substantially degrade the existing visual character or quality of the site or its surroundings. The additions to the existing structure being proposed will not change substantially change the existing visual character of the specific project location. Therefore, it is concluded that there will be a less than significant impact on the existing visual character or quality of public views 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. This project 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 (and existing) 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 (and existing) 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. Exterior and interior lighting is existing 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 checked="" type="checkbox"/>	<input 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 2016 FMMP map for Glenn County is currently 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 site as ‘Prime Farmland’ California Department of Conservation defines Prime Farmland as *Irrigated land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.*

The project to expand the existing structure would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agriculture use because the existing footprint of the facility and pad is not expanding. With exception to the expansion of the existing facility, the site and surroundings will continue to be used for agriculture or the processing of agricultural products. It is concluded there will be a less than significant impact.

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

Less Than Significant 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 uses are permitted with a Conditional Use Permit. It is concluded that there will be a less than significant 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 forest land 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. The proposal is not anticipated to substantially conflict with agriculture operations. There will be no new changes from the proposed expansion of the existing structure that would result in the conversion of additional Farmland to non-agricultural use or conversion of forestland to non-forest use. The property and surroundings will continue to be used for agriculture. It is concluded 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 a 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 unhealthy 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.

The existing facility is approximately 1.2 miles west of State Highway 45, which is the nearest highway. There will be a minimal (2.4 miles per vehicle) increase in vehicle miles traveled as a result of persons departing from State Highway 45 to visit the location. Because the proposed expansion is at the existing facility is not anticipated to increase the per vehicle distance by the visiting public or deliveries. Particulate matter emissions can be expected from the traveling public to and from the site, as well as operation of fuel burning 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 may contribute minimally to air quality impacts during future construction. 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.

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>

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?

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 substantially increase Vehicle Miles Traveled nor is it anticipated to increase population; 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.

Via air imagery, the nearest residence is located approximately .25 mile southeast of the location of the facility. Other residences include homes approximately 0.4 miles to the northwest and northeast.

The proposed project would not expose sensitive receptors to substantial pollutant concentrations, because there are no sensitive receptors in the immediate vicinity and the project would not include features to substantially increase pollutant concentrations. Uses at the site are 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 (expansion of the existing structure) 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.

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

Streams, Lakes, and Riparian Habitat

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 10-miles southeast of the City of Willows. The site was previously used for rice paddy, grain bins, and agricultural storage. The site is zoned for Exclusive Agriculture and is designated Intensive Agriculture in the Glenn County General Plan. Properties within the project vicinity are primarily agriculture with agriculture outbuildings and limited residences. The project sites is relatively flat with an elevation of approximately 80 feet above sea level.

The project site is not 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

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>.

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 (1 mile) of a 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

According to CNDDDB records, Tricolored Blackbirds were observed in the project vicinity in 1934, approximately 2-4 miles northwest of Princeton, and about 2 miles southwest of the Highway 45 and County Road 61 intersection. However, also according to CNDDDB records, zero birds were observed at all previous potential colonies sites on April 19, 2014.

The site has been routinely graded for agriculture purposes and therefore no-to limited habitat remains for Tricolored Blackbird on the site. The existing facility and proposed additions are not anticipated to have an impact, if the species were to occur in the vicinity. Due to the majority of the existing land use not significantly changing with the approval of this project, there will be a less than significant impact on the tri-colored blackbird. Tricolored Blackbirds (if in the vicinity) could continue to forage in the open space located in the surrounding areas. No endangered plant species exist within the project site due to previous grading disturbance.

Although the Sacramento River is located approximately one mile to the east, the project does not include activities that would adversely affect fisheries because the site is not located within any major watercourses. 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.

As previously discussed, the site has been significantly disturbed by agricultural and development 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 primarily located along the Sacramento River, Willow Creek, and Walker Creek.⁹ The project site is not located within the vicinity of any riparian communities. The closest riparian community is located within the Sacramento River Approximately 1.5 miles west of the project site. 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 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.

The site does not encompass any riparian habitat or other sensitive habitat; furthermore, the site has previously been leveled and 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.*”

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

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.

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹³, there are two Riverine habitats (classification code(s): R4SBCx and R2AB3Hx) (commonly called a ditch) in and east of the project site. According to the California Central Valley 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 site has been previously leveled and developed for the past and current structures. The project is not proposing to 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 proposed features, which would draw migratory fowl to the area.

The project site has previously been graded; the project does not involve proposed activities on undisturbed ground. The project activities would not alter or destroy migratory wildlife corridors. The project site does not include revision to 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.

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

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.

- 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 no designated biological resources in the area. Therefore, it is concluded that there will be no impact.

- 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.

Prehistoric Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area or within 1-mile of the project vicinity. The project is located in a region utilized by Patwin 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, three sites of this type have been recorded in the 1-mile project vicinity consisting of an irrigation district, a railroad, and a levee. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that a stream, roads, and structures are located adjacent to the project area while Packer Lake, Bounde Creek, and roads are located in the project vicinity. The Larkins Children's Rancho was a Mexican land grant given to children of Thomas O. Larkin in 1844. The 44,364-acre grant encompassed present day Codora, Princeton, and Butte City.

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

Less Than Significant Impact. The project site has previously 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.

Also see section XVIII; Mitigation Measure TCR -1 (Tribal Cultural Resources).

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 a 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 Sections a) and 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?**

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

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 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:

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

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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. This part of the County is used primarily for agriculture and contains limited residential use.

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

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 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 type="checkbox"/>	<input checked="" 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 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

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.

- 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?**

No Impact. The project site is approximately 11 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 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

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

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.

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.

X. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<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 checked="" type="checkbox"/>	<input 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 requires 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?**

Less Than Significant Impact. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge. No substantial 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. The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, 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.

This project will not impede or redirect flood flows. All construction and improvements of the project are 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.

Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, 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.

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 With Mitigation. 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, because it is generally located in area with adequate groundwater supplies. It is concluded that there will be a less than significant impact.

Based on the review of the information submitted for the proposed project, the Storm Water & Water Quality Certification Unit of the Central Valley Regional Water Quality Control Board commented that a General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP), including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP.

The Water Board further stated that Conditional Use Permit 2019-003, Farmers Brewing Company, LLC 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 Water Boards Stormwater Construction Permits:

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

Therefore, in order to prevent potential impacts regarding storm water pollution, the following Mitigation Measure will be incorporated in to the project:

Mitigation Measure H & WQ-1 (Hydrology and Water Quality)

Prior to site disturbance or receiving future building permits for structures on the property, the Applicant shall provide the Glenn County Planning Division a copy of a General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP), or written exemption thereof, from Central Valley Regional Water Quality Control Board.

With the Mitigation Measure incorporated, the project will not have a significant impact on Hydrology or Water Quality. 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 with mitigation measures incorporated.

XI. LAND USE AND PLANNING

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

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. 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?

Less Than Significant 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 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?**

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

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 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 checked="" type="checkbox"/>	<input 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.

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. Glenn County Code §15.160.100 also states that agricultural equipment when operated on property zoned for agricultural activities (provided standard, reasonable practices are being followed) are exempt from local noise standards.

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 noise standards.

The project may increase noise levels in the project vicinity; however, there are no residences within 1,500 feet of the project site. Therefore, no persons in the surrounding

vicinity are anticipated to be exposed to excessive noise. However, based on information provided by the applicant, and in order to limit the volume and occurrence of potential sources of noise, the following Condition of Approval shall apply.

Condition of Approval:

No more than once quarterly, per calendar year, a single day event may be held, including no more than 500 attendees (including staff) and no more than 250 vehicles. At said quarterly event, any amplified audio and live entertainment shall be concluded by 10 P.M. Subsequent to any quarterly event, the applicant/operator shall submit written notification to the Planning Division regarding event compliance.

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 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 11 miles southeast of 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?**

Less Than Significant 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 above.

The project site is serviced by Glenn-Codora Protection District. The fire district maintains mutual aid agreements with nearby fire districts, including districts in Orland and Willows. County 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 162 and 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 permanent population in the area and therefore would not require full time 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 does not include new populations. 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 permanent populations 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 type="checkbox"/>	<input checked="" 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 does not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The parcel has adequate spaces for employee, customer, and equipment parking.

Because of the project Request for Review, the Glenn County Public Works Agency provided comments regarding the proposal. The following was requested as a Condition:

Condition of Approval:

Prior to receiving a building permit/zone clearance, the applicant shall provide the Planning Division a completed/final Encroachment Permit from the Glenn County Public Works Agency indicating that the driveway has been constructed in accordance with Standard S-19 for a Private Road Intersection, with a minimum driveway width of 24 feet.

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. Because the business is in operation, the proposal is not anticipated to significantly increase vehicle miles traveled to the existing facility; 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)?

Less Than Significant Impact. The proposed project would not substantially increase traffic hazards due to a design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. The project site fronts along County Road WW. The project will not render existing features of nearby roadways hazardous. Work done in the County Right-of-Way will require an Encroachment Permit. It is concluded that there will be a less than significant impact.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The project would not result in inadequate emergency access because County Road WW provides adequate ingress and egress to the site. Emergency services agencies were provided a request for review and had no comments or 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 California Native American tribes. No comments were received from native tribes. 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.

Mitigation Measure TCR -1 (Tribal Cultural 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.

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 checked="" type="checkbox"/>	<input 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 and proposed 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. Because the facility is already in operation, 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 an existing well. It is concluded the project will have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years.

A public water system is defined in California Health and Safety Code (CHSC) Section 116275 (h) as: "a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year." Human consumption is defined in Section 116275 (e) as "the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes."

The application states the small tasting room will not be considered a public drinking system, and that the existing Regional Water Quality declaration will remain valid. The Division of Drinking Water staff has indicated that the Phase 2 (dedicated tasting room) could cause the brewery facility to become a public water system (if their 60th busiest day of the year serves 25 or more people).

Therefore, in order to ensure compliance with SB1263, and a sufficient availability of potable water to the employees and patrons, the following Conditions of Approval shall apply.

Condition of Approval:

The facility/premises shall not serve more than 24 persons (patrons and employees), more than 59 days out of the year until receiving all required approvals from the Division of Drinking Water, the applicant shall provide evidence of compliance with SB1263 to the Glenn County Planning Division.

Condition of Approval:

Prior to receiving a building permit/zoning clearance for the Phase 2 dedicated tasting room addition, the applicant shall provide evidence from the Division of Drinking Water of compliance with SB1263 to the Glenn County Planning Division.

- 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. Future expansion 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 transfer station. The waste disposal is not anticipated to be a significant issue. The cumulative impacts on the transfer station 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, 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. Because of the location in association with the evacuation routes, 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 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, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

May also include records of, or consultation with the following:

Applicant: Farmers Brewing Co., LLC
880 County Road WW
Princeton, CA 95970

Landowner: Weller Family Trust – Bill Weller
bill@farmersbrewing.com
7813 County Road 62
Princeton, CA 95970

Engineer: RGA Architects
115 Meyers Street
Chico, CA 95928

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 Inspection Division
Glenn County Engineering & Surveying Division
Glenn County Solid Waste Division
Glenn County Sheriff's Office
Northeast Information Center (NEIC) of the California Historical Resources Information System
Fire Protection District(s)
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*.
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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

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

- AT&T
- California Water Service Co. (Chico)
- California Association of RC&D
- City of Willows
- Comcast Cable (Chico Office)
- Community Services District:
- Drainage District:
- Enterprise Rancheria of Maidu Indians
- Fire Protection District: Glenn Codora
- Glenn County Resource Conservation District
- Grindstone Rancheria of Wintun-Wailaki

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 Food and Drug Branch
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- Public Utilities Commission

- Northeast Center of the California Historical Resources Information System
- Pacific Gas and Electric Company (PG&E)
- Paskenta Band of Nomlaki Indians
- Railroad:
- Reclamation District: 2047
- School District: Princeton
- Special District:
- Levee District 2
- UC Cooperative Extension Office
- Water/Irrigation District: Colusa Basin Drainage

DATE: August 29, 2019

PROJECT: **Conditional Use Permit 2019-003, Farmers Brewing Company, LLC**

PLANNER: Andy Popper, Senior Planner

APN: 013-190-001

GLENN COUNTY
Planning & Community Development Services Agency

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Donald Rust, Director

REQUEST FOR REVIEW

DATE: August 29, 2019

PROJECT: **Conditional Use Permit 2019-003, Farmers Brewing Company, LLC**

APPLICANT: Farmers Brewing Co., LLC
880 County Road WW
Princeton, CA 95970

LANDOWNER: Weller Family Trust – Bill Weller
bill@farmersbrewing.com
7813 County Road 62
Princeton, CA 95970

ENGINEER: RGA Architects
115 Meyers Street
Chico, CA 95928

PLANNER: Andy Popper, Senior Planner, apopper@countyofglenn.net

PROPOSAL: **Conditional Use Permit 2019-003, Farmers Brewing Company, LLC**
Farmers Brewing Co., LLC has applied to expand their brewing operation to include a 1,495 sq. ft. tasting room within the existing 23,000 sq. ft. building (Phase 1), as well as, an additional attached 2,150 sq. ft. tasting room (Phase 2) and 11,250 sq. ft. packaging facility (Phase 3). The application further states that in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing. There will be 5 to 8 employees per shift (6 a.m. to 4:30 p.m.) with 10-24 visitors/patrons, open 3 to 5 days per week depending on season, with 50 off-street parking spaces.

LOCATION: The project is located at 880 County Road WW. The site is located on the east side of County Road WW, north of County Road 64, west of State Route 45, and north of County Road 65 in the unincorporated area of Glenn County, California

APN: 013-190-001 (20.0 ± acres)

ZONING: “AE-40” Exclusive Agriculture Zone (36-acre, minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

FLOOD ZONE: Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, 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.

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 **Thursday, September 12, 2019**, 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.)?

CUP 2019-003

GLENN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT SERVICES 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: Farmers Brewing Co., LLC

Address: 880 County Road WW, Princeton, CA 95970

Phone:(Business) 530-624-6053 (Home) 530-982-2253

Fax: 530-982-0313 E-mail: bill@farmersbrewing.com

2. Property Owner(s):

Name: Bill Weller

Address: 7813 County Road 62, Princeton, CA 95970

Phone:(Business) 530-624-6053 (Home) 530-982-2253

Fax: 530-982-0313 E-mail: bill@farmersbrewing.com

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: RGA Architects

Mailing Address: 115 Meyers Street, Suite 110, Chico, CA 95928

Phone:(Business) 530-342-0302 (Home) _____

Fax: 530-342-1882 E-mail: clint@rgachico.com

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: _____

Mailing Address: _____

5. Request or Proposal:

Upon receiving approval of a Site Plan Review dated July 30, 2018, the brewing facility is nearing completion. During the course of construction we decided to add a small tasting room inside the existing facility. We would also like to add a second phase tasting room and an extended packing facility in the future.

6. Address and Location of Project: 880 County Road WW, Princeton, CA 95970

7. Current Assessor's Parcel Number(s): 013-190-001-9

8. Existing Zoning: AE 40
Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: Brewing Facility/Wheat and rice farming

10. Provide any additional information that may be helpful in evaluating this request:

The small tasting room in the beginning will be small enough so we will still not be considered a public water system and our previous declaration will still be valid. Our septic system has the capacity to also handle the small tasting room. We understand that when we proceed to build a larger, separate, dedicated tasting facility that both of these issues will have to be addressed. This additional tasting room would be located on the east side of the building away from view from Road WW. This area may have outdoor event facilities added for live entertainment, games, socializing. The extended packing facility will not impact either one of these issues.

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: Bill Weller

Print: Bill Weller-President Farmers Brewing Co., LLC

Date: 8/14/2019

Address: 880 County Road WW, Princeton, CA 95970

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: Bill Weller

Print: Bill Weller

Date: 8/14/2019

Address: 7813 County Road 62, Princeton, CA 95970

Case _____

GLENN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY
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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.

1. GENERAL INFORMATION:

1. Name: Farmers Brewing Co., LLC

Address, City, State, Zip: AE 40

Telephone: 530-624-6053 Fax: 530-982-0313

E-mail: bill@farmersbrewing.com

2. Name: _____

Address, City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

3. Address and Location of Project:

880 County Road WW, Princeton, CA 95970

4. Current Assessor's Parcel Number(s):

013-190-001-9

5. Existing Zoning: AE 40

6. Existing Use: Brewery/Wheat and Rice production

7. Proposed Use of Site (project for which this form is prepared):
Addition of tasting room to brewing facility.

8. Indicate the type of permit(s) application(s) to which this form pertains:
Conditional Use Permit

9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:
Additional tasting room and additional packaging facility

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:
Future tasting room build-out may require for the facility to become registered as a "public water system" and may require the current septic facility to be enlarged.

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? Yes, previously approved site plan review

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.
Currently the site is in the final construction phases of building permit B1809-0012. No soil, crop, or topography changes have been or will be changed from the site plan review.

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: Bare ground/wheat or other crops

East: Rice

South: Rice

West: Rice

3. Describe noise characteristics of the surrounding area (include significant noise sources):

Traffic from Road WW/minimal

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site):

All runoff will be directed to drainage ditches

Will the project change any drainage patterns? (Please explain):

No, same drains as when it was planted to rice

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):

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?: Private 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:

Previously approved and submitted on site plan review

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)

Previously approved wastewater discharge waiver to agricultural crops

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?
Waste Management

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?:
Electricity and natural gas

If electricity, do any overhead electrical facilities require relocation? Is so, please describe:

No

If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

No

Do existing gas lines require relocation? If yes, please describe:

No

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

N/A

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

N/A

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:

Existing, 23,000 S.F. brewing facility, temporary mobile office, 1,200 S.F. pilot brewery.
Proposed tasting room, no additional square feet, future separate tasting room, 2,150 S.F.,
future packaging facility: 11,250 S.F.

Square footage (structures) 13,400 S.F.; 24,200 S.F.
(New) (Existing)

2. Percentage of lot coverage: 5%

3. Amount of off-street parking provided: 50 spaces

4. Will the project be constructed in phases? If so, please describe each phase briefly:

Phase 1: Small tasting room in existing facility
Phase 2: Larger tasting room, new building
Phase 3: Packaging facility addition

5. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

N/A

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:

N/A

7. If industrial, indicate type, estimated employment per shift, and loading facilities:

Employment per shift on site: 5-8, 6a.m. to 4:30 p.m. Visitors/patrons:
10-24, open 3-5 days per week, depending on season.

8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

N/A

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:

No additional materials from site plan review

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:

No additional grading

11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

No additional noise

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:

No additional emissions

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: 8/14/2019 Signature: 

For: Farmers Brewing Co., LLC

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.

10696

To William R. Weller

PRELIMINARY REPORT

To:

GARNER LAW OFFICE
109 N MARSHALL AVE
WILLOWS, CA 95988
RANDY GARNER

BUYER: WILLIAM RAY WELLER

ESCROW NO: 137339

Property Address:

880 COUNTY ROAD Y
BUTTE CITY, CA, 95920-9417

Title Officer:

TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
250 W. SYCAMORE ST.
WILLOWS, CA 95988
ESCROW OFFICER: RON CAMPBELL
PHONE: (530) 934-3338

Title No:

137338

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 LOAN POLICY & ALTA OWNER'S POLICY

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of:

JANUARY 2, 2018 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:

WELLER RANCHES, INC., A CALIFORNIA CORPORATION

READ AND APPROVED

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 PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE.
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 LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.
4. THE LAND HEREIN DESCRIBED 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 THE COUNTY TAXES.
5. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF PRINCETON-CODORA-GLENN IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.
6. RIGHTS OF WAY FOR PUBLIC ROADS, CANALS, LATERALS AND DITCHES, AS SHOWN UPON FIELD SHEET PREPARED BY R.D. THOMAS AND DULY RECORDED IN GLENN COUNTY, CALIFORNIA NOVEMBER 17, 1913 IN BOOK 3 OF MAPS AND SURVEYS, AT PAGE 67 AND SHOWN ON FIELD SHEET NO. 323 RECORDED JUNE 23, 1911 IN BOOK 3 OF MAPS AND SURVEYS, AT PAGE 72.
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PURPOSE: GAS PIPE LINE AND APPURTENANCES
RECORDED: OCTOBER 03, 1980 IN BOOK 674, AT PAGE 63 OF OFFICIAL RECORDS
AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

8. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY WELLER RANCHES, INC., BY EDWARD WELLER, DATED JUNE 12, 1991, RECORDED JUNE 12, 1991, GLENN COUNTY RECORDS AS INSTRUMENT NO. 91-2832.
9. OIL, GAS AND MINERAL LEASE MEMORANDUM UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED IN AN UNRECORDED LEASE REFERRED TO THEREIN DATED DECEMBER 14, 1993, RECORDED APRIL 22, 1994, GLENN COUNTY RECORDER'S NO. 1994-2431.

LESSOR: WORLD PRODUCERS, INCORPORATED
LESSEE: RAZAR RESOURCES, INCORPORATED

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE LEASE ARE NOT SHOWN HEREIN.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
11. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
12. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ, WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENTS, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

13. WITH RESPECT TO WELLER RANCHES INC., A CORPORATION:
 - A. A CERTIFICATE OF GOOD STANDING OF RECENT DATE ISSUED BY THE SECRETARY OF STATE OF THE CORPORATION'S STATE OF DOMICILE.
 - B. A CERTIFIED COPY OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CONTEMPLATED TRANSACTION AND DESIGNATING WHICH CORPORATE OFFICERS SHALL HAVE THE POWER TO EXECUTE ON BEHALF OF THE CORPORATION.
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.
14. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES VESTED ON THIS REPORT.

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 VACANT LAND AS 880 COUNTY ROAD Y, 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
- F. **TAXES FOR PRORATION PURPOSES FOR THE FISCAL YEAR 2017-2018:**
FIRST INSTALLMENT: \$524.01 PAID
SECOND INSTALLMENT: \$524.01 PAID
ASSESSMENT NO.: 013-190-001-000

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:

THE WEST HALF OF LOT 72 AND THE EAST HALF OF LOT 100 OF THE SACRAMENTO VALLEY LAND COMPANY'S SUBDIVISION OF THE SACRAMENTO VALLEY COLONY NO. 4, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON JUNE 09, 1905 IN BOOK 1 OF MAPS, AT PAGE 156.

EXCEPTING THEREFROM: ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LANDS, AS RESERVED IN GRANT DEED FROM MABEL FERREIRA, A WIDOW TO WELLER RANCHES, INC., A CALIFORNIA CORPORATION IN BOOK 816 OF OFFICIAL RECORDS, AT PAGE 408.

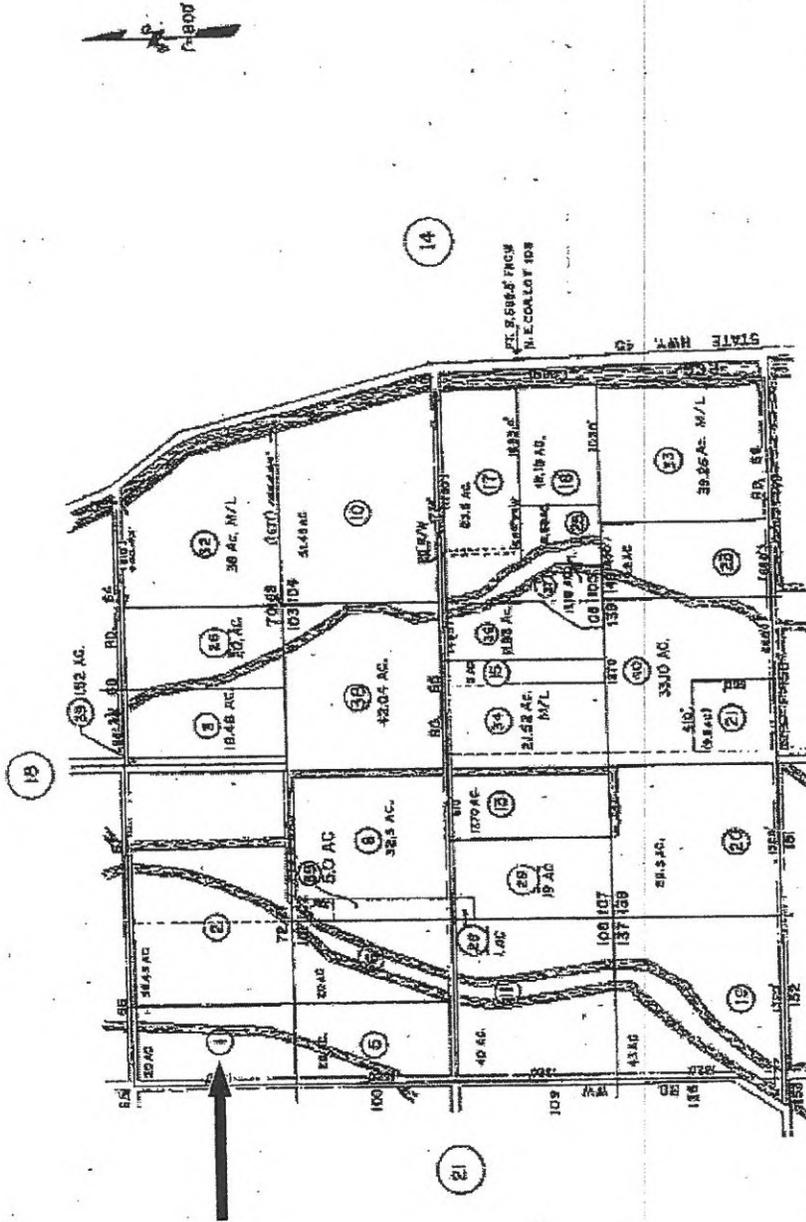
APN: 013-190-001-000

The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and it's Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

MAP

ICA 13-19

PACKER TRACT
 Sacramento Valley Colony No. 4



Maps & Surveys - Bl. 10, Ps. 5
 M. S. Bl. 13, Ps. 17
 M. S. Bl. 14, Ps. 87

2018-0623

COPIES ENCLOSED

Recorded at the request of:
TIMIOS TITLE

02/16/2018 03:21 PM
Fee: \$171.00 Pgs: 2

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: 137339

**After Recording Return And
Mail Tax Statements To:**
WILLIAM R. WELLER TRUSTEE
7813 COUNTY ROAD 62
PRINCETON, CA 95970

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 013-190-001-000

GRANT DEED

The undersigned grantor(s) declare(s):

County Transfer Tax is \$~~154.00~~

- (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 BUTTE CITY, and
- (X) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition of documentary transfer tax.
- () This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WELLER RANCHES, INC., A CALIFORNIA CORPORATION
hereby GRANTS to
WILLIAM R. WELLER TRUSTEE OF THE WELLER FAMILY TRUST

the following described real property in the County of GLENN, State of California:

THE WEST HALF OF LOT 72 AND THE EAST HALF OF LOT 100 OF THE SACRAMENTO VALLEY LAND COMPANY'S SUBDIVISION OF THE SACRAMENTO VALLEY COLONY NO. 4, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON JUNE 09, 1905 IN BOOK 1 OF MAPS, AT PAGE 156.

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2/15/2018

WELLER RANCHES INC.

Elwood Weller

ELWOOD WELLER, CEO

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 2-15, 20 18, before me, Ron Campbell, a notary public, personally appeared, ELWOOD WELLER, 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)





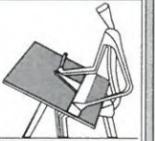












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architecture • engineering

RUSSELL
GALLOWAY
ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
**NEW
BREWERY
FOR**

OWNER
**FARMERS
BREWING
COMPANY**

PROJECT ADDRESS
**880 COUNTY
ROAD WW
PRINCETON,
CA 95970**

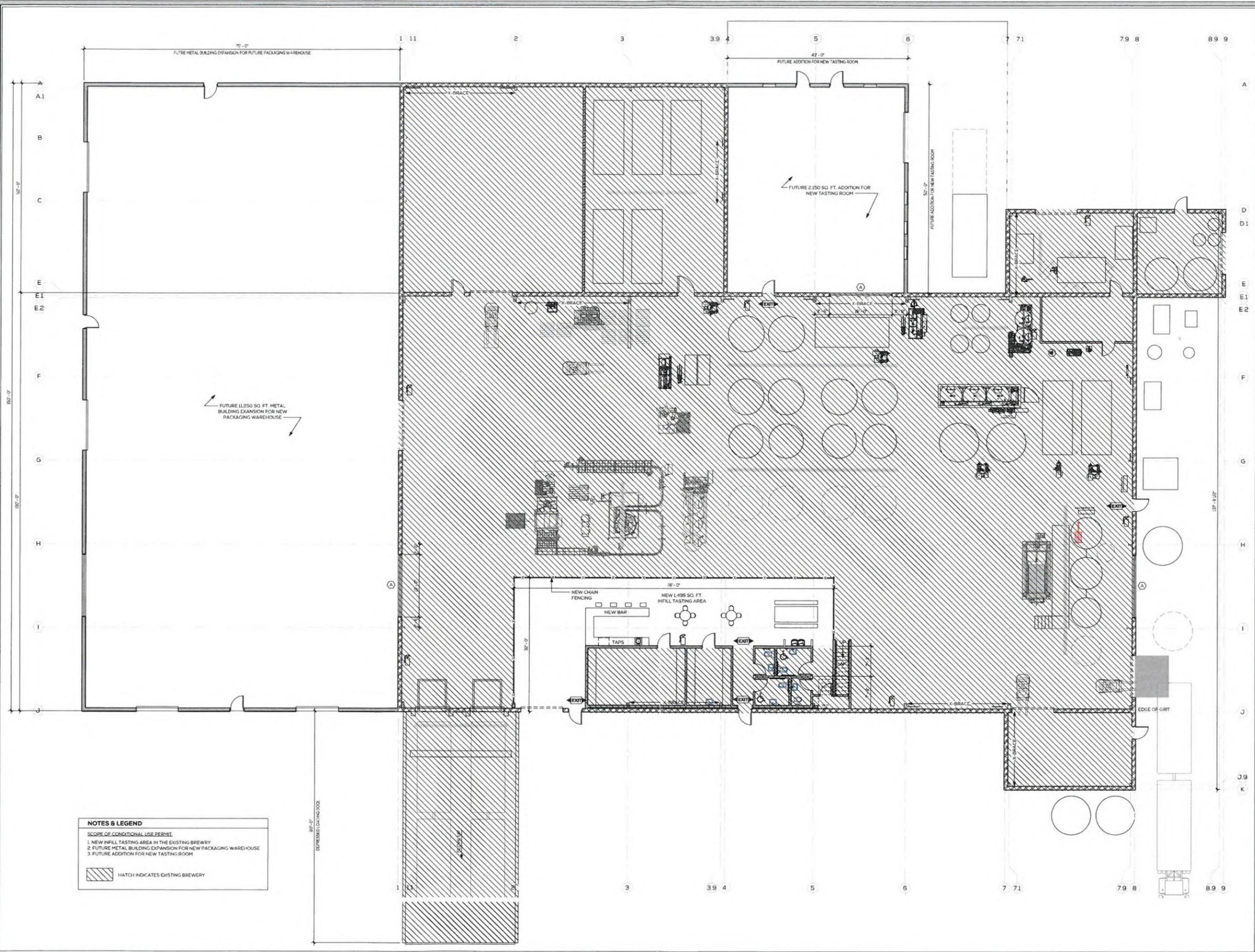
ASSESSORS PARCEL
NUMBER
013-190-001-9



BSA PROJECT #	18-402
PLAN CHECK #	91909-0012
DRAWN	Autry
CHECKED	Checker
PLAN CHECK #1	2019 04 09
PLAN CHECK #2	2018 10 31
C.U.P.	2019 08 14

FLOOR PLAN

CUP-2



NOTES & LEGEND

SCOPE OF CONDITIONAL USE PERMIT

1. NEW INFILL TASTING AREA IN THE EXISTING BREWERY
2. FUTURE METAL BUILDING EXPANSION FOR NEW PACKAGING WAREHOUSE
3. FUTURE ADDITION FOR NEW TASTING ROOM

HATCH INDICATES EXISTING BREWERY

1 - OVERALL FLOOR PLAN
SCALE 1/8" = 1'-0"



r.g.a.
architecture + engineering

RUSSELL
GALLOWAY
ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
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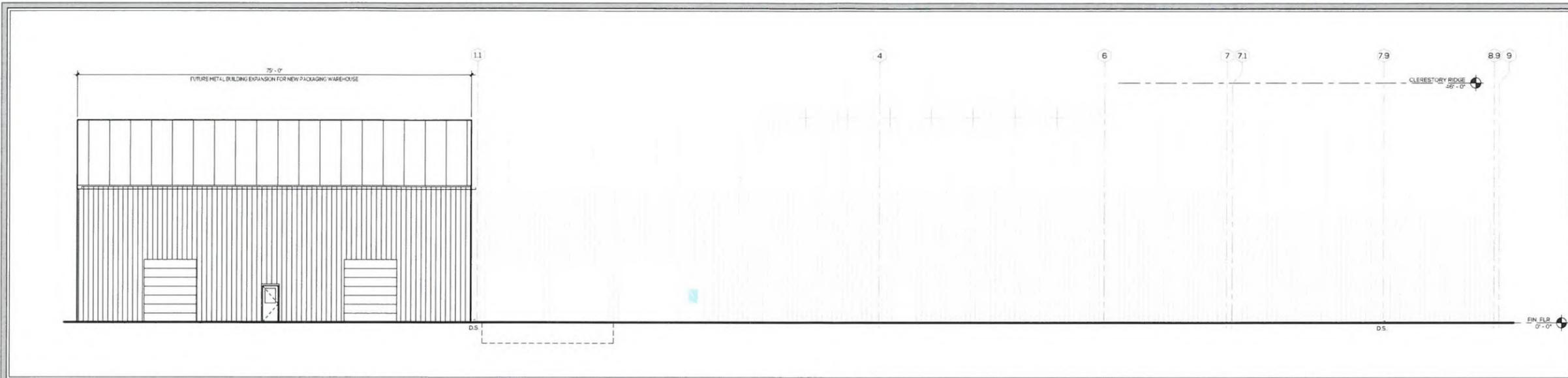
ASSESSORS PARCEL
NUMBER
013-190-001-9



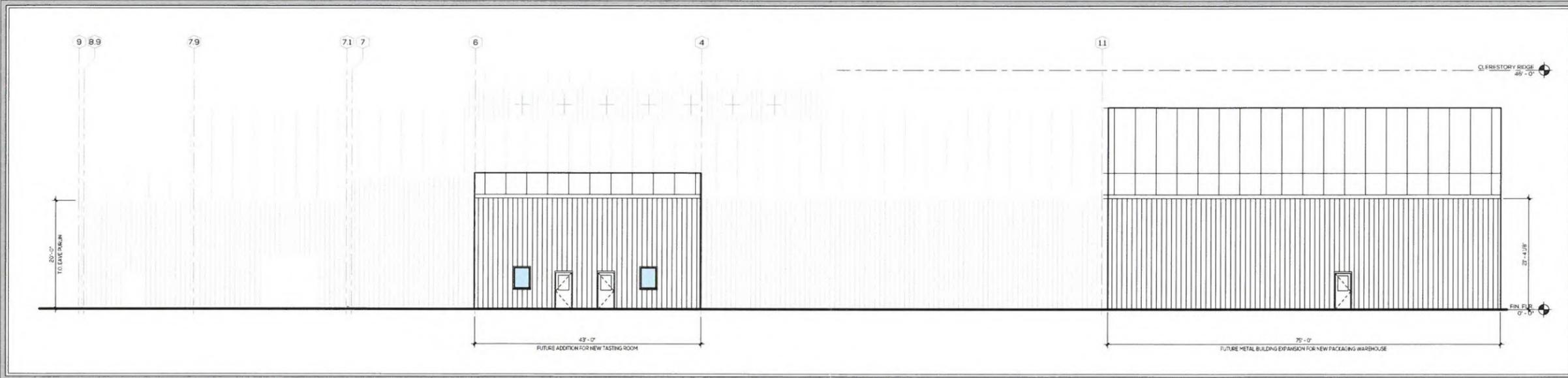
RGA PROJECT #	18-402
PLAN CHECK #	81809-0012
DRAWN	Author
CHECKED	Checker
PLAN CHECK #1	2019.04.03
PLAN CHECK #2	2018.10.31
C.U.P.	2019.08.14

**EXTERIOR
ELEVATIONS**

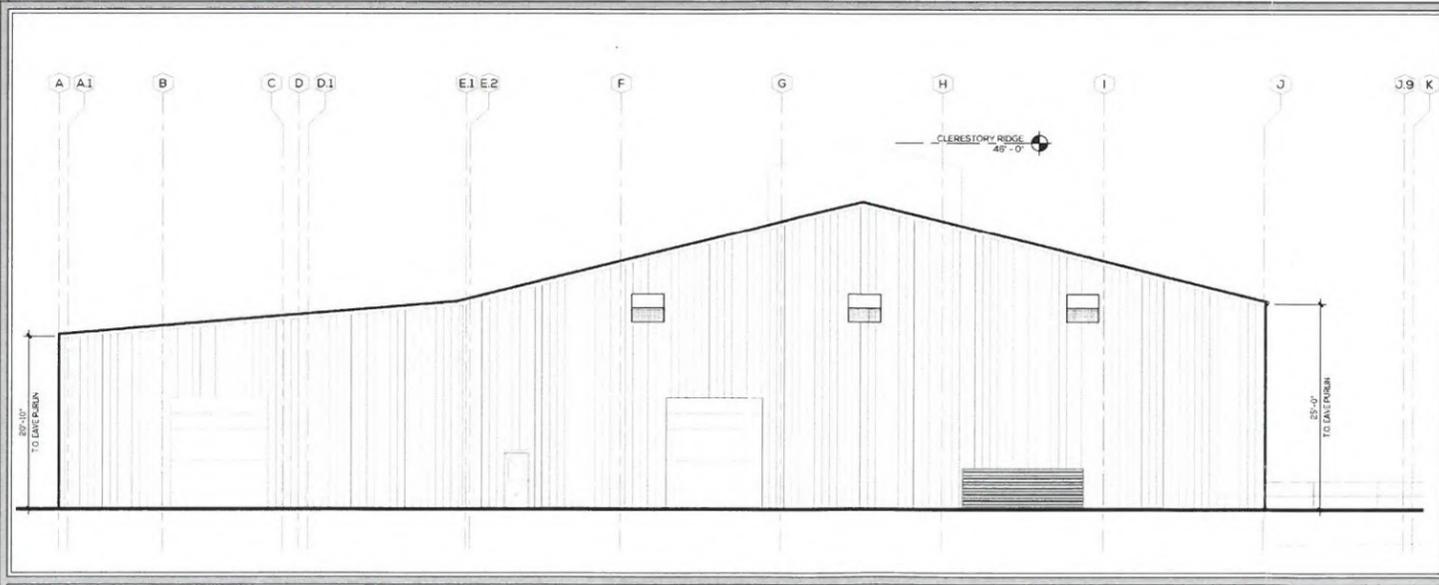
CUP-3



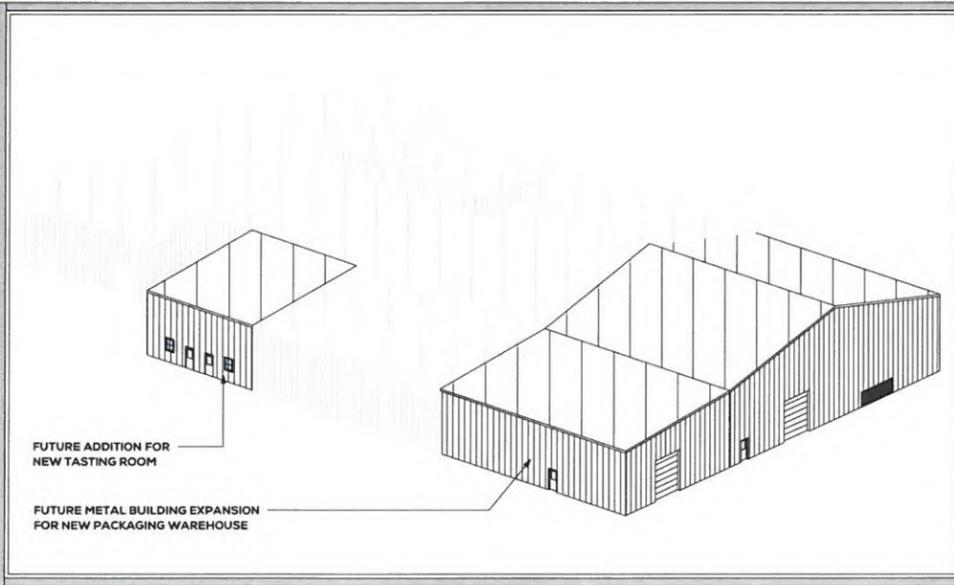
GG - WEST ELEVATION
SCALE: 1/8" = 1'-0"



FF - EAST ELEVATION
SCALE: 1/8" = 1'-0"



MM - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



AA - 3D - ISO FUTURE
SCALE

GLENN COUNTY
Planning & Community Development Services Agency

777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

August 29, 2019

CSU Chico Research Foundation
Northeast Information Center
123 West 6th Street, Suite 100
Chico, CA 95928

RE: Record Search, Conditional Use Permit 2019-003, Farmers Brewing

To Northeast Information Center,

The Glenn County Planning & Community Development Services Agency is submitting a project for a record search for potential archaeological resources located in the project area. The information for this project is attached. Please provide your written comments by **Thursday, September 12, 2019**, for the Staff Report.

Enclosed is check# 558 for \$75.00 to cover the cost associated with this request.

Thank you,

Andy Popper, Senior Planner
apopper@countyofglenn.net

Enclosures

PROJECT

Conditional Use Permit 2019-003

DATE: August 29, 2019
PROJECT: Conditional Use Permit 2019-003, Farmers Brewing Company, LLC
PLANNER: Andy Popper, Senior Planner
APPLICANT: Farmers Brewing Co., LLC
880 County Road WW
Princeton, CA 95970
LANDOWNER: Weller Family Trust – Bill Weller
bill@farmersbrewing.com
7813 County Road 62
Princeton, CA 95970
ENGINEER: RGA Architects
115 Meyers Street
Chico, CA 95928

PROPOSAL: Conditional Use Permit 2019-003, Farmers Brewing Company, LLC

Farmers Brewing Co., LLC has applied to expand their brewing operation to include a 1,495 sq. ft. tasting room within the existing 23,000 sq. ft. building (Phase 1), as well as, an additional attached 2,150 sq. ft. tasting room (Phase 2) and 11,250 sq. ft. packaging facility (Phase 3). The application further states that in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing. There will be 5 to 8 employees per shift (6 a.m. to 4:30 p.m.) with 10-24 visitors/patrons, open 3 to 5 days per week depending on season, with 50 off-street parking spaces.

LOCATION: The project is located at 880 County Road WW. The site is located on the east side of County Road WW, north of County Road 64, west of State Route 45, and north of County Road 65 in the unincorporated area of Glenn County, California

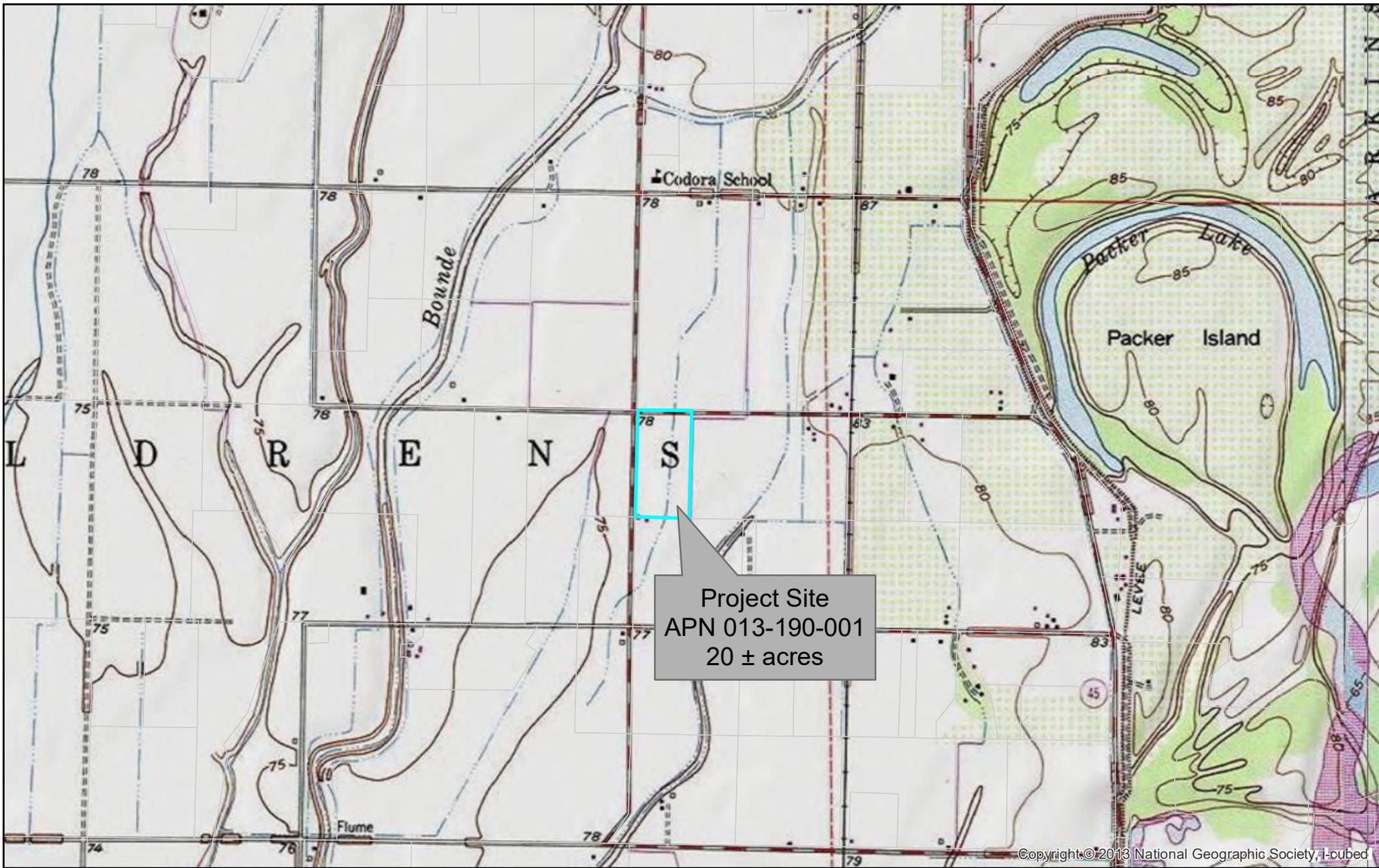
APN: 013-190-001 (20.0 ± acres)
ZONING: “AE-40” Exclusive Agriculture Zone (36-acre, minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

FLOOD ZONE: Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, 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.

Additional project information/documentation has been included. Please refer to the attached application, project narrative, and plot plan.

USGS 7.5’ Quadrangle Map: Princeton



Copyright © 2013 National Geographic Society, i-cubed

Project CUP 2019-003

USGS 7.5 Minute Quadrangle Map
Princeton, CA
Sacramento Valley Colony No. 4



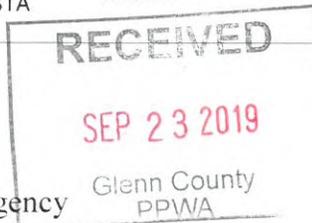
Glenn County Planning & Community
Development Services Agency 2019

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



September 19, 2019

Glenn County
Planning & Community Development Services Agency
777 N. Colusa St.
Willows, CA 95988
Attn: Mr. Andy Popper

**I.C. File # Y19-9
Project Review**

RE: Conditional Use Permit 2019-003, Farmers Brewing, LLC; APN 013-190-001
Unsectioned, Larkins Childrens Rancho
USGS Princeton 7.5' (1969) and Maxwell (1952) 15' quadrangles
20 acres (Glenn County)

Dear Mr. Popper,

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 the project area or 1-mile project vicinity. The project is located in a boundary region utilized by Patwin 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, three sites of this type have been recorded in the 1-mile project vicinity consisting of an irrigation district, a railroad, and a levee. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that a stream, roads, and structures are located adjacent to the project area while Packer Lake, Bounde Creek, and roads are located in the project vicinity.

The Larkins Childrens Rancho was a Mexican land grant given to children of Thomas O. Larkin in 1844. The 44,364-acre grant encompassed present day Codora, Princeton, and Butte City.

Previous Archaeological Investigations: According to our records, the project area has not been previously surveyed for cultural 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** (2005), **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 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 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.

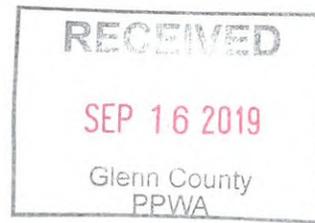
During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area 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 September 3, 2019 (Check # 558). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

A handwritten signature in blue ink that reads "Noel Jones". The signature is written in a cursive style with a large, stylized initial "N".

Noel Jones
NEIC Research Associate



GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

12 September 2019

Andy Popper, Senior Planner
Glenn County Planning & Community Development Services Agency
P.O. Box 1070
Willows, CA 95988

COMMENTS ON CONDITIONAL USE PERMIT 2019-003, FARMERS BREWING COMPANY, LLC, APN 013-190-001, 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 29 August 2019, we received your request for comments on Conditional Use Permit 2019-003, Farmers Brewing Company, LLC Project (Project).

The applicant proposes to expand their brewing operation to include a 1,495 square foot tasting room within the existing 23,000 square foot building (Phase 1), as well as an additional attached 2,150 square foot tasting room (Phase 2) and 11,250 square foot packaging facility (Phase 3). In the area of the larger tasting room, there will be outdoor event facilities for live entertainment, games, and socializing. The Project site is located at 880 County Road WW in Glenn County.

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. Conditional Use Permit 2019-003, Farmers Brewing Company, LLC 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 [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits)

([https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits))

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.

Signatures for

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

SAZ: db

cc: Department of Fish and Wildlife, Region 2, Rancho Cordova
Mrs. Nancy Haley, U.S. Army Corps of Engineers, Sacramento
Farmers Brewing Co., LLC, Princeton
Weller Family Trust – Bill Weller, Princeton
RGA Architects, Chico

PUBLIC WORKS AGENCY

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



September 12, 2019

Glenn County Planning and
Community Development Services
777 N. Colusa Street
Willows, CA 95988

Attn: Andy Popper, Senior Planner

Subject: Conditional Use Permit 2019-003 – Farmers Brewing Company, LLC

Comments

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.

That the applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.

Conditions

That no off-site parking associated with this development shall be allowed on County Road "WW".

That the driveway shall be constructed in accordance with Glenn County Standard S-19 for a Private Road Intersection, except that the minimum driveway width shall be 24 feet in anticipation of trucks and equipment utilizing the driveway.

A handwritten signature in black ink that reads "Michael Biggs".

Michael Biggs
Engineering Technician III
Glenn County Public Works

PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
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September 12, 2019

Glenn County Planning and
Community Development Services
777 N. Colusa Street
Willows, CA 95988

Attn: Andy Popper, Senior Planner

Subject: Conditional Use Permit 2019-003 – Farmers Brewing Company, LLC

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A handwritten signature in black ink that reads "Michael Biggs".

Michael Biggs
Engineering Technician III
Glenn County Public Works

Andy Popper

From: Dennis Ramirez <dramirez@mechoopda-nsn.gov>
Sent: Friday, August 30, 2019 9:46 AM
To: Andy Popper
Cc: Marcie Skelton; Ian Ledbetter; Eric Scott; Laura Niehues; Dean Miller; John Lanier; Michael Biggs; Kevin Backus; Rich Warren; George.Low@waterboards.ca.gov; Paul.Rowe@waterboards.ca.gov; NorthernDivision@abc.ca.gov; FDBinfo@cdph.ca.gov; PGEPlanReview@pge.com; lswift@glenncoe.org; WHBLAF@aol.com; R2CEQA@wildlife.ca.gov; bliinfo@cdfa.ca.gov; randjhansen@pulsarco.com; lhansen@pjuds.org; shelldenclark@hotmail.com; gir_rancheria@yahoo.com; massalaw@yahoo.com
Subject: Re: CUP 2019-003, Farmers Brewing, Request for Review

Hi Andy
I hope you and your family are doing well.
I read this over and Mechoopda Indian Tribe of Chico has no concerns
Thank you

Chairman Dennis Ramirez
Mechoopda Indian Tribe
125 Mission Ranch Blvd
Chico, Ca. 95926
530-899-8922 ext 215
530-514-1582

Sent from my iPhone

On Aug 29, 2019, at 3:50 PM, "Andy Popper" <APopper@countyofglenn.net> wrote:

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 commenting.

The project documentation is available at [CUP 2019-003, Farmers Brewing, Request for Review.pdf](#)

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

Thank you for your time regarding this matter.

Sincerely,
Andy Popper, Senior Planner
<http://www.countyofglenn.net>
Glenn County Planning and
Community Development Services Agency
777 North Colusa Street
Willows, CA 95988
530-934-6540

August 29, 2019

Andy Popper
Glenn County Planning
777 N Colusa St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Popper,

Thank you for submitting the CUP2019-003 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



Glenn County Environmental Health

247 N Villa Avenue, Willows, CA 95988
(530) 934-6102 • Fax: (530) 934-6103

Glenn County Environmental Health
2019
247 N. Villa Ave.
Willows, CA 95988

September 9,

To: Andy Popper, Senior Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

Re: Conditional Use Permit #2019-003, Farmers Brewing Company, LLC
APN 013-190-001

We have reviewed the project information noted above and have the following comments:

- Phase 2 for the Site Plan Review 2018-19 did not indicate that a beer tasting room was part of the construction plans. A tasting room would require another review, by Glenn County Environmental Health, of the water and sewage disposal system.
- A beer tasting room would be subject to the rules and regulations of the California Retail Food Code and, at a minimum, would require a retail food facility plan review. Plans for the tasting room can be submitted to Glenn County Environmental Health.

If you have any further questions please contact Environmental Health.



Glenn County Environmental Health

247 N Villa Avenue, Willows, CA 95988
(530) 934-6102 • Fax: (530) 934-6103

September 24, 2019

Farmers Brewing Co.
C/O Bill Weller
880 County Road WW
Princeton, CA 95970

**RE: Beer Tasting Room (Exempt Facility) Plan Review for Farmers Brewing Co.
880 County Road WW, Princeton.**

Dear Business Owner,

We have completed our review of the set of plans received at the Glenn County Environmental Health Department. The plans were found to be complete and approved as submitted. Please contact this office if any changes are made to the approved set of food facility plans. Be aware that as an exempt facility only beer tasting and serving crackers and/or pretzels is allowed. Any food service or food events may require an additional permit from Glenn County Environmental Health. All future appliance additions (replacements) or remodeling must be plan checked by this department.

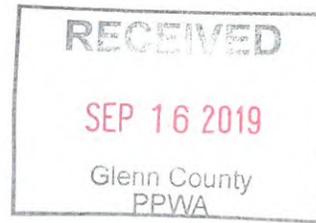
Please be aware that the facility will require a pre-opening/construction inspection.

If you have any questions please contact Environmental Health at (530) 934-6102.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "A. Petyo", is written over a horizontal line.

Andrew A. Petyo, M.S., REHS
Environmental Health Specialist
Glenn County Environmental Health



GAVIN NEWSOM
GOVERNOR

JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

12 September 2019

Andy Popper, Senior Planner
Glenn County Planning & Community Development Services Agency
P.O. Box 1070
Willows, CA 95988

COMMENTS ON CONDITIONAL USE PERMIT 2019-003, FARMERS BREWING COMPANY, LLC, APN 013-190-001, 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 29 August 2019, we received your request for comments on Conditional Use Permit 2019-003, Farmers Brewing Company, LLC Project (Project).

The applicant proposes to expand their brewing operation to include a 1,495 square foot tasting room within the existing 23,000 square foot building (Phase 1), as well as an additional attached 2,150 square foot tasting room (Phase 2) and 11,250 square foot packaging facility (Phase 3). In the area of the larger tasting room, there will be outdoor event facilities for live entertainment, games, and socializing. The Project site is located at 880 County Road WW in Glenn County.

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. Conditional Use Permit 2019-003, Farmers Brewing Company, LLC 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 [Water Boards Stormwater Construction Permits](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits)

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

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.

Signatures for

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

SAZ: db

cc: Department of Fish and Wildlife, Region 2, Rancho Cordova
Mrs. Nancy Haley, U.S. Army Corps of Engineers, Sacramento
Farmers Brewing Co., LLC, Princeton
Weller Family Trust – Bill Weller, Princeton
RGA Architects, Chico

Andy Popper

From: Andy Popper
Sent: Friday, December 13, 2019 10:35 AM
To: 'Bill Weller'
Subject: RE: Farmers Brewing
Attachments: Site Plan pg1, CUP 2019-003, Exhibit A.pdf

Thank you Bill.

Based on your below reply the following DRAFT Condition of Approval may be implemented, you may revise (the draft) as applicable.

Rough DRAFT:

No more than quarterly, a single day event may be held, including no more than 500 attendees (including staff) and no more than 250 vehicles.

At said quarterly event, any amplified audio and live entertainment shall be concluded by 10 P.M.

Also, the provided site plan "Exhibit A" should be updated to include the location and general dimensions (area) of the tent/outdoor venue and ancillary parking.

If the specifics of the event request are not included with this Conditional Use Permit/Project Description, the CUP would require amending prior to holding such an event.

Please feel free to reply with any questions or comments.

Sincerely,
Andy Popper, Senior Planner
<http://www.countyofglenn.net>
Glenn County Planning &
Community Development Services Agency
777 North Colusa Street
Willows, CA 95988
530-934-6540

From: Bill Weller <bill@farmersbrewing.com>
Sent: Thursday, December 12, 2019 9:21 PM
To: Andy Popper <APopper@countyofglenn.net>
Subject: Re: Farmers Brewing

Andy,

I can give you an estimate to your questions, but I don't know the exact numbers at this time.

My thoughts are that an outdoor event with live entertainment would have us renting a large commercial tent to host the event, (i.e. Oktoberfest party). All live entertainment would end by 10 p.m. I would shoot for a maximum of 500 attendees and 250 vehicles. I have ample room on site for off street parking. These events take quite a bit of time and coordination, so a large event would be quarterly at most. Other live entertainment events would be smaller events inside the future taproom or outdoors with a much smaller crowd size. Thinking more of one or two person bands playing in the background. These events would be limited to the capacity of the future taproom site which is to be determined. If this number needs to be a firm maximum number for the CUP let me know and we can discuss this further.

Brewery is progressing nicely and trial brews are scheduled to start in the first week of January.

Thank you

On Tue, Dec 10, 2019 at 9:47 AM Andy Popper <APopper@countyofglenn.net> wrote:

Good morning Bill,

In reply, the reports continue to be written; February 19 is the tentative hearing date.

Could you please reply with possible additional 'site plan and narrative information' regarding:

"in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing."

The initial study requires a reply/analysis regarding generation of an increase in ambient noise levels and traffic.

Could you describe how often, and possible hours regarding, events will occur?

What is the maximum number of customers (and vehicles) anticipated for live entertainment, etc.?

Please feel free to let me know if you have any questions, etc.

Thank you,

Andy

Bill,

The application is under preliminary commenting until September 12.

The project documentation, so far, is available at [CUP 2019-003, Farmers Brewing, Request for Review.pdf](#)

Initial planning staff comments generally are in regards to possibly adding additional 'site plan and narrative information' of below:

The application further states that in the area of the Phase 2 tasting room will be outdoor event facilities for live entertainment, games, and socializing.

For general reference in regards to the report to be written, prior to final public review, planning staff answers to every topic found in the following (generally a paragraph per question):

http://resources.ca.gov/ceqa/guidelines/Appendix_G.html

Below is an email received from RWQCB with a question or two:

Andy,

*Looks like for Phase 1 their declaration (not a public water system) still stands, but Phase 2 (dedicated tasting room) could make them a public water system (if their 60th busiest day of the year serves 25 or more people). I understand they currently have a well. If we get involved, there may be some changes that we would require if the well isn't properly constructed per California Well Standards. **Do you know when Phase 2 and 3 will get underway?***

Paul J. Rowe, P.E.

Sanitary Engineer

Division of Drinking Water

State Water Resources Control Board

Phone: 530-224-4866

Fax: 530-224-4844

If there are any updates or news, you will be informed.

Sincerely,

Andy Popper, Senior Planner

<http://www.countyofglenn.net>

Glenn County Planning &

Community Development Services Agency

777 North Colusa Street

Willows, CA 95988

530-934-6540



Bill Weller-Founder

Farmers Brewing Co., LLC

Phone: 530.624.6053

E-mail: bill@farmersbrewing.com

www.farmersbrewing.com

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This e-mail and any attachments may be confidential and protected by legal privilege. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or use of the e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify me immediately by replying to the sender and deleting this copy and the reply from your system. Thank you for your cooperation.

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To: apopper@countyofglenn.net

[Remove](#) this sender from my allow list

From: bill@farmersbrewing.com

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

DECLARATION

I, Bill Weller _____, declare that I understand the definition of a public

(name of owner or legally authorized representative)

water system, as defined in the California Health and Safety Code (CH&SC), Division 104, Part 12, Chapter 4 (California Safe Drinking Water Act), Article 1, Section 116275(h), to mean that a **public** water system is “a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.”

Furthermore, I declare that I understand that Section 116275(e) **defines human consumption as “the use of water for drinking, bathing or showering, hand washing, or oral hygiene.”**

Furthermore, I declare that I understand that Section 116725 of the CH&SC states that “Any person who knowingly makes any false statement or representation in any application, record, report, or other document submitted, maintained, or used for purposes or compliance with this chapter (California Safe Drinking Water Act (AB 2995)), may be liable for a civil penalty not to exceed five thousand (\$5,000) for each separate violation or, for continuing violations, for each day that violation continues.” In addition, Section 116730 of the CH&SC states that violators may be prosecuted in criminal court and upon conviction, be punished by a fine of not more than \$25,000 for each day of violation, or by imprisonment in the county jail no to exceed one year, or by both the fine and imprisonment.

In recognition of the above, declaring that I understand the definition of a public water system and the penalty for giving false information, I declare that my facility, Farmers Brewing Co. LLC

(name of system)

_____, does not meet the definition of a public water system because **it does not have the potential serve more than 24 people more than 59 days out of the year.**

7-2-2018

Date



Signature

Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.

1. APPLICANT(S) NAME (Last, first, middle) Farmers Brewing Company, LLC		3. PARCEL NUMBER OF PROPERTY (Obtain from County Assessor's Office) 013-190-001
2. PREMISES ADDRESS (Street number and name, city, zip code) 880 County Road WW		6. CURRENT LICENSE TYPE AT THIS LOCATION, IF ANY
4. TYPE OF LICENSE APPLIED FOR 23	5. UPGRADE OF LICENSED PRIVILEGES <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	8. ARE THE PREMISES INSIDE THE CITY LIMITS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. TYPE OF BUSINESS (i.e., restaurant, mini-mart, gas station, etc.) Production Brewery		
<p><i>For answers to Questions 8 - 14, contact your local city OR county planning department (if inside the city limits, contact city planning; if outside, contact county planning.</i></p>		
9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.) AE-40 (Exclusive Ag Zone)		
10. DOES ZONING PERMIT INTENDED USE? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	11. IS A CONDITIONAL USE PERMIT (C.U.P.) NEEDED? (If yes, please attach copy of receipt or C.U.P.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. IF YES, DATE YOU FILED APPLICATION FOR C.U.P.
13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT Andy Popper		14. PLANNER'S PHONE NUMBER 530-934-6540
Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge.		
15. APPLICANT'S SIGNATURE (One signature will suffice) <i>Bill Munn</i>		16. DATE SIGNED 2-27-17

FOR DEPARTMENT USE ONLY

<input type="checkbox"/> C.U.P. Approved	IF APPROVED, EFFECTIVE DATE	FILE NUMBER
<input type="checkbox"/> C.U.P. Denied	DATE DENIED	

GENERAL INFORMATION

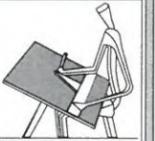
*Section 23790 of the Business and Professions Code says that ABC may not issue a retail license contrary to a valid zoning ordinance. This form will help us determine whether your proposed business is properly zoned for alcoholic beverage sales.

*A conditional use permit (CUP) (Item 11) is a special zoning permit granted after an individual review of proposed land-use has been made. CUP's are used in situations where the proposed use may create hardships or hazards to neighbors and other community members who are likely to be affected by the proposed use. The ABC district office will not make a final recommendation on your license application until after the local CUP review process has been completed. If the local government denies the CUP, ABC must deny your license application.

23790. Zoning ordinances. No retail license shall be issued for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city.

Premises which had been used in the exercise of those rights and privileges at a time prior to the effective date of the zoning ordinance may continue operation under the following conditions:

- (a) The premises retain the same type of retail liquor license within a license classification.
- (b) The licensed premises are operated continuously without substantial change in mode or character of operation. For purposes of this subdivision, a break in continuous operation does not include:
 - (1) A closure for not more than 30 days for purposes of repair, if that repair does not change the nature of the licensed premises and does not increase the square footage of the business used for the sale of alcoholic beverages.
 - (2) The closure for restoration of premises rendered totally or partially inaccessible by an act of God or a toxic accident, if the restoration does not increase the square footage of the business used for the sale of alcoholic beverages.



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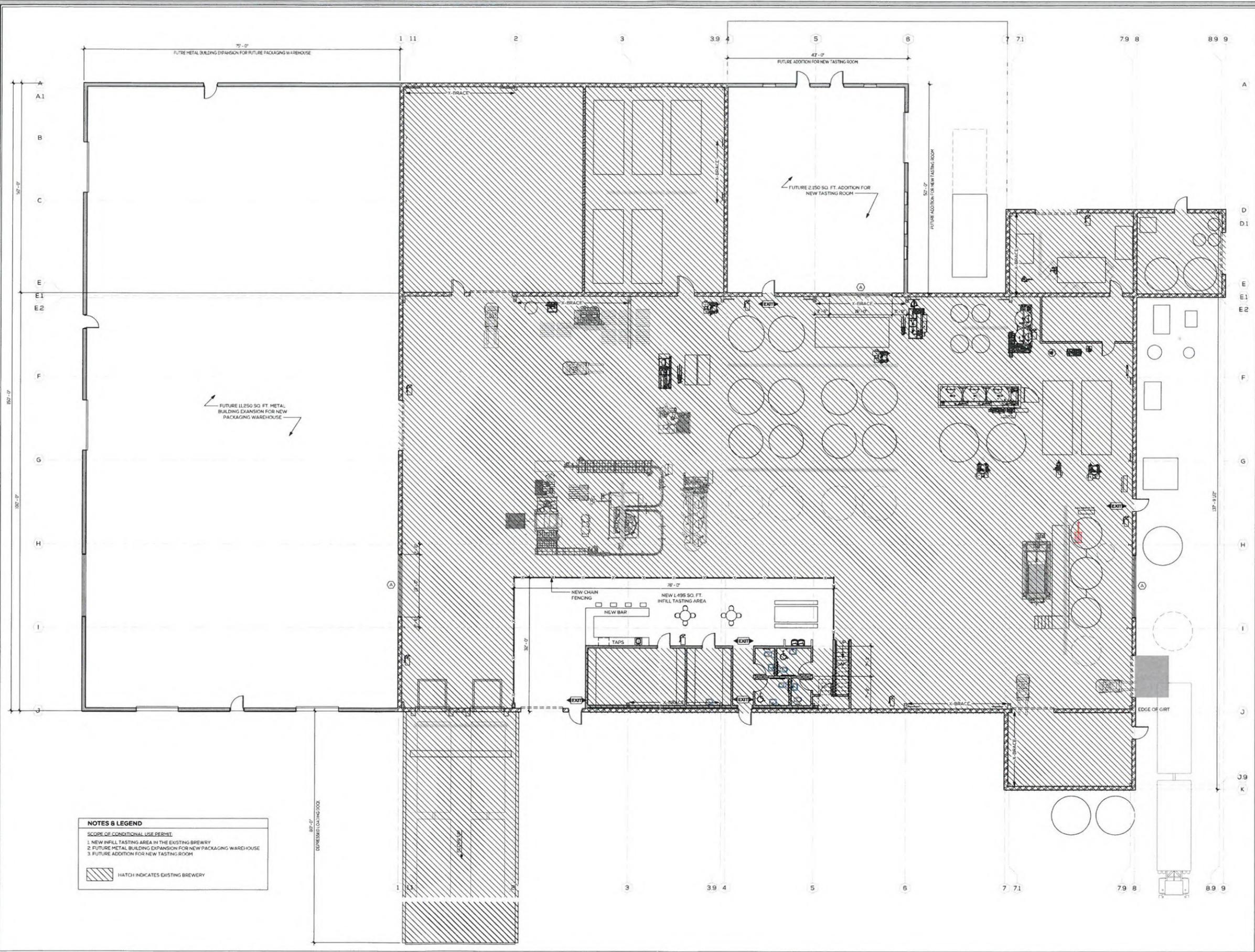
ASSESSORS PARCEL
NUMBER
013-190-001-9



BSA PROJECT #	18-402
PLAN CHECK #	91909-0012
DRAWN	Author
CHECKED	Checker
PLAN CHECK #1	2019 04 09
PLAN CHECK #2	2018 10 31
C.U.P.	2019 08 14

FLOOR PLAN

CUP-2



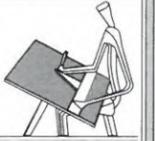
NOTES & LEGEND

SCOPE OF CONDITIONAL USE PERMIT

1. NEW INFILL TASTING AREA IN THE EXISTING BREWERY
2. FUTURE METAL BUILDING EXPANSION FOR NEW PACKAGING WAREHOUSE
3. FUTURE ADDITION FOR NEW TASTING ROOM

HATCH INDICATES EXISTING BREWERY

1 - OVERALL FLOOR PLAN
SCALE 1/8" = 1'-0"



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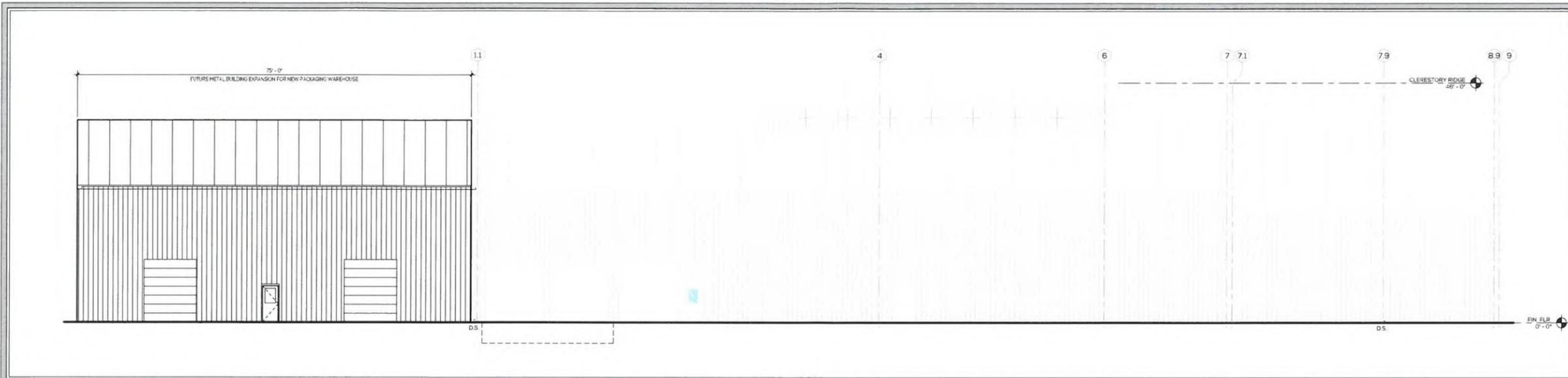
ASSESSORS PARCEL NUMBER
013-190-001-9



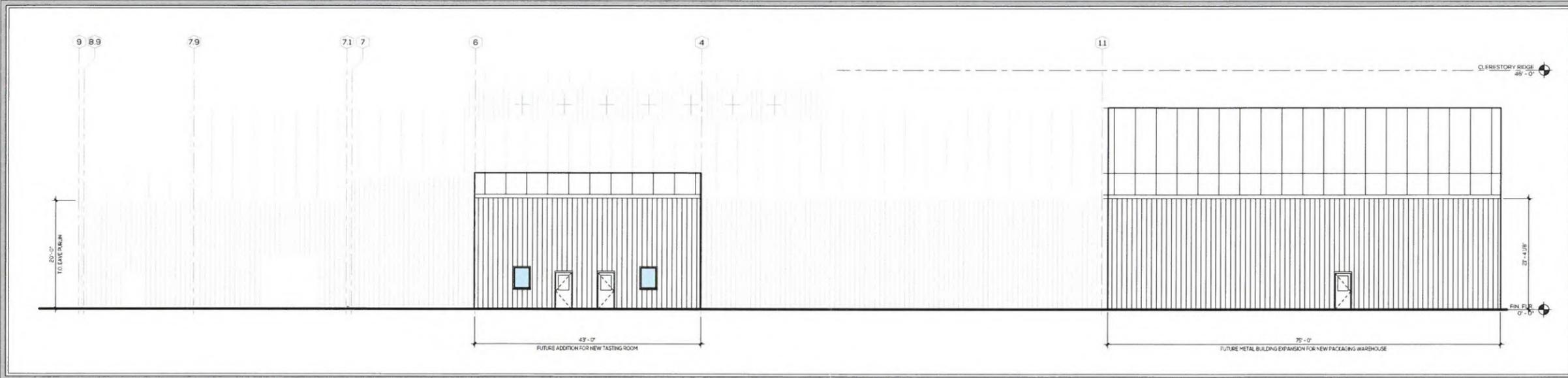
RGA PROJECT #	18-402
PLAN CHECK #	81809-0012
DRAWN	Author
CHECKED	Checker
PLAN CHECK #1	2019.04.03
PLAN CHECK #2	2018.10.31
C.U.P.	2019.08.14

EXTERIOR ELEVATIONS

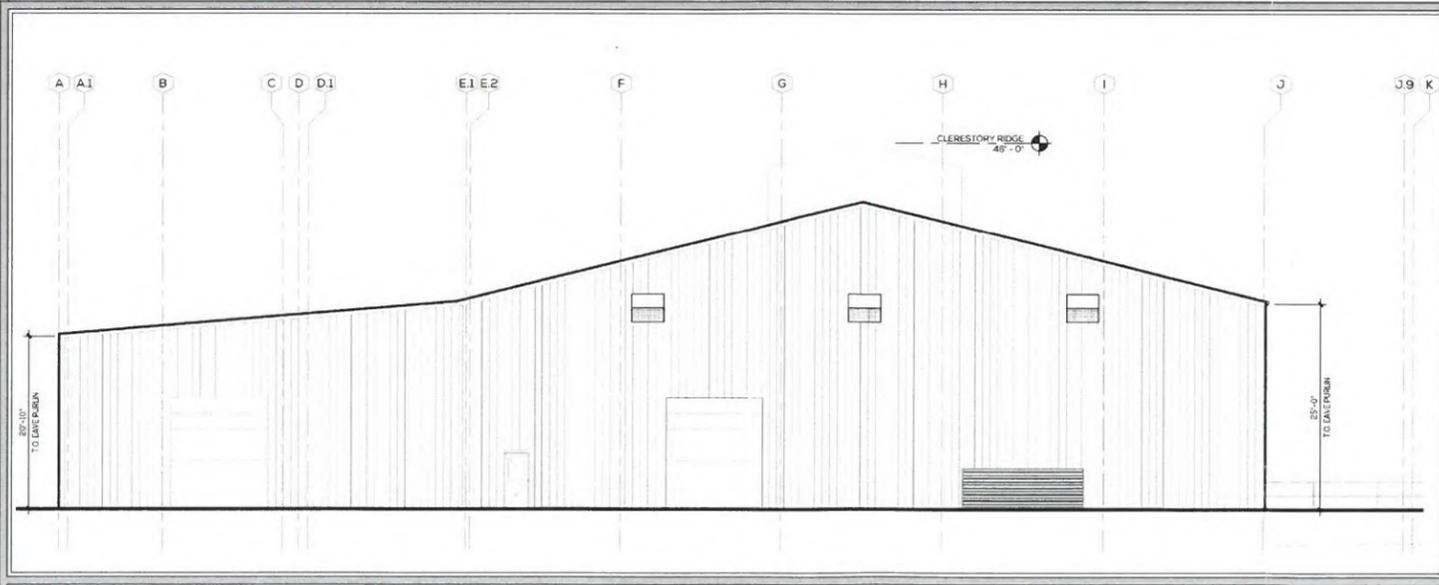
CUP-3



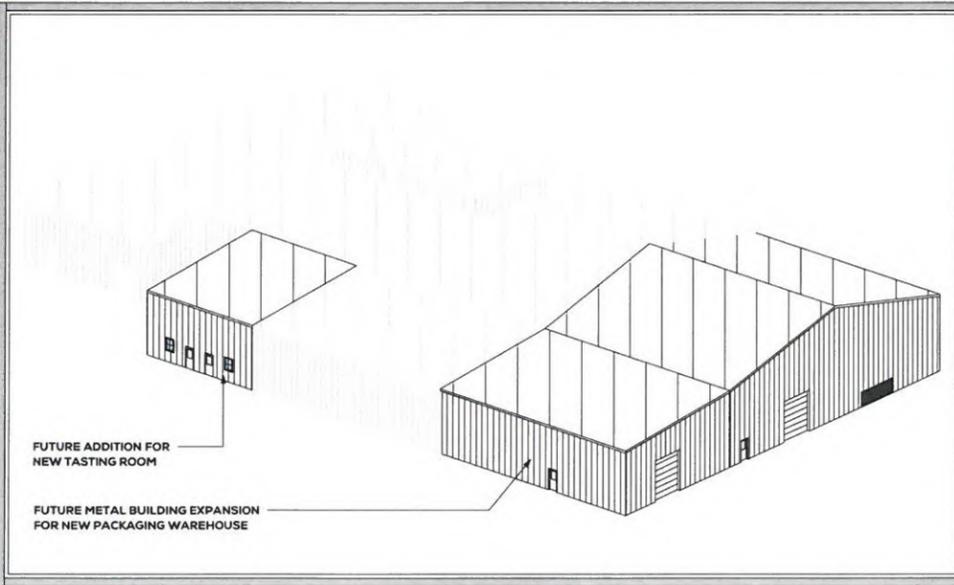
GG - WEST ELEVATION
SCALE: 1/8" = 1'-0"



FF - EAST ELEVATION
SCALE: 1/8" = 1'-0"



MM - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



AA - 3D - ISO FUTURE
SCALE

