MEETING DATE: April 18, 2018

TO: Glenn County Planning Commission

FROM: Andy Popper, Associate Planner

SUBJECT: Conditional Use Permit 2017-004, AT&T

Attachments:

1. Conditions of Approval
2. Negative Declaration and Initial Study
3. Request for Review and Application Information
4. Agency Comments
5. Site Plan (Exhibit “A”)
1 PROJECT SUMMARY

AT&T Wireless has applied for a Conditional Use Permit to install a new telecommunications facility consisting of a 35’1” x 40’1” AT&T lease area. Installation includes a 150’ lattice tower, an 8’ x 8’ equipment shelter and a backup generator within the proposed AT&T lease area. According to the project description and justification statement enclosed with the application, the proposed installation will improve wireless coverage to the area and increase the network capacity.

The General Plan land use designation is “Foothill Agriculture/Forestry” and the zoning designation is “FA-160” (Foothill Agriculture/Forestry). The proposed project is a permitted use with a conditional use permit in the “FA-160” zone. Detailed project information is included in the Negative Declaration and Initial Study attached to this report.

Location:
The project site is located on the north side of County Road 308, west of County Road 306, and southwest of the community of Elk Creek, in the unincorporated area of Glenn County, California. Assessor’s Parcel Number (APN) 022-020-038
122.32’50.763W 39.35’46.085N

1.1 RECOMMENDATIONS

That the Planning Commission grant the proposed Conditional Use Permit 2017-004 a Negative Declaration with the Findings as presented in the Staff Report.

Also that the Planning Commission approve Conditional Use Permit 2017-004 with the Findings as presented in the Staff Report and the corresponding Mitigation Measures and Conditions of Approval.

2 ANALYSIS

2.1 ENVIRONMENTAL DETERMINATION

A copy of the proposed 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. Therefore, a Negative Declaration has been prepared for adoption by the Planning Commission.

2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)

2.2.1 “FA” Foothill Agricultural/Forestry Zone (Glenn County Code Chapter 15.320):
Purpose (Glenn County Code §15.320.010)

This zoning classification is established for the following purposes:
A. To provide areas for extensive agricultural activities;
B. To protect the timber and forest lands economically suitable for logging.

Uses Permitted With a Conditional Use Permit (Glenn County Code §15.320.030)

K. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;

Site Area and Configuration (Glenn County Code §15.320.050)

The minimum parcel size for the “FA-160” zone is 144-acres. The project site consists of 8.0 ± acres. The parcel does not meet the minimum parcel size for the “FA-160” zone; however, the project site is adequate in size and shape to accommodate the proposed project.

Maximum Building Height (Glenn County Code §15.320.060)

The maximum building height in the FA zone shall be:
A. Thirty-five feet for residential structures;
B. Fifty feet for agricultural buildings or structures;
C. Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height.

The proposed 150-foot tower is exempt from a maximum height, and is requesting a Conditional Use Permit.

15.320.070 Minimum Distance Between Structures

A. The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes. The Building Inspection Division will determine compliance with building and fire codes.

15.320.080 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.
B. Side Yards. The minimum side yards shall be twenty-five feet.
C. Rear Yard. The minimum rear yard shall be twenty-five feet.
The project will meet the yard requirements of at least thirty five feet in all directions.

Site Plan Review (Glenn County Code §15.320.090)

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency
to ensure compliance with all the requirements of the Glenn County Code. A conditional use permit has been applied for the proposed project, which includes review of the Plot Plan.

2.2.2 Conditional Use Permit (Glenn County Code Chapter 15.220)

Conditional Use Permit (Glenn County Code §15.220.010)

The planning commission may grant a conditional use permit for the uses listed in Division 3: Development Districts after notice and hearing as provided in Chapter 15.040 and after making findings as required in section 15.220.020.

Findings (Glenn County Code §15.220.020)

The approving authority, prior to recommending approval of a development permit shall find as follows:

A. 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 project would improve telecommunications for the Elk Creek community and surrounding area.

B. 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 in the vicinity, or injurious to property or improvements in the vicinity;

This project will not be subjected to hazardous conditions due to flooding, 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.

C. 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 project site is approximately 8 acres in size. The parcel is adequate in size and shape to accommodate the proposed project.

D. Except in the case of the expansion of a nonconforming use, that the granting of the permit will not adversely affect the general plan or any area plan of the county.

The proposed project is consistent with the Land Use Designation of “Foothill Agriculture/Forestry” and the zoning of “FA-160” (Foothill Agriculture/Forestry). The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.
2.2.3 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. (GCAPCD) was provided the application information regarding the proposal and Conditions of Approvals have been added based upon the enclosed (GCAPCD) letter.

Erosion Control (Glenn County Code §15.560.060)

The project is zoned FA-160; therefore, is not in a commercial or industrial zoning. Erosion Control Standards are not applicable.

Fire and Explosion Hazards (Glenn County Code §15.560.070)

All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.

All of the fire protection regulations of the Elk Creek Fire Protection District shall be complied with. Hazards are further discussed in the Initial Study for the project.

Glare and Heat (Glenn County Code §15.560.080)

A. 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. Buildings and structures under construction are exempt from this provision.

B. No use shall generate heat so that increased ambient air temperature or radiant heat is measurable at any exterior lot line.

Any exterior lighting at the site shall comply with the glare and heat standards.

Liquid, Solid, and Hazardous Wastes (Glenn County Code §15.560.090)
A. All uses are prohibited from discharging liquid, solid, toxic or hazardous wastes onto or into the ground and into streams, lakes or rivers. Discharge into a public or private waste disposal system in compliance with applicable local, state and federal laws and regulations is permitted.

B. Wastes detrimental to a public sewer system or a sewage treatment plant shall not be discharged to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewer system.

C. The handling and storage of hazardous materials the discharge of hazardous materials into the air and water and disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, state and federal regulations.

D. All burning of waste materials accessory to any use shall be in compliance with the county air pollution control district rules and regulations.

E. The disposal or dumping of solid wastes accessory to any use including, but not limited to, slag, paper and fiber wastes or other industrial wastes shall be in compliance with applicable local, state, and federal laws and regulations.

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 storage and handling of hazardous materials are closely monitored by the GCAPCD.

The project will be subject to the conditions and regulations of the Central Valley Regional Water Quality Control Board, Glenn County Environmental Health Department, and Glenn County Air Pollution Control District. Liquid, solid, and hazardous wastes are further discussed in the Initial Study for the project.

Noise (Glenn County Code §15.560.100)

The project will conform to all noise standards.

Open and Outdoor Storage, Sales and Display (Glenn County Code §15.560.110)

Glenn County Code §15.560.110(A): General. Outdoor storage in any district shall be maintained in an orderly manner and shall not create a fire, safety, health or sanitary hazard.


1. No outdoor storage of materials or equipment shall be permitted in the following areas: required front yards, off-street parking and loading areas, driveways, landscaped areas or street right-of-ways.

5. Exterior trash and storage areas, service yards and electrical utility boxes shall be screened from view of all nearby streets and adjacent structures in a manner that is compatible with the building design.
The project does not depict open and outdoor sales or storage, and materials will be located within proposed buildings and structures. If outdoor storage is to occur, such storage shall meet the Open and Outdoor Storage, Sales and Display standards.

2.2.4 Landscaping Standards (Glenn County Code Chapter 15.570)

Landscaping standards are not required in the FA-160 zoning.

3 OTHER REQUIREMENTS

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

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

An approved conditional use permit expires one (1) year from the date of granting unless substantial physical construction and/or use of the property in reliance on the permit has commenced prior to its expiration. An approved conditional use permit may be extended by the director for an additional sixty (60) calendar days provided that the applicant/owner submits a written request for extension to the director at least twenty-one (21) calendar days prior to the expiration date. Only one (1) extension shall be allowed for each permit (Glenn County Code §15.090.100.A).

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

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

4 FINDINGS

4.1 FINDINGS FOR NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)
The project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing residential uses in the area. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned “FA” Foothill Agricultural/Forestry Zone (Chapter 15.320 Glenn County Code) and is meant to protect timber and forest lands. The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

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

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. There are no identified sensitive habitats or natural communities, 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 (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 7 (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. No significant change in the current use of the land will result. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 8 (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 9 (Hydrology/Water Quality)

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

Finding 10 (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 site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code and is consistent with the surrounding area. The project is also consistent with the Glenn County General Plan land use designation of “Foothill Agriculture/Forestry”. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 11 (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 12 (Noise)

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

Finding 13 (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 14 (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 15 (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 16 (Transportation/Traffic)

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 17 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Finding 18 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Onsite water supplies and future development is required to meet local, state, federal and utility company standards. Impacts are considered less than significant.
Finding 19 (Mandatory Findings of Significance)

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

4.2 FINDINGS FOR CONDITIONAL USE PERMIT

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

Finding 1

That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public. The project will improve telecommunications in the Elk Creek area.

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. The proposed project will not have adverse effects on nearby residents, uses, or the public in general.

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.

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.

5 SAMPLE MOTIONS:

Environmental Determination:
I move that the Planning Commission adopt a Negative Declaration for Conditional Use Permit 2017-004 with the Findings as presented in the Staff Report.

Conditional Use Permit:
I (further) move that the Planning Commission approve Conditional Use Permit 2017-004 with the Findings as presented in the Staff Report and Conditions of Approval as attached.
CONDITIONS OF APPROVAL:

Condition of Approval 1:
That no off-site parking associated with this development shall be allowed on 308. That the driveway shall be constructed in accordance with Glenn County standards S-19 for a private driveway.

Condition of Approval 2:
Where applicable, in accordance to the Glenn County Air Pollution Control Office, the applicant shall apply for and receive an authority to construct and operate a generator. A copy of the permit, if required, is to be filed with the Planning & Community Development Services Agency prior to operation.

Condition of Approval 3:
All unpaved roads must be watered to the point that Particulate Matter emissions are prevented from leaving the property boundary.

Condition of Approval 4:
All disturbed surfaces must have the soil stabilized to the point that fugitive dust emissions are prevented from leaving the property boundary.

Condition of Approval 5:
All vehicle traffic on unpaved roads are limited to 15 mph. Any grading or demolition activities shall be suspended when winds are sustained above 15 mph.
Condition of Approval 6:
The owner/operator is required to apply for an Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) if the facility utilizes equipment subject to District Regulations such as diesel generators, boilers, screens, conveyors, shredders, separators, crushers, flares, etc. A copy of the said permits shall be provided to the Planning Division.

Condition of Approval 7:
The applicant shall at all times comply with Regional Water Quality Control Board regulations. Prior to ground disturbance, the applicant shall meet all application and permitting requirements required by the Central Valley Water Board and provide written evidence of compliance to the Glenn County Planning Division.

Indemnification:
That the Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action, or proceeding against Glenn County and/or its agents, officers, and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs, and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.

Acknowledgment:
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 AT&T Wireless.

Date: ____________________________
LANDOWNER: Stan E. Drummond
Elk Creek Community Services District

Date: ____________________________
APPLICANT: Sara King – AT&T Wireless
TABLE OF CONTENTS

NEGATIVE DECLARATION.................................................................................................................. 1

CHAPTER 1 ........................................................................................................................................... 6

INTRODUCTION ................................................................................................................................. 6

1.1 INTRODUCTION AND REGULATORY GUIDANCE ..................................................................... 6
1.2 LEAD AGENCY ............................................................................................................................... 6
1.3 SUMMARY OF FINDINGS ............................................................................................................. 7

CHAPTER 2 .......................................................................................................................................... 8

PROJECT DESCRIPTION ................................................................................................................... 8

2.1 PROJECT DESCRIPTION ............................................................................................................... 8

TABLE 1: EXISTING USES AND LAND USE DESIGNATIONS ............................................................ 9

CHAPTER 3 .......................................................................................................................................... 9

ENVIRONMENTAL CHECKLIST ....................................................................................................... 9

I. AESTHETICS ................................................................................................................................. 11
II. AGRICULTURE AND FOREST RESOURCES ............................................................................... 13
III. AIR QUALITY .............................................................................................................................. 16
IV. BIOLOGICAL RESOURCES ........................................................................................................ 20
V. CULTURAL RESOURCES ............................................................................................................. 26
VI. GEOLOGY AND SOILS ................................................................................................................. 29
VII. GREENHOUSE GAS EMISSIONS ............................................................................................... 35
VIII. HAZARDS AND HAZARDOUS MATERIALS ............................................................................ 38
IX. HYDROLOGY AND WATER QUALITY .......................................................................................... 42
X. LAND USE AND PLANNING ........................................................................................................ 45
XI. MINERAL RESOURCES .............................................................................................................. 47
XII. NOISE ........................................................................................................................................ 48
XIII. POPULATION AND HOUSING ................................................................................................. 51
XIV. PUBLIC SERVICES .................................................................................................................... 52
XV. RECREATION ............................................................................................................................. 54
XVI. TRANSPORTATION/TRAFFIC .................................................................................................. 55
XVII. TRIBAL CULTURAL RESOURCES ........................................................................................ 58
XVIII. UTILITIES AND SERVICE SYSTEMS .................................................................................... 60
XIV. MANDATORY FINDINGS OF SIGNIFICANCE .......................................................................... 62

REFERENCES..................................................................................................................................... 64
NEGATIVE DECLARATION

Date: April 18, 2018

Project Title: Conditional Use Permit 2017-004
AT&T Telecommunications Tower

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

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

Project Location: The project site is located on the north side of County Road 308, west of County Road 306, and southwest of the community of Elk Creek, in the unincorporated area of Glenn County, California, as shown on Figure 1.

APN: 022-020-038 (8.0± acres)

Applicant: Sara King (as agent of AT&T Wireless)
Shore 2 Shore Wireless, Inc.
P.O. Box 6043
Folsom, CA  95763
(916) 296-2011
sara@s2swireless.com

Landowner: Elk Creek Community Services District
Attn: Arnold Kjer or Stan Drummond
P.O. Box 117
Elk Creek, CA  95939-0117
(530) 966-5341 (Stan)
(530) 366-6306 (Arnie)

Surveyor: Brian K. Winslow, Borges Architectural Group, Inc.
1748 Stone Point Drive, Suite 350
Roseville, CA  95661
(916) 782-7200
brian@borgesarch.com

General Plan: “Foothill Agriculture/ Forestry”

Zoning: “FA-160” Foothill Agriculture/ Forestry (144-acre minimum parcel size).
Project Summary: The applicant has applied for a Conditional Use Permit to install a new telecommunications facility consisting of a 35’1” x 40’1” AT&T lease area. Installation includes a 150’ lattice tower, an 8’ x 8’ equipment shelter and a backup generator within the proposed AT&T lease area. According to the project description and justification statement enclosed with the application, the proposed installation will improve wireless coverage to the area and increase the network capacity.

The project is further described in Section 2.1 below.

Surrounding Land Uses and Setting:

The site is bounded on all sides by foothill agricultural uses. Surrounding land uses and setting is further described in Section 2.1 below.

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

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

FINDINGS FOR 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 Negative Declaration:

Finding 1 (Aesthetics)

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

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned “FA” Foothill Agricultural/Forestry Zone (Chapter 15.320 Glenn County Code) and is meant to protect timber and forest lands. The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.
Finding 3 (Air Quality)

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

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. There are no identified sensitive habitats or natural communities, 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 (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 7 (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. No significant change in the current use of the land will result. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 8 ( 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 9 (Hydrology/Water Quality)

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

Finding 10 (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 site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code and is consistent with the surrounding area. The project is also consistent with the Glenn County General Plan land use designation of “Foothill Agriculture/Forestry”. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 11 (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 12 (Noise)

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

Finding 13 (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 14 (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 15 (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 16 (Transportation/Traffic)

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 17 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Finding 18 (Utilities and Service Systems)

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

Finding 19 (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 and trustee state agencies, and local agencies and organizations to identify issues to be addressed in the Initial Study. Comments that were received were considered during the preparation of the Initial Study.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose."
The lead agency for the proposed project is Glenn County Planning & Public Works Agency. The contact person for the lead agency to whom all inquiries and comments on this environmental document should be addressed is:

Andy Popper, Associate Planner
Glenn County Planning & Community Development Services Agency
777 North Colusa Street, Willows, CA 95988
(530) 934-6540, (530) 934-6533 fax, apopper@countyofglenn.net

1.3 SUMMARY OF FINDINGS

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

In accordance with §15064(f)(3) of the CEQA Guidelines, a Negative Declaration shall be prepared if there is no substantial evidence that the project may have a significant effect on the environment. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that the proposed project would have a significant effect on the environment. It is proposed that a Negative Declaration be adopted in accordance with the CEQA Guidelines.
CHAPTER 2
PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

This Initial Study has been prepared for Conditional Use Permit 2017-004. The project consists of installing a new telecommunications facility consisting of a 35’1” x 40’1” AT&T lease area. Installation includes a 150’ lattice tower, an 8’ x 8’ equipment shelter and a backup generator within the proposed AT&T lease area. According to the project description and justification statement enclosed with the application, the proposed installation will improve wireless coverage to the area and increase the network capacity.

AT&T Wireless is currently improving the existing wireless network in Glenn County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will increase the network capacity. This network will provide a valuable service to those who live, travel and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

(See Exhibit A for structural and site plans)

Location:
The project site is located on the north side of County Road 308, west of County Road 306, and southwest of the community of Elk Creek, in the unincorporated area of Glenn County, California. The site consists of a portion of Sections 9 & 16, Township 20 North, Range 6 West M.D.B. & M., “Elk Creek” U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. (Figure 1 and 2). The project site consists of the following Assessor’s Parcel Number (APN): 022-020-038 (8.0± acres)

Surrounding Land Uses and Setting:
The project site consists of foothill agricultural land uses. With the exception of two fully built water tanks and a third water tank foundation for the Elk Creek Community Services District, the project site is open grassland with an occasional oak tree. There is access to the project site from County Road 308.

Table 1 identifies the existing uses, General Plan designation and Zoning designations for the subject property and neighboring properties. All of the surrounding parcels are zoned foothill agriculture. Properties within this area also consist of dispersed dwellings for rural residential uses.
Table 1: Existing Uses and Land Use Designations

<table>
<thead>
<tr>
<th></th>
<th>Existing Uses</th>
<th>General Plan</th>
<th>Zoning Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site</td>
<td>Foothill Agriculture</td>
<td>Foothill Agriculture/ Forestry</td>
<td>FA-160</td>
</tr>
<tr>
<td>North</td>
<td>Foothill Agriculture</td>
<td>Foothill Agriculture/ Forestry</td>
<td>FA-160</td>
</tr>
<tr>
<td>East</td>
<td>Foothill Agriculture</td>
<td>Foothill Agriculture/ Forestry</td>
<td>FA-160</td>
</tr>
<tr>
<td>South</td>
<td>Foothill Agriculture</td>
<td>Foothill Agriculture/ Forestry</td>
<td>FA-160</td>
</tr>
<tr>
<td>West</td>
<td>Foothill Agriculture</td>
<td>Foothill Agriculture/ Forestry</td>
<td>FA-160</td>
</tr>
</tbody>
</table>

The project site is located at the top of a knoll, with a gentle downward slope. Topography at the project site is relatively flat with a gentle southeast slope. The proposed project will not require water supply or liquid waste disposal. The project is compatible and consistent with the surrounding land uses.

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.
DETERMINATION:
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ 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.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ 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.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature
Andy Popper, Associate Planner

Date
April 18, 2018
I. AESTHETICS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

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. Adjacent to the proposed location of the cell tower are two existing water tanks and one water tank foundation. The cell tower will have a visual impact on the area; however, because of the existing development, the impact will be less than significant and will not have a substantial adverse effect on a scenic vista.

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) Would the project substantially degrade the existing visual character or quality 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.

Because of the existing visual scenario including two water tanks with heights of approximately 40 feet, the project will not substantially degrade the existing visual character or quality of the site or its surroundings. The existing visual character of the specific project location will change, but would not substantially be degraded.

Compliance with the Glenn County Code provides standards for building height and placement of any future structures to ensure the visual quality of the area. Therefore, the existing visual character of the project site would not substantially change or be degraded. It is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

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

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

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

---

1 California Department of Transportation. *Officially Designated State Scenic Highways.*
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.

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>X</td>
</tr>
<tr>
<td>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>X</td>
</tr>
<tr>
<td>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))?</td>
<td>❌</td>
<td>❌</td>
<td>X</td>
<td>❌</td>
</tr>
<tr>
<td>d) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td>❌</td>
<td>❌</td>
<td>X</td>
<td>❌</td>
</tr>
<tr>
<td>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?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>X</td>
</tr>
</tbody>
</table>
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?

**No Impact.** The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categories 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 majority of the land within the valley of Glenn County is classified as either Prime Farmland or Farmland of Statewide Importance. Based on the 2014 FMMP map, the project site is designated as Farmland of Local Importance (Figure 6). This designation is described as being land of importance to the local agricultural economy as determined by the Board of Supervisors and a local advisory committee. It consists of all lands not qualifying for prime, statewide, or unique that are cropped on a continuing or cyclic basis (irrigation is not a consideration) and all cropable land within Glenn County water district boundaries. ² Flood irrigation water is not available to supply the proposed area.

The proposed cell tower compound dimensions are approximately 35 feet by 40 feet (1,400 square feet). Because of the existing water tank, the access road to the proposed location is already in place. It is concluded that there will be no impact.

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

**No Impact.** The project site is not subject to an agricultural contract under the Williamson Act and would not convert agricultural land to non-agricultural use. The project site is zoned for foothill agriculture, therefore will not result in the removal of contracted land from agricultural use. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

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

**Less than Significant 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 zoned “FA” Foothill Agricultural/Forestry Zone (Chapter 15.320 Glenn County Code) and is meant to protect timber and forest lands.

---

The project does not involve construction or conversion of forestland and no trees will be removed, therefore 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. According to the project application, the site consists essentially of grassland with occasional oak trees. No trees will need to removed to install the telecommunications tower 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?

No Impact. There will be no changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impacts are anticipated.
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.

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) Create objectionable odors affecting a substantial number of people?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O₃), carbon monoxide (CO), course inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM₂.₅), sulfur oxides (SOₓ), 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) Would the project 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 (PM$_{10}$). Glenn County has been designated as a non-attainment area for both of these pollutants by the state.\(^3\) Pursuant to the California Clean Air Act of 1988, an updated 2009 Air Quality Attainment Plan 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 2009 Plan focuses on the adoption and implementation of control measures for stationary sources, area wide sources, and indirect sources, and addresses public education and information programs. The 2009 Plan also addresses the effect that pollutant transport has on the ability of the NSVPA to meet and attain the state standards.

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

b) **Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less Than Significant Impact.**

See Section III a) above. As a result of Federal requirements for cellular facilities to have back up power generation, there will be an onsite generator. Therefore, the following Condition of Approval shall apply:

---

**Condition of Approval:**
Where applicable, in accordance to the Glenn County Air Pollution Control Office, the applicant shall apply for and receive an authority to construct and operate a generator. A copy of the permit, if required, is to be filed with the Planning & Community Development Services Agency prior to operation.

c) Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

**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 (PM$_{10}$). Glenn County has been designated as a ‘nonattainment’ area for both ozone and PM$_{10}$ by the state. 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. Given this information, it is concluded that the impact from the proposal is less than significant.

d) Would the project 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. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The closest school is located more than a mile away from the project site.

All uses at the site will be required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants during construction (Glenn County Code §15.560.040). Impacts are anticipated to be less than significant.

---

e) **Would the project create objectionable odors affecting a substantial number of people?**

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

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

Given this information, impacts are considered less than significant.
### IV. BIOLOGICAL RESOURCES

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

**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 (intrasate 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\(^5\), 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.

\(^5\) 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.6 “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”.7 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

These parcels are located southwest of the unincorporated community of Elk Creek. The project site is currently vacant is zoned for foothill agriculture/forestry. Properties within this area consist of agriculture and forest lands. The project sites is located on a knoll and has an elevation of approximately 887 feet above mean sea level.

This project will not have a substantial adverse effect on species identified as a candidate, sensitive, or special status species. The California Natural Diversity Database (CNDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).8 According to the CNDDB, no sensitive species have been known to be located within the project site. There is a high density of species observed approximately thirty miles east of the project site due to the influence of the riparian habitat of the Sacramento River. Although many species are found and have been documented along the banks of the Sacramento River, there have been no documented sightings of species found within the

---

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 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.

Glenn County Planning & Community Development Services Agency
Negative Declaration/Initial Study

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.9

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

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

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

Birds may continue to forage in the open space located at the project site and in the surrounding areas. No endangered plant species exist within the project site due to previous grading disturbance. The project does not include activities that would adversely affect fisheries because the site is not located near major watercourses. The current agricultural and forestry uses of the project site will continue, therefore the type of habitat it provides will not significantly change.

It is concluded that the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.10 The project site is not located within the vicinity of these water courses. The project site is located approximately thirty miles west of the Sacramento River and does not include associated riparian areas.

According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife11, the project site does not contain riparian

---

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


areas. The project is not located within the vicinity of streams or creeks, which support riparian habitat.

The project site is not located near the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan. These important biological areas are mostly located within the riparian zones of the Sacramento River. The project site is not located within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.

The project does not involve changes to the physical environment, which would alter or destroy sensitive natural communities. The current land use of the site will not change and future development would not be significant. 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.

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, wetlands do not exist at the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife, the project site is not designated as a protected wetland site. The project will not directly

---


remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be no 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. Major migration corridors are located in the western part of the County. Based on the project site’s location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

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

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

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

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

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

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</td>
<td>□</td>
<td>□</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</td>
<td>□</td>
<td>□</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</td>
<td>□</td>
<td>□</td>
<td>☑</td>
<td>□</td>
</tr>
<tr>
<td>d) Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td>□</td>
<td>□</td>
<td>☑</td>
<td>□</td>
</tr>
</tbody>
</table>

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

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

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

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

**Prehistoric Resources**

According to the records of the NEIC, no sites of this type have been recorded in the project area. However, one site of this type has been recorded in the 1-mile project vicinity consisting of a lithic scatter, projectile points, millingstones, groundstone fragments, fire-cracked rock, beads and possible burials. The project is located in a region utilized by
Nomlaki populations. Unrecorded prehistoric cultural resources may be located in the project area.

**Historic Resources**

According to the records of the NEIC, no sites of this type have been recorded in the project area. However, three sites of this type have been recorded in the 1-mile project vicinity consisting of the Elk Creek Forest Fire Station, the Stony Gorge Dam, a lookout foundation, concrete pads, historic refuse deposit, privy, retaining wall, septic tank, and rock formation. Unrecorded historic cultural resources may be located in the project area.

The USGS Elk Creek (1957) 15’ quad map indicates that a road is located in the project area, while the town of Elk Creek, Elk Creek. Bidwell Point, Stony Creek, Stony Gorge Reservoir, Briscoe Creek, a dam, sawmill, cemetery, fire control station, reservoirs, streams, roads, and structures are located within the general project vicinity.

The town of Elk Creek was founded in the late 1860s as a center for trade. It was a stopping place for stages coming from as far as Colusa and Newville. Before it was established, John Bidwell camped at what is now Bidwell Point on July 4, 1844 during an exploratory trip. A copy of the GEO plat map (1875) depicting the historic Road from Leesville to Elk Creek and West’s Pasture in the project area is enclosed.

Nearby Bidwell Point is listed as a Point of Interest and is on the California Inventory of Historic Resources (1976). A copy of the Historic Property Directory is enclosed listing Bidwell Point as having status 7L (‘State Historical Landmarks 1-769 and Points of Historic Interest designated prior to January 1998 - Needs to be reevaluated using current standards’); the Stony Gorge Dam is listed as having status 2S2 (‘Individual property determined eligible for the National Register of Historic Places by a consensus through the Section 106 process. Listed in the California Register.’); and the Stony Gorge Reservoir Water Tanks which are located within the current project area are listed as having status 6Y (‘Determined ineligible for the National Register of Historic Places by consensus through the Section 106 process- Not evaluated for the California Register or Local Listing.’).

The project site is not known to have historically significant characteristics as defined by the criteria within Section 15064.5 of the Public Resource Code. The project site does not include historically significant structures. Present land uses will continue with approval of this project. Therefore, a cultural resources survey was not made a requirement for this project. However, the applicant hired Geist Engineering and Environmental Group, Inc. to conduct a cultural resources investigation. The result of their investigation concludes “No Historic Properties within the Direct Area of Potential Effects”. Additionally, “Results of the in-field cultural resources investigation indicate a low cultural sensitivity in the project area”. See Attached report for detailed report.
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.

c) Would the project 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. The condition of approval in Section b) above will assist in dealing with the accidental discovery of paleontological resources.

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

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

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>ii) Strong seismic ground shaking?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>iii) Seismic-related ground failure, including liquefaction?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>iv) Landslides?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Result in substantial soil erosion or the loss of topsoil?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>
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.\(^\text{18}\) Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.\(^\text{19}\) 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

---


occurring in the next fifty years.\textsuperscript{20} 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.\textsuperscript{21}

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 impact 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.

\textbf{iii) Seismic-related ground failure, including liquefaction?}

\textbf{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.\textsuperscript{22} 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.

\textsuperscript{20} United States Geological Survey and California Geologic Survey. \textit{Seismic Shaking Hazards in California}. \url{http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx}.

\textsuperscript{21} California Department of Conservation, California Geologic Survey. \textit{Map 49, California Earthquakes, 1800-2000}. \url{http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx}.

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. The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

Also see Section VI. a) i) above.

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

Less Than Significant Impact. Soil erosion occurs through either water or wind action. Erosion by water includes sheet, rill, ephemeral gully, classical gully, and streambank erosion. The project site has been graded in the past to accommodate the existing use of the site. 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.

---


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.25

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.26 Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

There are no known areas of subsidence within Glenn County at this time. The problem is potentially a widespread one, affecting the entire valley floor. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

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

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

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

**Less Than Significant Impact.** Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of 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\(^\text{27}\). 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.** Future development on the project site would not require the installation or operation of septic systems. Based on the information provided, it is concluded that the impact is less than significant.

### VII. GREENHOUSE GAS EMISSIONS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

#### 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 (CO\textsubscript{2}), methane (CH\textsubscript{4}), nitrous oxide (N\textsubscript{2}O), ozone (O\textsubscript{3}), 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 (CO\textsubscript{2}), methane (CH\textsubscript{4}), nitrous oxide (N\textsubscript{2}O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO\textsubscript{2}) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO\textsubscript{2} 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 CO\textsubscript{2}, and consequently the gas is building up in the atmosphere.

Methane (CH\textsubscript{4}) 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 CH\textsubscript{4} 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 CH\textsubscript{4} concentrations in the atmosphere are increasing.\(^{28}\)

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 open space and grazing and contains very limited residential use. The proposed cell tower will provide additional cell coverage for existing visitors and is not anticipated to significantly increase the number of existing users of the location. Increases from new construction or increases in traffic would not be significant. Based on the analysis provided above, it is concluded that the proposed project would have a less than significant impact on emissions of GHG’s and climate change.

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

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

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>
a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

**Less Than Significant Impact.** The California Health and Safety Code defines a Hazardous Material as “any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the workplace or environment”. Thus, hazardous material is a broad term for all substances that may be hazardous (there is no single list) and includes hazardous substances and hazardous wastes. Substances that are flammable, corrosive, reactive oxidizers, radioactive, combustible, or toxic are considered hazardous. Examples include: oil, fuels, paints, thinners, cleaning solvents, compressed gasses (acetylene, carbon dioxide, oxygen, nitrogen, etc.), radioactive materials, and pesticides.

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

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

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

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

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

**Less Than Significant Impact.**

Refer to subsection VIII a) above.
All uses involving the storage and handling of hazardous materials would be closely 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, if there is a reasonable belief that the release or threatened release poses a significant present or potential hazard to human health, safety, property, or the environment. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. Therefore, it is concluded that there will be a less than significant impact.

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?

No Impact. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within one-quarter mile of the project sites. Therefore, it is concluded that there will be no 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. 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 over 15 miles away from the Willows-Glenn County Airport. 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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

---


**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, therefore it is concluded that there will be no impact.

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

**No Impact.** 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 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.\(^{31}\) The roads surrounding the project site are not included as designated 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. 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 no impact.

**h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**Less Than Significant Impact.** The proposed project is not for human habitation and therefore, would not expose people to a significant risk of loss, injury, or death involving wildland fires.

The project site is located within the State Responsible Area (SRA) managed by the California Department of Forestry and Fire Protection (CAL FIRE). The site is ranked by CAL FIRE as being a very high fire hazard severity zone.\(^{32}\) According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is located with a high fire hazard severity zone.\(^{33}\)

---


The proposed project is not for human habitation and therefore would not expose people to a significant risk of loss, injury, or death involving wildland fires. The proposed structure conforms to the following building codes: National Fire Protection Association, California Fire Code and California Building Codes, therefore it is concluded that there will be a less than significant impact on the project from wildland fires.

**IX. HYDROLOGY AND WATER QUALITY**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>e) 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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>f) Otherwise substantially degrade water quality?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>
a) **Would the project violate any water quality standards or waste discharge requirements?**

_No 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 and does not require the installation or operation of septic system, therefore it is concluded that there will be no impact as a result of this project.

b) **Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

_No Impact._ The proposed project would not deplete groundwater supplies or interfere with groundwater recharge. No increases in groundwater use are planned.

c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

_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. No streams or rivers flow through the project sites. The project sites have been previously graded and leveled for construction of the water tank foundations. 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.

d) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially...**
increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

**Less Than Significant Impact.** See discussion in Section IX. c) above.

Given that the drainage pattern of the project site will not substantially change as a result of this project, there will be no substantial increase in surface runoff, which would result in flooding on- or off-site. Therefore, it is concluded that there will be a less than significant impact.

e) Would the project 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?

**Less Than Significant Impact.** See discussion in Section IX. c) above.

f) Would the project otherwise substantially degrade water quality?

**Less Than Significant Impact.** See discussion in Section IX. c) above.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

**Less Than Significant Impact.** The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

**Less Than Significant Impact.** The project sites are not located within 300 feet of a state designated floodway or regulated stream; therefore, the project sites are not subject to obtaining an encroachment permit from the Central Valley Flood Protection Board for new construction. People working at the project site would not be exposed to a greater risk from flooding as a result of this project.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

**Less Than Significant Impact.** Stony Gorge Dam, which forms Stony Gorge Reservoir is located approximately one linear mile southeast of the project site. Completed in 1928, the dam stores irrigation waters diverted and impounded from Stony Creek. Stony Gorge Reservoir is 5 miles long and 0.5
miles wide with 1,275 acres of water surface. The reservoir has a total capacity of 50,000 acre-feet (AF). Dam failure is a possibility, but is not an immediate danger given the seismic stability of the region and the rarity for this hazard to occur. In the unlikely event of dam failure, the Glenn County Sheriff’s Department and emergency personnel would initiate the Glenn County Emergency Operations Plan. The plan would take effect immediately, outline evacuation routes, and begin the evacuation process. It is concluded that there will be a less than significant impact.

j) Would the project be subject to inundation by seiche, tsunami, or mudflow?

No 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. Intensive mudflows occur in areas with steep terrain, heavy rain, and loose soils. The site is not located near steep terrain, mountains, or steep slopes that would pose a mudflow hazard. Therefore, it is concluded that there will be no impact.

| 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? | □ | □ | □ | ☒ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | □ | □ | □ | ☒ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | □ | □ | □ | ☒ |
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. The project areas are substantially undeveloped. Upon development, the residential uses would be fully integrated into their surrounding areas. It is concluded that there will be no impact as a result of this project.

b) **Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**No Impact.** The General Plan land use designation is “Foothill Agricultural/Forestry” and the zoning designation is “FA-160” (Foothill Agriculture/Forestry (144-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 “FA-160” zoning designation (Glenn County Code Chapter 15.320). 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.

c) **Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.** There are no adopted habitat conservation plans, natural community conservation plans, or local, regional, or state habitat conservation plans that include the project area. As a result, there will be no impact.
XI. MINERAL RESOURCES

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

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.  

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**Less Than Significant Impact.** According to the California Department of Conservation, none of the project areas are located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits.  

---


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.

XII. NOISE

<table>
<thead>
<tr>
<th>Would the project result in:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>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 expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

No persons would be exposed to and noise levels would not be generated in excess of standards established in the Glenn County General Plan or noise ordinance. The project site is located in an area of lands zoned for residential uses. There are no proposed land use changes, which would increase the existing noise levels on-site.

Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. Noise impacts associated with on-site activities and traffic is not anticipated to exceed the area’s existing ambient noise levels. No significant increase in noise is anticipated as a result of this project. Based on the aforementioned information, it is concluded that there will be a less than significant impact.

b) **Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

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

c) **Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**No Impact.** It is anticipated that there will be no increase in ambient noise levels from the cell tower. The construction phase is a short-term increase in onsite noise levels. No substantial permanent increase in ambient noise levels in the project vicinity will result therefore, there will be no impact.

d) **Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**
**Less Than Significant Impact.** There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. No significant increase in noise is anticipated as a result of this project. Therefore, impacts are concluded to be less than significant.

Also see Section XII a) above.

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 expose people residing or working in the project area to excessive noise levels?**

**No Impact.** The project sites is located outside of airport land use planning boundaries and is approximately 15 miles from the Willows-Glenn County Airport. This airport is the closest public use airport in the vicinity of the project sites. 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; therefore this airport would not expose people in the project areas to excessive noise levels.

f) **For a project within the vicinity of a private airstrip, 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. It is concluded that there will be no impact to people working or residing in the project area from excessive noise levels generated by a private airstrip.

---

### XIII. POPULATION AND HOUSING

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial population growth in an area, either directly (for example,</td>
<td>□</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>(for example, by proposing new homes and businesses) or indirectly (for example,</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>through extension of roads or other infrastructure)?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction</td>
<td>□</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>of replacement housing elsewhere?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of</td>
<td>□</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>replacement housing elsewhere?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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. The applicant is proposing a cell tower facility at an existing water tank facility site. In accordance with Glenn County General Plan §3.0.2 (Foothill Agriculture/Forestry), 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) **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

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

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Fire protection?</td>
<td></td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>ii) Police protection?</td>
<td></td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>iii) Schools?</td>
<td></td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>iv) Parks?</td>
<td></td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>v) Other public facilities?</td>
<td></td>
<td></td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

### a) Fire protection?

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

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

### ii) Police protection?
Less Than Significant Impact. Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff’s Department. There is a sheriff’s office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways (including Interstate 5). Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) Schools?

No Impact. The construction permitted with the approval of this project would not generate a significant amount of students, if any. This proposal would not substantially affect any existing school facilities.

iv) Parks?

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

v) Other public facilities?

Less Than Significant Impact. The proposed project may have incremental increases on demands for other public services and facilities; however, this would be a less than significant impact. The project will not generate substantial additional population to the area and therefore will not have a need for public facilities such as libraries, postal service, hospitals, etc. Public agencies have reviewed this proposal for impacts to public services and facilities and a potentially significant impact has not been identified for this proposed project. Therefore, it is concluded that there is a less than significant impact to other public facilities.
<table>
<thead>
<tr>
<th>XV. RECREATION</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

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.
**XVI. TRANSPORTATION/TRAFFIC**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e) Result in inadequate emergency access?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

**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, 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 Highway 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, incorporated cities (Orland, Willows), the State of California, and the U.S. Forest Service.

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

**Less Than Significant Impact.** The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

Access to the project site is provided by a private road departing from the north side of County Road 308. County Road 308 has limited volumes of pedestrians and bicyclists due to the sparse local population and distance from primary residential areas of the County. There is no housing or other population inducing developments proposed with this project. The construction and operation phases of the project may create minimal increases in existing traffic.

The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

**Less Than Significant Impact.** The Glenn County General Plan states that Level of Service (LOS) “C” is the standard for all road segments in the County. Project related traffic would not adversely affect the level of service that currently exists on the aforementioned County roads. Additionally, all roads will continue to operate at or better than the level of service “C” standard as prescribed by the Glenn County General Plan. Therefore, it is concluded that there will be a less than significant impact as a result of this project.
c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

**No Impact.** The proposed project would not result in a change in air traffic patterns that would result in safety risks. The project is not dependent upon air transport related materials, labor, or services, and would therefore not result in increases of air traffic levels or changes in air traffic locations. No project design feature will obstruct air traffic patterns. Therefore, it is concluded that there will be no impact as a result of this project.

d) Would the project substantially increase hazards due to a 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. County roads in the area of the project are straight, two-lane roads in a relatively flat area. The project will not render existing features of nearby roadways hazardous. The project will not be incompatible with other uses of nearby roadways. All future work that would encroach onto the County Right-of-Way will require an encroachment permit from Glenn County (Glenn County Code §15.120).

The Glenn County Engineering & Surveying Division has reviewed the proposed project with regard to roads serving the project site. Based on the aforesaid information, it is concluded that there will be a less than significant impact.

e) Would the project result in inadequate emergency access?

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

f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

**No Impact.** The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Glenn County has a deviated fixed bus system (Glenn Ride). This project will not conflict with plans, policies or programs related to the transit system. There are no bicycle or pedestrian facilities located within the vicinity of the project. It is concluded that the project will have no impact.
## XVII. TRIBAL CULTURAL RESOURCES

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>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:</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

| 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☒ | ☐ |

| 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 Resources 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.
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 the Northeast Information Center of the California Historical Resources Information System. According to their records, there are no prehistoric or historic resources at the project site. Therefore, no significant adverse impacts are identified or anticipated.

The following condition of approval is proposed in the event that historical or unique archaeological resources are accidentally discovered during future activities on the project site. Based on the information provided above, it is concluded that the impact is less than significant.

**Condition of Approval**

_That if any potential 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._
### XVIII. UTILITIES AND SERVICE SYSTEMS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
<tr>
<td>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
<tr>
<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
<tr>
<td>e) 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?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
<tr>
<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
<tr>
<td>g) Comply with federal, state, and local statutes and regulations related to solid waste?</td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
<td>✗</td>
</tr>
</tbody>
</table>

**a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**No Impact.** There is no municipal wastewater treatment facility proposed with this project. If residences or businesses were proposed in the future, individual sewage disposal systems for wastewater treatment would be required.

**b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
No Impact. The project will not require the services of a wastewater treatment provider. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The site utilizes the existing private roadways. 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.

d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. The project does not require new or expanded entitlements for water supplies. In the event that an additional well would be required to be drilled for the project, existing groundwater entitlements and resources would sufficient to serve the proposal.

e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

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

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

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

g) Would the project comply with federal, state, and local 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
Glenn County Planning & Community Development Services Agency
Negative Declaration/Initial Study

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.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

<table>
<thead>
<tr>
<th></th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b) Does the project have impacts that are individually limited, but cumulatively considerable? (&quot;Cumulatively considerable&quot; 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)?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

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 no impact or a less than significant impact for all environmental impact areas. The project’s incremental impacts would not contribute to any cumulative impacts. All future uses at the site are subject to applicable federal, state, and county laws and standards. Therefore, impacts are considered less than significant.

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

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

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

Records of, or consultation with the following:

Applicants:
Sara King (as agent of AT&T Wireless)
Shore 2 Shore Wireless, Inc.
P.O. Box 6043
Folsom, CA  95763
(916) 296-2011
sara@s2swireless.com

Landowners:
Elk Creek Community Services District
Attn: Arnold Kjer or Stan Drummond
P.O. Box 117
Elk Creek, CA  95939-0117

Surveyor:
Brian K. Winslow, Borges Architectural Group, Inc.
1748 Stone Point Drive, Suite 350
Roseville, CA  95661
(916) 782-7200
brian@borgesarch.com

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


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


California Department of Fish and Wildlife. *California Natural Diversity Database.* [https://www.wildlife.ca.gov/Data/CNDDDB](https://www.wildlife.ca.gov/Data/CNDDDB)


California Environmental Protection Agency, Air Resources Board. *Climate Change Program.* [http://www.arb.ca.gov/cc/cc.htm](http://www.arb.ca.gov/cc/cc.htm)


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


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


Title 15 (Unified Development Code) of the Glenn County Code, as revised to date.  
http://www.countyofglenn.net/govt/county_code/?cc_t_id=17


United States Department of Agriculture (USDA), Natural Resource Conservation Service. Soil Survey Geographic (SURGO) Database.  
http://soils.usda.gov/survey/geography/ssurgo/


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


[http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx](http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx)
Figure 1

USGS 7.5' Quadrangle Map: Elk Creek
Portion of Sections 9 & 16, T20N, R6W, M.D.B. & M.

Map Prepared by Glenn County Planning & Public Works Agency, 2017
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

**STATE AGENCIES**
- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- CHP – Willows Office (GPA’s, ZC’s, and TSM’s)
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- Public Utilities Commission

**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: Elk Creek
- Drainage District:
- Enterprise Rancheria of Maidu Indians
- Fire Protection District: Elk Creek
- Glenn County Resource Conservation District
- Grindstone Rancheria of Wintun-Wailaki
- Northeast Center of the California Historical Resources Information System
- Pacific Gas and Electric Company (PG&E)
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Middletown Rancheria of Pomo Indians California
- Railroad:
- Reclamation District:
- School District: Elk Creek
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office
- Water/Irrigation District:

**DATE:** December 18, 2017

**PROJECT:** Conditional Use Permit 2017-004

**PLANNER:** Hether Ward, Assistant Planner; hward@countyofglenn.net
REQUEST FOR REVIEW

DATE: December 18, 2017

PROJECT: Conditional Use Permit, 2017-004, Elk Creek AT&T Tower

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

APPLICANT: Sara King (as agent of AT&T Wireless)
Shore 2 Shore Wireless, Inc.
P.O. Box 6043
Folsom, CA 95763
(916) 296-2011
sara@s2swireless.com

LANDOWNER: Elk Creek Community Services District
Attn: Arnold Kjer or Stan Drummond
P.O. Box 117
Elk Creek, CA 95939-0117
(530) 966-5341; staned@sunset.net (Stan)
(530) 366-6306; arniekjer@gmail.com (Arnie)

SURVEYOR: Brian K. Winslow, Borges Architectural Group, Inc.
1748 Stone Point Drive, Suite 350
Roseville, CA 95661
(916) 782-7200
brian@borgesarch.com

PROPOSAL: Conditional Use Permit, 2017-004, Elk Creek AT&T Tower
The applicant has applied for a Conditional Use Permit to install a new telecommunications facility consisting of a 35’1” x 40’1” AT&T lease area. Installation includes a 150’ lattice tower, an 8’ x 8’ equipment shelter and a backup generator within the proposed AT&T lease area. According to the project description and justification statement enclosed with the application, the proposed installation will improve wireless coverage to the area and increase the network capacity.
LOCATION: The project site is located on the north side of County Road 308, west of County Road 306, and southwest of the community of Elk Creek, in the unincorporated area of Glenn County, California.

ZONING: “FA-160” Foothill Agriculture/ Forestry (144-acre minimum parcel size)

GENERAL PLAN: “Foothill Agriculture/ Forestry”

APN: 022-020-038 (8.0± acres)

FLOOD ZONES: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains.

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 FRIDAY, JANUARY 5, 2018, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?
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: Sara King (as Agent of AT&T Wireless)
   Address: P.O. Box 8043, Folsom, CA 95763
   Phone: (Business) 916-296-2011 (Home)
   Fax: 916-985-3480 E-mail: sara@a2swireless.com

2. Property Owner(s):
   Name: Elk Creek Community Service District; Contact Arnold Kjer or Stan Drummond
   Address: P.O. Box 117, Elk Creek, CA 95939-0117
   Phone: (Business) 530-366-8306 (Arnold) (Home)
   Fax: E-mail: arniekjer@gmail.com (Arnold Kjer)

3. Engineer/Person who Prepared Site Plan (if applicable):
   Name: Brian K. Winslow, Borges Architectural Group, Inc.
   Mailing Address: 1478 Stone Point Drive, Suite 350, Roseville, CA 95661
   Phone: (Business) 916-762-7200 (Home)
   Fax: E-mail: brian@borgesarch.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: Sara King
   Mailing Address: P.O. Box 6043, Folsom, CA 95763

5. Request or Proposal: Installation of a telecommunications facility enclosed in a 35' x 40' AT&T lease area. Installation includes a 150' lattice tower, a 8’ x 8’ equipment shelter, and a backup generator.

6. Address and Location of Project: County Road 308, Elk Creek, CA 95933

7. Current Assessor’s Parcel Number(s): 022-020-038

8. Existing Zoning: FA-160 (Agricultural/Forestry)


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

Print: Sara King (as Agent of AT&T)

Date: 11/6/17

Address: P.O. Box 8043, Folsom, CA 95763

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: [Signature]

Print: STAN E DRUMMOND

Date: 10/29/2017

Address: P.O. BOX 117 ELK CREEK CA 95939
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: Sara King (as AT&T agent)  
Address, City, State, Zip: P.O. Box 6043, Folsom, CA 95763

Telephone: 916-296-2011 Fax:  
E-mail: sara@s2swireless.com

2. Name:  
Address, City, State, Zip:  

Telephone: Fax:  
E-mail:  

3. Address and Location of Project: County Road 308, Elk Creek, CA 95939

4. Current Assessor's Parcel Number(s): 022-020-038

5. Existing Zoning: FA-160

6. Existing Use: Water Tank Facility

7. Proposed Use of Site (project for which this form is prepared):  
   Installation of a telecommunications facility on a small portion of the property.

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:
   Conditional use permit is required by County Code for installation of a telecommunications facility on FA-160 zoned property.

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:
   Just the Conditional Use Permit this document pertains too and a Building Permit.

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? None.

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.
   With exception of the two fully built water tanks and the third water tank foundation this site is essentially open grassland with occasional smattering of oak trees (no trees will need to be removed to install the site).

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: Zoned Agricultural. Mostly open natural grassland, appears to have one rural residence.

   East: Zoned Agricultural. Mostly open natural grassland, appears to have one rural residence.

   South: Zoned Agricultural. Mostly open natural grassland, appears to have one rural residence.

   West: Zoned Agricultural. Mostly open natural grassland, appears to have one rural residence.

3. Describe noise characteristics of the surrounding area (include significant noise sources): None.
III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): ____________________________
No significant increase to runoff should result from this project.

Will the project change any drainage patterns? (Please explain): ____________________________
No.

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity: No.

Are there any gullies or areas of soil erosion? (Please explain): No.

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? No.

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company): No water supply needed for a telecommunication facility.

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?: No disposal needed for telecommunication facility.

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: N/A
Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe) **No.**

Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. **Solid Waste Collection:**

How will solid waste be collected? Individual disposal, private carrier, city? **N/A**

5. **Source of Energy:**

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

Electricity. Diesel generator will be used only in the event of power loss to the local grid.

If electricity, do any overhead electrical facilities require relocation? Is so, please describe: **No relocation required.**

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

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: **None on site.**

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: **None on site (presuming the water tanks on site don't count)**
IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION: ALL N/A FOR THIS PROJECT: No zone change, variance, or special permit needed.

1. Number and sizes of existing and proposed structures:

__________________________

Square footage (structures) S.F.; (New) S.F. (Existing)

2. Percentage of lot coverage:

3. Amount of off-street parking provided:

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

__________________________

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

__________________________

6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:

__________________________

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

__________________________

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

__________________________

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:

__________________________

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.

Revised November 2012
10. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

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

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:

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: 11/6/17 Signature: [Signature]

For:

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.
October 9, 2017

Glenn County Planning Department
P.O. Box 1070
Willows, CA 95988

Project Description & Justification Statement

Re: Proposed new AT&T Wireless Facility at: County Road 308, Elk Creek, CA 95939; APN: 022-020-038

Project Description

The proposed project consists of installing a new unmanned telecommunication facility consisting of a 35’1” x 40’1” AT&T Lease area with (12) panel antennas, (19) remote radio heads/units installed on a proposed 150’ tall lattice tower. And installing an 8’-0” x 8’-0” equipment shelter and backup generator within the proposed AT&T lease area.

Project Justification

AT&T Wireless is currently improving the existing wireless network in Glenn County. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will also increase the network capacity. This network will provide an extremely valuable service to those who live, travel, and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will ever attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility.
- The equipment located in the shelter will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure.
- The building used to house the communication equipment is a 8’wide by 8’ long by 10’ high "modular" building. The building itself has a light brown earth tone aggregate finish on all outside walls.

Should you have questions regarding this project, please do not hesitate to contact me at (916) 296-2011.

Sincerely,

Sara J. King
Project Development Manager
Shore 2 Shore Wireless Inc. – AT&T Mobility Project
IN THE MATTER OF:

Resolution #2017-10-01
Regarding the installation of an AT&T Cell Tower on the Elk Creek Community Services District’s water tanks for the use of the community and surrounding areas.

WHEREAS, the Elk Creek Community Services District has been solicited by AT&T to install a cell tower on the District’s water tanks;

WHEREAS, the Elk Creek Community Services District feels the installation of such a tower would benefit the whole community by providing a broader range of services with competitive prices;

BE IT RESOLVED by the Board of Directors of the Elk Creek Community Services District that said Board does hereby approve the installation of an AT&T cell tower on the District’s water tank.

The foregoing resolution was duly passed and adopted by the Board of Directors of the Elk Creek Community Services District at a regular meeting thereof, held on 29th day of October, 2017, by the following vote:

AYES: 2

NAYS: 0

ABSENT: 0

Stan Drummond, Board of Directors President
Elk Creek Community Services District

Application(s) for AT&T Cellular Tower and Lead Agency Designation

In regards to the proposed AT&T cellular tower project identified by AT&T as CVL03015 Elk Creek proposed to be located at County Road 308, Elk Creek, CA 95939 at APN 022-020-038 in the County of Glenn.

During the 10-23-2017, 2017; Board Meeting of the Elk Creek Community Services District (owners of the above-described real property) it was voted and approved that AT&T (or contractor Shore 2 Shore Wireless Inc.) may apply for any necessary permits in regards to the proposed Cellular Tower.

Furthermore, it was also decided during said Elk Creek Community Services District Board Meeting that the Glenn County Planning & Public Works Agency, is to be the lead agency for processing the AT&T telecommunications project.

Elk Creek Community Services District Chairperson

STANLEY DRUMMOND
Printed Name

Signature

12/01/2017
Date
Letter of Authorization

Permission for Filing of Zoning/Building Permit Applications

To: Glenn County

Re: AT&T # CVL03015 / County Road 308, Elk Creek, CA 95939

I/We, the owner(s) of the above described real property, authorize Shore 2 Shore Wireless to act as an agent on my/our behalf for the purpose of performing all and every act that is required, necessary or appropriate to prepare, sign, submit, file and present on my/our behalf building, permitting, zoning and/or land use applications to obtain land use changes, special exceptions, zoning variances, zoning permits, conditional use permits, special use permits, administrative permits, construction permits, operation permits, building permits, and other approvals or permits related to AT&T modifications at the above described real property.

The undersigned hereby certifies to being the fee owner(s) of the real property described above and that to the best of my/our knowledge the information contained within this authorization is true and correct.

[Signature]

STAN E. DRUMMOND

(Print name)

10/29/2017

(Date)
To:
SHORE 2 SHORE WIRELESS, INC
ATTN: HEATHER WESTABY

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

ESCROW NO: 133650

Property Address:
COUNTY ROAD 308
ELK CREEK, CA, 95939

Title No:
133649

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

The form of Policy of title insurance contemplated by the report is:

ALTA STANDARD OWNER'S POLICY
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: APRIL 24, 2017 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

ELK CREEK COMMUNITY SERVICES DISTRICT A GOVERNMENTAL AGENCY
At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

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. 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.
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:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA BEING A PORTION OF SECTION 9 AND SECTION 16, TOWNSHIP 20 NORTH, RANGE 6 WEST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 1/2" ALUMINUM CAP STAMPED L.S. 4342, MARKING THE NORTHWEST CORNER OF SAID SECTION 16, AS SAID CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY AS FILED IN BOOK 10 OF MAPS AND SURVEYS, AT PAGE 66, RECORDS OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING, NORTH 21°00'00" EAST 441.07 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE NORTH 90°00'00" EAST 584.74 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE SOUTH 05°30'00" WEST 102.00 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE SOUTH 12°50'00" WEST 515.00 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET), LOCATED IN THE CENTERLINE OF THE TRAVELED WAY OF AN EXISTING PUBLIC ROAD NOW KNOWN AS COUNTY ROAD 308; THENCE IN AND COINCIDENT WITH THE SAID CENTERLINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

(1) NORTH 83°35'00" WEST 192.00 FEET, (2) NORTH 77°45'00" WEST 354.88 FEET, AND (3) ALONG THE ARC OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°36'27", HAVING A CHORD THAT BEARS NORTH 79°33'14" WEST, 81.84 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE NORTH 00°24'07" WEST 80.30 FEET TO THE POINT OF BEGINNING.

APN: 022-020-038-000
EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   (a) building;
   (b) zoning;
   (c) land use;
   (d) improvements on the Land;
   (e) land division; and
   (f) environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8. a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risk:
   (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   (c) that result in no loss to You; or
   (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8. e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   (b) in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21
Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<table>
<thead>
<tr>
<th>Covered Risk</th>
<th>Deductible Amount</th>
<th>Limit of Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Risk 16:</td>
<td>1% of Policy</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Risk 18:</td>
<td>1% of Policy</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Risk 19:</td>
<td>1% of Policy</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Risk 21:</td>
<td>1% of Policy</td>
<td>$5,000.00</td>
</tr>
</tbody>
</table>

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning
   ordinances and also laws and regulations concerning:
   (a) and use
   (b) improvements on the land
   (c) and division
   (d) environmental protection
   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
   This exclusion does not limit the zoning coverage described in items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
   (a) a notice of exercising the right appears in the public records on the Policy Date
   (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
   (a) that are created, allowed, or agreed to by you
   (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
   (c) that result in no loss to you
   (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in item 8 of Covered Title Risk

4. Failure to pay value for your title.

5. Lack of a right:
   (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A
   (b) in streets, alleys, or waterways that touch your land
   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.
2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land;
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14);
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage,
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown in existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Exceptions, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or titles to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land;
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys’ fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Estates, liens, or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPONDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys’ fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land;
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has knowledge that the vesting shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 1(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990
SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as liens on the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be ascertained by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claim; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon unfair or any consumer credit protection or truth in lending law.

6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.
PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have the right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:
- Information we receive from you on applications, forms, and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American’s Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

Business Relationships
First American Financial Corporation’s site and it’s affiliates’ sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies
Some of First American’s Web site may make use of “cookie” technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can store to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values
Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use, and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.
Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.
The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and its 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.
TIMIOS TITLE
A CALIFORNIA CORPORATION
250 West Sycamore Street
Willows, CA 95988
530-934-3338 phone/530-934-5206 fax
dfaltesek@timiosinc.com

Support Documents for:

OUR ORDER NUMBER: 133649

Attached is the document you (or someone on your behalf) requested. As required by Section 12956(b) of the Government Code, please take note of the following:

If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code Section 12955(p)), or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

If this cover page is a copy which has been sent by facsimile, e-mail or other form of electronic transmission, please note that in the original of this page the above notice is printed in 14-point boldface type.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restriction violate 42 USC Section 3604 (c).

Support Document Cover (06104)
GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LOUISIANA-PACIFIC CORPORATION, a Delaware corporation

hereby GRANT(S) to

ELK CREEK COMMUNITY SERVICES DISTRICT, a governmental agency

the real property in the City of Glenn

COUNTY of , State of California, described as

FOR DESCRIPTION SEE "EXHIBIT A" ATTACHED

Dated 2/24/95

STATE OF CALIFORNIA
COUNTY OF Butte

On 2/24/95 before me,

, Notary Public

officially appointed

Acknowledged to me, (if more than one) by

LOUISIANA-PACIFIC CORPORATION

By

Mail Tax Statements as directed above 95-1260

GLENCO COUNTY RECORDER

GRANT DEED

95-1260
EXHIBIT A

WATER TANK SITE
LAND DESCRIPTION
FOR
ELK CREEK COMMUNITY SERVICE DISTRICT

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 9 AND SECTION 16, TOWNSHIP 20 NORTH, RANGE 6 WEST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 1/2" ALUMINUM CAP STAMPED L.S. 4342, MARKING THE NORTHWEST CORNER OF SAID SECTION 16, AS SAID CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY AS FILED IN BOOK 10 OF MAPS AND SURVEYS, AT PAGE 66, RECORDS OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING, NORTH 21°00'00" EAST 441.07 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE NORTH 90°00'00" EAST 584.74 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE SOUTH 05°30'00" WEST 102.00 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE SOUTH 12°50'00" WEST 515.00 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET), LOCATED IN THE CENTERLINE OF THE TRAVELED WAY OF AN EXISTING PUBLIC ROAD NOW KNOWN AS COUNTY ROAD 30B; THENCE IN AND COINCIDENT WITH THE SAID CENTERLINE THE FOLLOWING THREE (3) COURSES AND DISTANCES,

(1) NORTH 83°35'00" WEST 192.00 FEET, (2) NORTH 77°45'00" WEST 354.88 FEET, AND (3) ALONG THE ARC OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°56'27", HAVING A CHORD THAT BEARS NORTH 79°33'14" WEST, 81.84 FEET TO A 3/4" IRON PIPE TAGGED L.S. 4154 (SET); THENCE NORTH 00°24'07" WEST 60.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES MORE OR LESS.

SEE SURVEY PLAT ATTACHED HERETO AND BEING A PART OF THIS DESCRIPTION.

PREPARED BY:

TERRY L. CASTLE, L.S. 4154

DATED: 7-28-74

95-1260
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property for the District's water plant site conveyed by the deed dated February 29, 1995 from Louisiana-Pacific Corporation to Elk Creek Community Services District, a governmental agency is hereby accepted by the undersigned officer on behalf of the Board of Directors of the Elk Creek Community Services District pursuant to authority conferred by resolution of the Board of Directors of the Elk Creek Community Services District adopted on February 13, 1995, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: February 13, 1995

By: Kenneth H. Evans
President
Elk Creek Community Services District

Emma Powell, Secretary
COMMANDEER INDUSTRIES, INC., a California Corporation,

hereby GRANTS to the COUNTY OF GLENN, a political subdivision of the State of California, an easement for road purposes over a portion of Sections 8, 9, 16 and 17, Township 20 North, Range 6 West, M. D. B. & M., situate in the County of Glenn, State of California, more particularly described as follows:

The right of way hereby granted is for the construction, reconstruction, maintenance and full, free and quiet use and enjoyment of a road traversing the above described premises according to the following described centerline:

BEGINNING at a point on the centerline of the existing County Road 300, which point lies distant South 37° 02' 12" West, 3,616.92 feet more or less from the center of Section 9, Township 20 North, Range 6 West, M. D. B. & M.; thence North 78° 13' 06" West 495.02 feet to the beginning of a 600.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 18° 27' 50" a distance of 193.35 feet to the end of said curve; thence South 03° 19' 02" West, 711.63 feet to a point on the centerline of said existing County Road 300 and the terminus of this easement description, containing 2.57 acres more or less.

EXCEPTING THEREFROM all that portion lying within the existing County Road and containing 1.19 acre more or less.

The intent of this easement deed is to convey a right of way for a road as it shall be constructed and found to cross the property of the Grantor as would be disclosed by a proper survey of Grantor’s property and to exclude any portion of said road not actually located within Grantor’s property.

The width of said right of way and easement shall be 60.00 feet, 49.00 feet on each side of centerline, or more if necessary to extend a minimum distance of 10.00 feet beyond the top of cut slopes or the toe of fill slopes. The boundary lines of said right of way and easement shall be prolonged or shortened to begin on and end on, and conform to the property lines.

EXCEPTING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever
name known that may be within or under the
cParcel or parcels of land hereinbefore described
together with the perpetual right of drilling,
mining, exploring and operating therefor and
removing the same from said land or any other
land, including the right to whipstock or
directionally drill and mine from lands other
than those hereinbefore described, oil or gas
wells, tunnels and shafts into, through, or
across the subsurface of lands hereinbefore
described and to bottom such whipstocked or
directionally drilled wells, tunnels, and shafts
under and beneath or beyond the exterior limits
thereof, and to re-drill, re-tunnel, equip,
maintain, repair, deepen and operate any such
wells or mines, without however, the right to
drill, mine, explore, and operate through the
surface or the upper 100 feet of the subsurface
of the land hereinbefore described or otherwise
in such a manner as to endanger the safety of
any highway that may be constructed on such
lands.

The Grant herein made is upon the express condition
that said right of way herein granted shall revert to the
GRANTOR, its successors and assigns, if and when the same
ceases to be used by the said COUNTY OF GLENN or by the general
public for highway purposes.

DATED: This 31st day of January, 1972.

COMMANDER INDUSTRIES, INC., A
California Corporation

BY: [Signature]
Sr. Vice President

Page Two.
STATE OF CALIFORNIA,
County of Tehama

On this 31st day of January, in the year one thousand nine hundred and Seventy-Two,
before me, Carol E. Waltz, a Notary Public,
State of California, duly commissioned and sworn, personally appeared,
Robert O. Cooney,
known to me to be the Vice President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Tehama, the day and year in this certificate first above written.

Carol E. Waltz
Notary Public, State of California.

My Commission Expires Jan. 6, 1975

Notary Seal

DUM 544 PAGE 61
BOARD OF SUPERVISORS, GLENN COUNTY, CALIFORNIA

RESOLUTION NO. 72-6

* * *

RESOLUTION OF ACCEPTANCE

* * *

GOOD CAUSE APPEARING THEREFOR,

IT IS RESOLVED that the interest in real property conveyed by GRANT OF EASEMENT dated January 31, 1972, from COMMANDER INDUSTRIES, INC., a California Corporation, to the COUNTY OF GLENN is hereby ACCEPTED by ORDER of the Board of Supervisors of the County of Glenn, State of California, on the 8th day of February, 1972, and the GRANTEE consents to recordation thereof by its duly authorized officer.

PASSED AND ADOPTED this 8th day of February, 1972,

by the following vote:

AYES: REIMERS, FOLZIN, PIACK, HOLVIX & COLBERT

NOES: NONE

ABSENT: NONE

COUNTY OF GLENN

BY: Ralph P. Colbert
CHAIRMAN, Board of Supervisors, Glenn County, California

ATTEST:

Milton E. Walker
COUNTY CLERK and ex officio Clerk,
Board of Supervisors, Glenn County, California.

THE FOREGOING INSTRUMENT IS A CORRECT COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE

Milton E. Walker
COUNTY CLERK AND EX-OFFICIO CLERK OF THE
BOARD OF SUPERVISORS IN AND FOR THE COUNTY
OF GLENN, STATE OF CALIFORNIA.

[Signature]
DEPUTY
A RECORD OF SURVEY

IN CERTAIN LINES IN SECTION 9, T-18, R-17, W.2., C. & G., IN THE RURAL INSTRUMENTATION DISTRICT OF OAK COUNTY, CALIFORNIA, FOR:

LOUISIANA PACIFIC CORPORATION
JANUARY 1968
669 D.A. 135

THOMAS M. WILPFER
LAND SURVEYOR
RED WILPFER, CALIF.
JUNE 1ST OF 1968
SURVEYOR'S STATEMENT
This map correctly represents a survey made by me on
March 15, 1955 in accordance with the requirements of
the Land Surveyors Act at the request of
Elk Creek Community Service District

COUNTY SURVEYOR'S STATEMENT
This map has been examined in accordance with
section 122 of the Land Surveyors Act
this day of May

RECORER'S STATEMENT
Filed this 22nd day of May, 1955, at 9:31 a.m.
in book B of maps and surveys at page 123
at the request of Terry L. Castle

RECORD OF SURVEY NO. 99-19
Showing a water tank site and a water plant site
Elk Creek Community Service District
May 1955, located in Sections 8, 9, 12 and 17, T4S, R4W, M.O.m,
Glen County, California
Prepared by Terry L. Castle

11 M.S. 75
**SITE NUMBER:** CVL03015  
**SITE NAME:** ELK CREEK  
**APN:** 022-020-038  
**County Rd. 308**  
**ELK CREEK, CA 95939**  
**JURISDICTION:** COUNTY OF GLENN  
**SITE TYPE:** LATTICE / WIC

### Project Description

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Project Information</th>
<th>Project Team</th>
<th>Sheet Index</th>
<th>REV</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Owner:</strong></td>
<td><strong>Applicant/License:</strong></td>
<td><strong>Architect:</strong></td>
<td>T-1</td>
<td>TITLE SHEET</td>
</tr>
<tr>
<td>AT&amp;T</td>
<td></td>
<td></td>
<td></td>
<td>B</td>
</tr>
<tr>
<td><strong>Site Name:</strong> Elk Creek</td>
<td><strong>PO Box 5457, Elk Creek CA 95939</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site Address:</strong> 1234 Elm St, Elk Creek CA 95939</td>
<td><strong>PO Box 5457, Elk Creek CA 95939</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>APN Number:</strong> 022-020-038</td>
<td><strong>PO Box 5457, Elk Creek CA 95939</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>City:</strong> Elk Creek</td>
<td><strong>PO Box 5457, Elk Creek CA 95939</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Contact:</strong> John Doe</td>
<td><strong>PO Box 5457, Elk Creek CA 95939</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Code Compliance

**Vicinity Map**

**Directions from AT&T**

**Special Inspections**

<table>
<thead>
<tr>
<th>Code</th>
<th>Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### General Contract Notes

**DO NOT SCALE DRAWINGS**

These drawings are submitted for your information and approval. **DO NOT SCALE** these drawings. They are intended to provide a general understanding of the project and should not be relied upon for precise measurements or specifications. **All changes and modifications must be made in accordance with the approved plans and specifications provided by AT&T.**

---

**Contact:** 800-227-2600

**Digalert:** 800-227-2600

**Prepared For:** Borges

**Prepared By:** Borges

**Prepared Date:** 11/03/17

**Submitted:** 100% 2D Submittal
Dear Ms. Ward,

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 in the project area. However, one site of this type has been recorded in the 1-mile project vicinity consisting of a lithic scatter, projectile points, millingstones, groundstone fragments, fire-cracked rock, beads, and possible burials. The project is located in a region utilized by Nomlaki 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 in the project area. However, three sites of this type have been recorded in the 1-mile project vicinity consisting of the Elk Creek Forest Fire Station, the Stony Gorge Dam, a lookout foundation, concrete pads, historic refuse deposit, privy, retaining wall, septic tank, and rock formation. Unrecorded historic cultural resources may be located in the project area.
The USGS Elk Creek (1957) 15' quad map indicates that a road is located in the project area, while the town of Elk Creek, Elk Creek, Bidwell Point, Stony Creek, Stony Gorge Reservoir, Briscoe Creek, a dam, sawmill, cemetery, fire control station, reservoirs, streams, roads, and structures are located within the general project vicinity.

The town of Elk Creek was founded in the late 1860s as a center for trade. It was a stopping place for stages coming from as far as Colusa and Newville. Before it was established, John Bidwell camped at what is now Bidwell Point on July 4, 1844 during an exploratory trip. A copy of the GLO plat map (1875) depicting the historic Road from Leesville to Elk Creek and West’s Pasture in the project area is enclosed.

Nearby Bidwell Point is listed as a Point of Interest and is on the California Inventory of Historic Resources (1976). A copy of the Historic Property Directory is enclosed listing Bidwell Point as having status 7I. (‘State Historical Landmarks 1-769 and Points of Historic Interest designated prior to January 1998 – Needs to be reevaluated using current standards’); the Stony Gorge Dam is listed as having status 282 (‘Individual property determined eligible for the National Register of Historic Places by a consensus through the Section 106 process. Listed in the California Register.’); and the Stony Gorge Reservoir Water Tanks which are located within the current project area are listed as having status 6Y (‘Determined ineligible for the National Register of Historic Places by consensus through the Section 106 process – Not evaluated for the California Register or Local Listing.’).

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


**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. Nomlaki 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, transportation, and trade 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 December 21, 2017 (Check # 1453). Thank you for your dedication preserving Glenn County’s and California's irreplaceable cultural heritages, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

Adrienne Springsteen
Research Associate
GLO Plat Map (1875)
T20N, R6W, Sections 8, 9, 16 & 17 MDBM
<table>
<thead>
<tr>
<th>Property Number</th>
<th>Street Address</th>
<th>City Name</th>
<th>Property Name</th>
<th>Owner</th>
<th>Year-C</th>
<th>GPK-Prog</th>
<th>FHWA Proj. Rev.</th>
<th>HIST. Surv.</th>
</tr>
</thead>
<tbody>
<tr>
<td>155439</td>
<td>RD 2</td>
<td>BUTTE CITY</td>
<td>CAMPBELL SLough BRIDGE</td>
<td>S</td>
<td>1948</td>
<td>PROJ. REV.</td>
<td>FHWA020710A</td>
<td>6Y</td>
</tr>
<tr>
<td>094352</td>
<td>SR 162</td>
<td>BUTTE CITY</td>
<td>VICTORVILLE POINT</td>
<td>U</td>
<td>1936</td>
<td>HIST. SURV.</td>
<td>5920-0001-0000</td>
<td>7R</td>
</tr>
<tr>
<td>095728</td>
<td>GRINDSTONE CREEK</td>
<td>GRINDSTONE CREEK</td>
<td>ELK CREEK</td>
<td>U</td>
<td>1936</td>
<td>HIST. RES.</td>
<td>SPHI-GLE-008</td>
<td>7L</td>
</tr>
<tr>
<td>097719</td>
<td>SR 162</td>
<td>ELK CREEK</td>
<td>SALT SPRING VALLEY SALT BED</td>
<td>S</td>
<td>1926</td>
<td>HIST. RES.</td>
<td>SPHI-GLE-002</td>
<td>2S</td>
</tr>
<tr>
<td>152901</td>
<td>SR 162</td>
<td>STONY GORGE DAM</td>
<td>ELK CREEK</td>
<td>F</td>
<td>1926</td>
<td>PROJ. REV.</td>
<td>BUR650722A</td>
<td>6Y</td>
</tr>
<tr>
<td>176291</td>
<td>SR 162</td>
<td>STONY GORGE RESERVOIR WATER TANKS</td>
<td>ELK CREEK</td>
<td>S</td>
<td>1926</td>
<td>PROJ. REV.</td>
<td>BUR650722A</td>
<td>6Y</td>
</tr>
<tr>
<td>094945</td>
<td>SR 162</td>
<td>BRIDGE #11-87</td>
<td>ELK CREEK</td>
<td>S</td>
<td>1926</td>
<td>HIST. RES.</td>
<td>DOE-11-05-0001-0000</td>
<td>25S</td>
</tr>
<tr>
<td>094946</td>
<td>SR 162</td>
<td>BRIDGE #11-97</td>
<td>ELK CREEK</td>
<td>S</td>
<td>1926</td>
<td>HIST. RES.</td>
<td>DOE-11-05-0001-0000</td>
<td>25S</td>
</tr>
<tr>
<td>094947</td>
<td>SR 162</td>
<td>BRIDGE #11-99</td>
<td>ELK CREEK</td>
<td>S</td>
<td>1926</td>
<td>HIST. RES.</td>
<td>DOE-11-05-0001-0000</td>
<td>25S</td>
</tr>
<tr>
<td>135583</td>
<td>3861 SR 49</td>
<td>BUTTE CITY</td>
<td>SACRAMENTO CUTLER RD 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>091820</td>
<td>STONY CREEK</td>
<td>BUTTE CITY</td>
<td>INDIAN DANCEHOUSE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>107936</td>
<td>SR 45</td>
<td>GLENN</td>
<td>FOID SIDES LANDING PUMPHOUSE (PA-209)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>109741</td>
<td>SR 45</td>
<td>GLENN</td>
<td>FOID SIDES LANDING PUMPHOUSE (PA-209)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>127903</td>
<td>7836 CR 19</td>
<td>RAYLISE CARNegie LIBRARY</td>
<td>GLENN</td>
<td>C</td>
<td>1917</td>
<td>NAT. REG.</td>
<td>11-0001</td>
<td>3S</td>
</tr>
<tr>
<td>071607</td>
<td>3RD ST</td>
<td>HAMILTON CITY</td>
<td>SHOTOVER INN</td>
<td>P</td>
<td>1906</td>
<td>HIST. RES.</td>
<td>SPHI-GLE-017</td>
<td>7L</td>
</tr>
<tr>
<td>167457</td>
<td>1340 ESPERANTIA AVE</td>
<td>SACRAMENTO RIVER</td>
<td>MONROEVILLE</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>090723</td>
<td>SACRAMENTO RIVER</td>
<td>HAMILTON CITY</td>
<td>FIRST GLENN COUNTY FRAME HOUSE</td>
<td>U</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>090733</td>
<td>SACRAMENTO RIVER</td>
<td>HAMILTON CITY</td>
<td>FIRST GLENN COUNTY FRAME HOUSE</td>
<td>U</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>094963</td>
<td>SR 12</td>
<td>HAMILTON CITY</td>
<td>BRIDGE #11-28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>182123</td>
<td>252 W 3RD ST</td>
<td>HAMILTON CITY</td>
<td>FIRST WATER NOTICE POSTED BY WILL</td>
<td>U</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>089493</td>
<td>CUTLER AVE</td>
<td>HAMILTON CITY</td>
<td>SWIFT'S POINT</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>090727</td>
<td>SACRAMENTO RIVER</td>
<td>HAMILTON CITY</td>
<td>JACINTO</td>
<td>U</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>090730</td>
<td>SACRAMENTO RIVER</td>
<td>HAMILTON CITY</td>
<td>ST. JOHN</td>
<td>U</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>090721</td>
<td>SR 88</td>
<td>HAMILTON CITY</td>
<td>LAMBERT CABIN</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>164146</td>
<td></td>
<td>HAMILTON CITY</td>
<td>MEYERS CABIN</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>164147</td>
<td></td>
<td>HAMILTON CITY</td>
<td>MEYERS CABIN</td>
<td>F</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>095869</td>
<td></td>
<td>HAMILTON CITY</td>
<td>KELLER PLACE CABIN</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>101241</td>
<td></td>
<td>HAMILTON CITY</td>
<td>BUTTER CABIN</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>123305</td>
<td></td>
<td>MEN NF</td>
<td>CABIN #51 / LAKE PILLSBURY RECREAT</td>
<td>F</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>163240</td>
<td>520 3RD ST</td>
<td>ORLAND</td>
<td>ORLAND</td>
<td>P</td>
<td>1922</td>
<td>PROJ. REV.</td>
<td>US85060724A</td>
<td>6Y</td>
</tr>
<tr>
<td>005148</td>
<td>912 3RD ST</td>
<td>ORLAND</td>
<td>ORLAND</td>
<td>M</td>
<td>1922</td>
<td>PROJ. REV.</td>
<td>US85060724A</td>
<td>6Y</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
February 8, 2018

Shore 2 Shore Wireless Inc.
(On behalf of AT&T Mobility, LLC)

RE: Cultural Resources Investigation
Proposed AT&T New Site Build 150-foot tall Monopole Tower & Compound
AT&T Site Number: CVL03015
AT&T Site Name: Elk Creek
AT&T FA: 13787662
(APN: 022-020-038) County Road 308, Elk Creek, Glen County, CA 95939

GE²G Project # 310925

Geist Engineering and Environmental Group, Inc. (GE²G), appreciates the opportunity have assisted Shore 2 Shore Wireless Inc. by having a cultural assessment review completed for the proposed above listed proposed AT&T Mobility, LLC undertaking.

Executive Summary:
Per the completed Cultural Research and Evaluation the findings are No Historic Properties within the Direct or Indirect Area of Potential Effects. Results of the in-field cultural resources investigation indicate a low cultural sensitivity in the project area.

If you have any inquiries or would like any additional information, please contact me at (510) 238-8851, or sgeist@geistenvironmental.com.

Sincerely,

Stephen Geist, President,
Geist Engineering and Environmental Group, Inc.

Attached: Cultural Evaluation as completed by ART dated February 7, 2018
February 7, 2018

Mr. Steve Geist
GEIST ENGINEERING AND ENVIRONMENTAL GROUP, INC.
4200 Park Boulevard #149
Oakland, California 94602

Re: Cultural Resources Investigation for AT&T CVL03015 “Elk Creek” APN: 022-020-038 County Rd. 308, Elk Creek, Glenn County, California 95939

Dear Mr. Geist:

At your request, Archaeological Resources Technology (ART) carried out an archival review and site visit to identify cultural resources and make recommendations regarding the installation of antennae and other cellular equipment. This investigation was made in accordance with the current Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (NPA) and the following: 36 CFR 800 et. Seq. ("Protection of Historical and Cultural Properties"); Sections 106 and 110 a(2) of the National Historic Protection Act (NHPA) as amended (16 USC 470h-2) and its implementing regulations 36 CFR Parts 60 and 63; Executive Order 11593, Protection and Enhancement of the Cultural Environment; and Section 110(b)(4) of the National Environmental Policy Act (NEPA) of 1969, as amended.

As depicted in the Project Location Map (attached), the project is located on raw land at County Rd. 308, Elk Creek, Glenn County, California 95939. The Assessor’s Parcel Number is 022-020-038. According to engineering drawings dated 11/3/2017, ground elevation is about 885½ feet above mean sea level. Map coordinates are Latitude 39° 35’ 46.58”/Longitude -122°, 32’ 50.41” on the Elk Creek USGS Topographic Quadrangle Map. The project is located in a region utilized traditionally by the Nomlaki populations. It is also in the vicinity of the Grindstone Indian Rancheria of Wintun-Wailaki Indians, a federally recognized tribe and rancheria. Traditionally, tribal members spoke the Wailaki language or the Wintun, a Wintuan language of the Penutian language family. The tribe's reservation is the Grindstone Rancheria, located in Glenn County,
California. The community of Elk Creek lies about 5 miles south of the reservation. Additional information on these groups can be found in Handbook of North American Indians, Vol. 8: California (Heizer 1978), A Native American Encyclopedia: History, Culture, and Peoples (Pritzker 2000) and Flutes of Fire: Essays on California Indian Languages (Hinton 1994).

Project Description and Designation of Areas of Potential Effect

AT&T proposes to install a new 150-feet tall lattice tower and associated equipment within a new 35- by 40-feet lease area. The lease area will be enclosed with a 6-feet tall chain link fence. About 900 feet of 3-feet wide utility easements will extend to an existing utility pole on County Road 308, the proposed AT&T power and telco point of connection.

The direct Area of Potential Effects (APE) is comprised of the lease area for the new tower and the equipment cabinets, plus all ground disturbance for vehicle access and utility connections. Vehicle access is comprised of an existing dirt road leading to existing water tanks. Since the project is under 200 feet in height, ART used a ½-mile radius from the proposed project area define the indirect APE (per stipulations of the current NPA).

Records Search Results

On 6 February 2018, a records search (File No. D18-9) was conducted by Adrienne Springsteen of the Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS). Results of the search were negative; the project area did not appear to have been surveyed previously. Two archaeological sites (Nos. P-11-000216 and -647) lie about ½-mile from the project area, safely beyond the Direct APE. The former is comprised of the Elk Creek Cemetery, and the latter is the Elk Creek Forest Fire Station. The c1957 15’ Elk Creek quad shows Elk Creek, Bidwell Point, Stony Creek, Stony Gorge Reservoir, Briscol Creek, a dam, sawmill, cemetery fire control station, reservoirs, and natural features in the general project vicinity (Springsteen 2018). Within ½-mile of the project area, there are no properties listed on the National Register of Historic Places.

Field Survey Results

On 2 February 2018, ART visited the project area and performed a survey with photographic reconnaissance. The project is located on a knoll with two water tanks and a dirt access road. The area appears to have been used for agriculture (primarily livestock grazing) continually for over 100 years. Population density is low. The small town of Elk Creek lies just over ½-mile to the northeast of the project area. The steep location plus ground leveling for construction of the water tanks has reduced the possibility of locating intact archaeological resources in the proposed lease area to nil.
Results of ART’s survey were negative. The lease area and much of the proposed (and existing) vehicle access were inspected. Ground visibility was poor, or only about 15 percent. Ground cover was dominated by dry grasses and forbs. Few trees grow in the project vicinity. Surface soil was comprised of moist, medium orange-brown clayey loam with a large amount of gravel and pebbles. Four pieces of corrugated metal were found outside the existing chain link fence that encloses the water tanks. They were presumably from previous water storage use (see Photographic Reconnaissance, attached). Proposed utility lines run up a steep slope from County Road 308. No prehistoric or significant historic materials were in view on the ground surface.

Findings and Recommendations

Results of ART’s cultural resources investigation that encompassed the project area and vicinity were negative. There are no known prehistoric or NR-eligible historic resources within or within ½-mile of the project area. Although unlikely, in the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) are discovered at any time during project construction, all work must stop until a qualified archaeologist views the find to make a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed. If human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains (Public Resources Code section 5097.98).

Thank you very much for allowing ART to assist you with this project. If you have any questions or concerns regarding the content of this letter, please do not hesitate to contact me.

Very truly yours,

Carolyn Losée RPA
Owner/Principal

Attachments: References, Project Location Map, Photographic Reconnaissance, NEIC Report List
References

California, State of
1976 *California Inventory of Historic Resources*. Department of Parks & Recreation, Office of Historic Preservation, Sacramento.
1990 Office of Historic Preservation Computer Listing of historic resources.
2012 *Archaeological Determinations of Eligibility*.

Heizer, R.F. (ed.)

Hinton, L.

Pritzker, B. M

Springsteen, A. (Northeast Information Center)
2018 Records Search No. D18-9 Re. CVL03016 “Elk Creek.” Northeast Information Center, Chico, CA.

United States Geologic Survey
1996 *Elk Creek 7.5' Topographic Quadrangle*. Washington, D.C.
1. View south of proposed tower area.
2. View north of proposed tower area.
3. View west of proposed tower area.
4. View northeast of proposed tower area.
5. View north of proposed access route to tower.
6. Detail, proposed access route to tower (view north).
7. View northeast tower project with utility POC in foreground.

8. View south of existing and proposed and access route.

9. View of corrugated metal piece adjacent to project area.

10. View of rodent hole backdirt in project area.

11. View northwest of project vicinity with access road in foreground.

12. View north from project vicinity.
Cultural Resources Investigation for AT&T CVL03015 "Elk Creek"

APN: 022-020-038 County Rd. 308, Elk Creek, Glenn County, California 95939
December 19, 2017

Project: Conditional Use Permit 2017-004, AT&T Wireless, Elk Creek AT&T Tower
Applicant: Sara King as agent of AT&T Wireless
Planner: Hether Ward

Ms. Ward,

The Glenn County Air Pollution Control District has the following comments regarding Conditional Use Permit 2017-004, AT&T Wireless, Elk Creek AT&T Tower:

1. Construction and fugitive related Particulate Matter (Dust) must be mitigated. During construction all unpaved roads must be watered (or treated with a soil stabilizer) to the point that Particulate Matter emissions are prevented from leaving the property boundary. All disturbed surfaces must have the soil stabilized to the point that fugitive dust emissions are prevented from leaving the property boundary. All vehicle traffic on unpaved roads must be limited to 15mph. Any grading or demolition activities must be suspended when winds are sustained above 15 mph.

2. The facility will be required to apply for an Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) if the facility utilizes equipment subject to State and District Regulations, such as the proposed emergency stand-by generator.

The District looks forward to working with the county, local community, and the facility to address any issues that may arise. Please let me know if you or anyone else has any questions or comments.

Regards,

Ian Ledbetter
Environmental Program Manager
Conditions of Approval

Conditional Use Permit No. 2017-004

Elk Creek AT&T Tower

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 Planning and 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 “308”.

That the driveway shall be constructed in accordance with Glenn County Standard S-19 for a Private Driveway Entrance.

Michael R. Biggs
Engineering Technician III
Central Valley Regional Water Quality Control Board

22 December 2017

Hether Ward, Assistant Planner
Glenn County Planning & Public Works Agency
P.O. Box 1070
Willows, CA 95988

COMMENTS ON CONDITIONAL USE PERMIT 2017-004, ELK CREEK AT&T TOWER,
ASSESSOR’S PARCEL NUMBER 022-020-038, ELK CREEK, 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 18 December 2017, we received your request for comments on the Conditional Use Permit 2017-004, Elk Creek AT&T Tower.

The applicant is proposing to install a telecommunications facility that will include a 150-foot lattice tower, an 8’ x 8’ equipment shelter, and a backup generator within the proposed AT&T lease area.

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

Clean Water Act (CWA) Section 401, Water Quality Certification
The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at:

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

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Non-Jurisdictional General Waste Discharge Requirement (WDR) may be met using the same application form, found at:


General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)
Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Conditional Use Permit 2017-004, Elk Creek AT&T Tower 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:


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

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

SAZ: ck

cc w/o enclosures: Mrs. Nancy Haley, U.S. Army Corps of Engineers, Sacramento Department of Fish and Wildlife, Region 2, Rancho Cordova
Date: December 21, 2017

To: Hether Ward, Assistant Planner
Glenn County Planning & Public Works Agency
(Via Email)

From: Kevin Backus, REHS
Director, Glenn County Environmental Health Department

Re: Conditional Use Permit 2017-004, Elk Creek AT&T Tower, APN 022-020-038

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The proposed facility is not approved for any sewage or gray water discharge.

2. Trash, garbage and refuse shall be removed from the site weekly and disposed of at an appropriate facility (ex. Glenn County Landfill).

Please contact Environmental Health at 530-934-6102 with any questions on this matter.
**SITE NUMBER:** CVL03015  
**SITE NAME:** ELK CREEK  
**APN:** 022-039-038 County Rd, 108  
**ELK CREEK, CA 95939**  
**JURISDICTION:** COUNTY OF GLENN  
**SITE TYPE:** LATTICE / WIC

### PROPERTY INFORMATION
- **Street Name:** Elk Creek
- **Site Number:** CVL03015
- **Site Name:** Elk Creek
- **Apn:** 022-039-038
- **County:** Butte
- **City:** Elk Creek
- **State:** CA
- **Zip:** 95939

### PROJECT INFORMATION
- **Owner:** AT&T
- **Contact:** 15330
- **Address:** 501 W. Burnside St.
- **City:** Portland
- **State:** OR
- **Zip:** 97209

### PROJECT TEAM
- **Applicant:** AT&T Wireless
- **Architect:** AT&T Wireless

### CODE COMPLIANCE

### VICINITY MAP

### DIRECTIONS FROM AT&T

### SPECIAL INSPECTIONS

### APPROVALS

### GENERAL CONTRACTOR NOTES

---

**NOTE:** DRAWINGS ARE INTENDED FOR INTERNAL AT&T USE ONLY AND ARE NOT FOR GENERAL DISTRIBUTION OR DISCLOSURE TO THE PUBLIC. DRAWINGS SHOULD NOT BE USED OR DISTRIBUTED OUTSIDE THE COMPANY, ITS SUBSIDIARIES, AND AFFILIATES. DRAWINGS AND RELATED INFORMATION ARE THE PROPERTY OF AT&T. REPRODUCTION OR USE WITHOUT EXPRESS WRITTEN PERMISSION FROM AT&T IS PROHIBITED.