

GLENN COUNTY

Planning & Public Works Agency

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



PLANNING COMMISSION

STAFF REPORT

MEETING DATE: December 20, 2017

TO: Glenn County Planning Commission
FROM: Andy Popper, Associate Planner

SUBJECT: General Plan Amendment 2016-002
Zone Change 2016-002
Tentative Parcel Map 2016-002

APPLICANTS/
LANDOWNERS: Robert and Sharon Burrows
P.O. Box 7
Willows, CA 95988

SURVEYOR: Gerald W. White
California Engineering Company, Inc. – Landon Division
1070 West Wood Street, Suite D
Willows, CA, 95988

Attachments:

1. Planning Commission Resolution
2. Conditions of Approval
3. Negative Declaration and Initial Study
4. Request for Review and Application Information
5. Agency Comments
6. General Plan/Zone Change Map
7. Tentative Parcel Map

1 PROJECT SUMMARY

Landowners Robert and Sharon Burrows have applied for a General Plan Amendment, Zone Change, and Tentative Parcel Map. The Tentative Parcel Map proposes to divide one existing 18.35± acre parcel, described as Assessor's Parcel Number 020-340-011, into the following:

Parcel One: 62,464 sq. ft. (1.43± gross acres, 1.29± net acres)

Parcel Two: 62,464 sq. ft. (1.43± gross acres, 1.29± net acres)

Owner's Remaining Lands: 15.77± gross acres, 15.49± net acres

The General Plan Amendment proposes to change the land use designation from "Rural Residential" to "Suburban Residential" and the Zone Change proposes to change the zone from "RE-5" (Rural Residential Estate Zone, 4.25-acre minimum parcel size) to "RE-NW" (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size) over the portion of the property proposed as Parcel One and Parcel Two. The existing General Plan Land Use Designation and Zoning would remain for the portion of the property proposed as the Remainder parcel. The General Plan Amendment and Zone Change are required in order to create the two proposed 62,464 sq. ft. parcels as they could not be created under the existing RE-5 zoning, which has a minimum parcel size of 4.25 acres.

The project site is located on the west side of County Road J, east of Interstate 5, north of County Road 48, south of County Road 45, north of the City of Willows, in the unincorporated area of Glenn County, California.

The majority of the existing parcel consists of an orchard. The site is surrounded by rural residential and agricultural uses. The project and project setting is described in more detail in the attached Negative Declaration and Initial Study.

1.1 Recommendation

That the Planning Commission recommend, that the Board of Supervisors adopt, the proposed Negative Declaration prepared for the project and approve General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002 with the Findings as presented in the Staff Report.

2 ANALYSIS

The proposed project is consistent with surrounding land uses. The proposed General Plan Amendment and Zone Change will integrate with the adjacent Suburban Residential land use designations and "RE-NW" zoning on the south side of the proposed project site. The project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The project is analyzed in more detail in the attached Negative Declaration and Initial Study.

2.1 Environmental Determination

A copy of the proposed Negative Declaration and Initial Study is attached. The Initial Study is a detailed discussion and analysis of the project and a discussion of the project's potential environmental impacts as required by the California Environmental Quality Act (CEQA). Based on the Initial Study, this project will result in no Potentially Significant Impacts to the environment. The Initial Study concludes that there is no substantial evidence in light of the whole record that the project will have a significant impact on the environment either cumulatively or individually. Therefore, a Negative Declaration has been prepared.

3 BACKGROUND

3.1 General Plan Definitions of Existing and Proposed Land Use Designations

Existing: Rural Residential (General Plan, Volume I, Section 3.0.6)

The subject 18.35± parcel is currently designated as “Rural Residential” in the General Plan.

Definition and Purpose: The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to, single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

Proposed: Suburban Residential (General Plan, Volume I, Section 3.0.7)

Parcel One and Parcel Two of Tentative Parcel Map 2016-002 (2.86 combined acres) are proposed to be designated as “Suburban Residential” in the General Plan.

Definition and Purpose: The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to, single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

As described in the General Plan, the land use designations are similar in characteristics and are considered compatible.

3.2 Summary of Amendment Process (General Plan, Volume I, Section 1.1.4)

The process of amending the General Plan is established in state law. The County may amend each of the seven mandatory elements (land use, circulation, housing, noise, safety, open space and conservation) no more than four times in one calendar year, although some exceptions apply. General Plan Amendments can be initiated by the Planning Commission or Board of Supervisors, or can be applied for by private parties.

The Policy Plan establishes standards for some types of General Plan Amendments that must be considered when approving or denying the request. The types of amendments to which standards apply include the amendment of urban limit lines, conversion of land within urban limit lines, establishing new planned communities, and changing roadway functional classifications. These standards are not applicable to the proposed General Plan Amendment.

3.3 Land Use Classifications (General Plan, Volume I, Section 3.0)

A set of land use classifications were adopted with the General Plan to serve as a guide for designating the general land use distribution. Determining the land use designation for an area is generally based on the following criteria:

- Desire to protect agricultural areas from non-agricultural uses
- Existing uses of land when compatible with the goals and policies of the Plan
- Accessibility/circulation
- Soils classification
- Vegetation
- Existing parcel size, when consistent with goals and policies of the Plan
- Availability of public services and facilities and potential for expansion
- General characteristics of the area, such as slope, flood zone or biological significance
- Desire to remedy previous poor or obsolete land use decisions

4 GENERAL PLAN CONSISTENCY

This proposal to amend the land use designation from “Rural Residential” to “Suburban Residential” and to change the zoning from “RE-5” to “RE-NW” for two adjacent 62,464 sq. ft. portions of the subject property can be considered consistent with the General Plan for Glenn County. The following discussion describes how this project would be consistent with the General Plan. The Vision Statement of the General Plan discusses and defines each of the below criteria in general concepts to form a vision for the County. Below, these criteria are discussed for General Plan consistency in relation to this specific project.

4.1 Growth and Development

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing surrounding uses. The area consists of rural residential uses. The project will integrate with the adjacent Suburban Residential land use designations and “RE-NW” zoning south of the project site. The project site will continue to be used for rural residential uses.

General Plan Natural Resource Policy 15 (NRP-15) states that *it shall be the policy of Glenn County to recognize that, in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities, and plan for and monitor such conversion to assure that it does not hinder or restrict existing agricultural operations.* This proposal is consistent with this policy because rural residential development in this area would preserve and protect agricultural land by allowing this type of development in an area that is not designated for intensive agricultural uses and is not in a land conservation contract. The proposed parcel provides area for hobby farming and coincides with the preservation of agricultural land.

Community Development Policy 20 (CDP-20) states that *it shall be the policy of Glenn County to assure that adequate provision is made in this General Plan for all types of uses and establish coherent land use patterns.* Community Development Policy 40 (CDP-40) states that *it shall be the policy of Glenn County to discourage scattered unplanned urban development.* This proposal is consistent with these policies because it establishes a coherent land use pattern of suburban residential development by directly adjoining to the existing suburban residential parcels to south. The general area provides a buffer zone between agriculture and urban uses. The properties adjacent to the south are designated Suburban Residential and zoned RE-NW. The proposal avoids scattered, unplanned residential development as well as spot zoning.

As defined in the *California Planning Guide: An Introduction to Planning in California*, spot zoning is defined as the zoning of an isolated parcel in a manner, which is inconsistent or incompatible with surrounding zoning or land uses. The project is compatible and consistent with the surrounding land uses and zoning; therefore, it is not considered spot zoning.

4.2 Housing

Community Development Goals of the General Plan are outlined in the Housing Element to accommodate the County for its projected population growth and to provide opportunities for all income groups to have access to housing throughout the County. The proposal will create two new parcels that could be developed with a residence in the future.

Community Development Goal 11 (CDG-11) is the development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Glenn County unincorporated area. Community Development Goal 12 (CDG-12) is the assurance of choice of housing location for all residents of the Glenn County

unincorporated area. This proposal is consistent with CDG-11 and CDG-12 because it will create two parcels that could be developed with a residence.

Community Development Policy 89 (CDP-89) states that *it shall be the policy of Glenn County to support efforts which coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs*. This proposal responds to those local housing needs by creating two parcels that will provide for additional lower density developable areas in an area that is following this growth pattern directly to the south.

Community Development Policy 92 (CDP-92) states that *it shall be the policy of Glenn County to accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County*. As previously discussed, the proposal will provide additional areas for suburban low density development with the creation of two parcels.

4.3 Agricultural Land

The proposed General Plan Amendment does not significantly affect the conservation of agricultural land. As discussed in the Agriculture and Forest Resources of the Initial Study, the project will not have a significant impact on agricultural land. Agriculture will continue to be an allowed use on the project parcels; additionally the remainder parcel will remain in agricultural uses.

The creation of two parcels to be used for rural residential uses will continue to preserve the rural character of the area and provide a transitional area between urban and agricultural uses. The subject parcel is not under a land conservation contract. Rural residential development at this location will offset the conversion of agricultural land for rural residential development elsewhere in the unincorporated area and preserve existing intensive agricultural land uses elsewhere.

Natural Resource Policy 13 (NRP-13) states: *Establish urban limit lines around existing and planned future communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill and concentric growth*. Community Development Policy 6 (CDP-6) states: *Utilize urban limit lines as a method to preserve agricultural land and promote orderly growth in the county*. An urban limit line has been established around the City of Willows. The project site is located within the boundary of the urban limit line. Higher density development will occur within the urban limit line, which will continue to serve to preserve agricultural lands out of the municipal planning areas.

4.4 Adequate Public Services and Facilities

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks. Therefore, this proposal can be considered as consistent with General Plan Community Development Goal-17 (CDG-17), which is the *provision of adequate and cost-effective public services* in this area. Adequate public services

and facilities will be available for this proposed project. The project site will be served by well and on-site sewage disposal system.

4.5 Economic Development

The proposed General Plan Amendment does not involve commercial or industrial development; therefore, it does not create long term employment opportunities related to economic development. The proposed division of the property would result in two new parcels. Housing construction contributes to a temporary economic development because local labor and supplies are often used that will fiscally enhance the economy. Agriculture is expected to remain the primary use of the proposed remainder parcel.

4.6 Circulation

The project site is surrounded by rural residential and agricultural uses. The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be provided by County Road J.

General Plan Community Development Policy-54 (CDP-54) states that it shall be the policy of Glenn County to *support actions at the local level that ensure roadways are adequate to accommodate present and future traffic*. The project site has adequate access from County Road J. The proposed parcels would have frontage along and would have access from County Road J.

General Plan Community Development Policy-57 (CDP-57) states that it shall be the policy of Glenn County to *determine the impact proposed development will have on the local road system and ensure that the established level of service is maintained*. General Plan Community Development Policy-58 (CDP-58) states that it shall be the policy of Glenn County to *require new development to pay its fair share for the improvement of roadways*. Road improvements and/or additions on the property to be divided would be provided and paid for by the applicant/developer. This will ensure that the established level of service for roadways is maintained.

4.7 Open Space/Conservation

The General Plan Amendment does not involve loss of open space or conservation areas. This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation. The project site consists of an orchard in an area utilized by agriculture/residential uses. Future rural residential development at the site generally includes open space/yards and will not affect existing conservation areas because there none in the direct vicinity of the proposal.

4.8 Water

The General Plan Natural Resources Policy-24 (NRP-24), states that *(1) Household/Domestic* is the highest priority when dealing with questions of ground and surface water use. Therefore, the highest priority for ground and surface water use is for household and domestic use. This proposal

would be consistent with that priority because it can provide future rural residential development which is the highest priority for water use. This proposal is consistent with the General Plan.

The General Plan Amendment is consistent with General Plan Community Development Policy. There will be sufficient water capacity for this proposed project. The goals, policies, implementation strategies, and programs discussed in Section 5.1.2 of the General Plan reflect the County's approach to protecting and managing local water resources. Natural Resources Goal 2 (NRG-2) is the protection and management of local water resources. The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would not exceed the existing water supply. Impacts on hydrology and water quality are further discussed within the Initial Study.

5 ZONING CONSISTENCY

The purpose of the Zoning Code is to facilitate and guide growth in accordance with the General Plan. Below is a discussion of the proposal's consistency with the purpose of the Zoning Code.

5.1 Glenn County Code Section 15.010.020 (Purpose of Title 15, Zoning)

- A. *To promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare;*

Although not currently proposed, future development will be required to be consistent with the established rules of the proposed zoning district. The zoning requirements allowed under the proposed zone change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The proposal meets the purpose of the Unified Development Code, as it will be consistent with the established rules of the "RE-NW" Zoning District. The "RE-NW" Zoning District and its uses outlined in the Unified Development Code will be met.

- B. *To implement the County General Plan, and to facilitate and guide growth in accordance with the General Plan;*

The proposed zone change will implement the Glenn County General Plan and facilitate and guide growth in accordance with the General Plan. The proposed zone change will allow for continued rural residential uses, which are compatible with the land use pattern of the area. The proposed zone change is in conformance with the Elements of the General Plan.

- C. *To protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property.*

The proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through

the orderly, planned use of real property. The project is consistent with surrounding uses and zoning. All requirements of the “RE-NW” Zoning District will be met with approval of this proposal.

5.2 Proposed Zoning

The following section discusses the project site’s consistency with the proposed zoning category.

Glenn County Code Chapter 15.360 (Rural Residential Estate Zone – North Willows)

Section 15.360.010: Purpose

This zoning classification is established for the following purposes:

- A. To provide for residential development within a range of densities compatible with a rural character and life-style;*
- B. To allow residential uses in areas where agriculture is clearly a secondary use;*
- C. To use as a buffer zone between agricultural land and urbanized development;*
- C. To provide areas for hobby farms.*

The existing RE zone and the proposed RE-NW zone generally contain similar the same purposes. Changing the project site to RE-NW will be consistent with the surrounding land uses and zoning.

Lot Area (Glenn County Code §15.360.050)

- A. The minimum area of any lot or parcel of land shall be forty thousand square feet.*
- B. Each lot or parcel of land shall abut a public street for a minimum of sixty feet; the minimum width shall be one hundred twenty feet.*
- C. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.*

The proposed 1.29± net acre (56,192 sq. ft.) parcels meet the minimum lot size; will have approximately 207 feet of frontage each, and will have net lot widths of 271 feet. Therefore, the properties will conform to the 3:1 length to width ratio and will be adequate in size and shape to conform to the proposed zoning.

Minimum Yard Requirements (Glenn County Code §15.360.060)

- A. Front Yard. The minimum front yard shall be thirty feet.*
- B. Side Yard Corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.*
- C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.*
- D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.*
- E. Rear Yard. The minimum rear yard shall be twenty-five feet.*

Future proposed structures will meet the required setback from the proposed lot line.

6. LAND DIVISIONS (GLENN COUNTY CODE CHAPTER 15.230)

Findings (Glenn County Code §15.230.010)

No tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:

A. That the proposed map or the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans and this title;

The applicant has applied for a General Plan Amendment from “Rural Residential” to “Suburban Residential” and Zone Change from “RE-5” (Rural Residential Estate Zone, 4.25-acre minimum parcel size) to “RE-NW” (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size) over the portion of the property proposed as Parcel One and Parcel Two.

The existing General Plan Land Use Designation and Zoning would remain for the portion of the property proposed as the Remainder parcel. The General Plan Amendment and Zone Change are required in order to create the two proposed one acre parcels as they could not be created under the existing RE-5 zoning, which has a minimum parcel size of 4.25 acres.

Rural Residential (existing)

The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style. Examples of uses which are considered appropriate under this classification include, but are not limited to, single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

Parcel One and Parcel Two are proposed to be designated as “Suburban Residential” in the General Plan (General Plan, Volume I, Section 3.0.7).

Suburban Residential (proposed)

The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting. Examples of uses which are considered appropriate under this classification include, but are not limited to, single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan. The proposed parcels will meet the land use and zoning requirements of the General Plan and the Zoning Code.

B. That the site is physically suitable for the type of development, or for the density of development proposed;

The proposed parcels are physically suitable for Suburban Residential uses and they meet the minimum parcel size of 40,000 sq. ft. stated under Glenn County Code Chapter 15.360. There is sufficient area to accommodate potential future development allowed under Chapter 15.360 of the Glenn County Code. The proposed parcels will have adequate access for ingress and egress.

C. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat, and, if applicable, that such subdivision and improvements provide reasonable public access to public resources as required by Article 3.5 of the Subdivision Map Act;

The proposed land division will not cause substantial environmental damage nor will it injure fish, wildlife, or their habitat. The proposed project will not result in potentially significant impacts. Public access to public resources does not apply to this project. The environmental impacts of the project are discussed in the Initial Study attached to this report.

D. That the design of the subdivision or the type of improvements will not cause substantial public health problems;

The design of the proposed land division will not cause substantial public health problems. The impacts of this project on public health are discussed in the Initial Study attached to this report.

E. That the design of the subdivision or the type of improvements is not in conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision;

The design of the land division is not in conflict with easements acquired by the public at large for access through or use of the property. No easements will be impacted with this project. There will be adequate access to the proposed parcels.

F. That the discharge of waste from the proposed subdivision into a sewer system would not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board;

There is no sewer system that serves the project area; therefore, this project will not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board. The proposed parcels are to be served by individual septic systems upon application for a use that would require sewage disposal.

G. That the property is not, or will not become, unhealthful or unfit for human habitation or occupancy if developed as proposed;

The proposed parcels will not become unhealthful or unfit for human habitation or occupancy. The environmental impacts of the project are discussed in the Initial Study attached to this report. No potentially significant impacts were identified during the Initial Study that would pose danger to human occupancy at the site. The project site will not become unhealthful for human occupancy with approval of this land division.

H. That the property is not hazardous for development or habitation because of flooding or inundation, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazard or other conditions adverse to the public health, safety or general welfare.

No new development is proposed for the project site at this time. The property is not hazardous for development or habitation because of flooding, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazards or other conditions adverse to the public health, safety or general welfare. This property is not hazardous for development as discussed in the Initial Study attached to this report.

7. ADDITIONAL PROJECT REQUIREMENTS

The parcel map may not be recorded until the zone change becomes effective, i.e. 30 days after its adoption by the Board of Supervisors.

All approved or conditionally approved tentative maps shall expire 24 months after such approval or conditional approval unless they are extended. If the applicant fails to submit for processing and recording an approved parcel map before the expiration of the tentative map, the tentative map shall be null and void. If a parcel map is not filed for recording prior to the expiration of the tentative map, a new tentative map shall be required to be submitted, processed, and approved (Glenn County Code §15.250.030).

The location, identification and description of known or found survey monuments on or adjacent to the site shall be shown and noted on the Parcel Map (Glenn County Code Chapter 15.680).

All areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map (Subdivision Map Act §66434.2).

Prior to submitting the Parcel Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above requirement, the Tax Collector's Certificate may be placed on the face of the Parcel Map. The Tax Collector's Certificate shall conform to Section 20.08.011 of the Board of Supervisors Book of Administrative Policies and Procedures.

Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (Glenn County Code §15.120).

The necessary permits shall be secured in all affected federal, state, and local agencies. It is the responsibility of the applicant 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 attached memoranda from other agencies reflecting their comments on reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of the Conditions of Approval and applicable government codes. The memoranda may also note 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.

8 FINDINGS

8.1 Findings for Negative Declaration

The Initial Study prepared for the project documents reasons to support the following findings. The following findings shall be made prior to recommending approval of a negative declaration.

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing uses in the area. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. 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. Federal, state, and local standards and codes reduce any potential impacts to less than significant. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. The sensitive habitats or natural communities as defined by the Department of Fish and Wildlife or the U.S. Fish and

Wildlife Service will not be adversely impacted by this project. Impacts are considered less than significant.

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. Historically, the project site has experienced extensive agricultural uses, which have repeatedly disturbed the project surface and soils to varying depths. 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. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. 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. 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. 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. The project is consistent with the proposed Glenn County General Plan land use designation. 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. The project would not have a significant impact on aggregate or natural gas resources. 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. Noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not 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. This project would not induce substantial population growth directly or indirectly. 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. Impacts are considered less than significant.

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. Impacts are considered less than significant.

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. Access 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 because the property has been used for intensive agriculture and other soil disturbing activities. The proposed amendments will not change the footprint or require additional ground disturbance. Cultural Resource Mitigations are in place in the event resources are found.

Finding 18 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems. 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.

8.2 Findings for General Plan Amendment

Finding 1 (Growth and Development)

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing surrounding uses. The area consists of suburban residential, rural residential, and agricultural uses. The project will integrate with the adjacent Suburban Residential land use designations and “RE-NW” zoning south of the project site.

Finding 2 (Housing)

The proposed General Plan Amendment is consistent with the provision of adequate housing. The project would create two new parcels that could be utilized for suburban residential uses. New single-family residences allow for more diversified housing in the unincorporated area for a varied range of income levels.

Finding 3 (Agricultural Land)

The proposed General Plan Amendment does not affect the conservation of agricultural land. As discussed in Section II (Agriculture and Forest Resources) of the Initial Study, the project will not have a significant impact on agricultural land. Agriculture will continue to be an allowed use on the project site and the remainder parcel. This proposal will conserve, protect and preserve intensive agricultural land elsewhere in the unincorporated area while providing additional land for residential uses.

Finding 4 (Adequate Public Services and Facilities)

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks.

Finding 5 (Economic Development)

The proposed General Plan Amendment does not involve industrial development; the General Plan Amendment provides the potential for future housing development. Housing construction contributes to temporary economic development because local labor and supplies are often used that will fiscally enhance the economy.

Finding 6 (Circulation)

The project surrounding has similar residential and agricultural uses. The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be served by County roads.

Finding 7 (Open Space/Conservation)

The General Plan Amendment does not involve loss of open space or conservation areas. This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation. Future residential development at the site will be required to include property set back requirements (yards) and will not effect existing conservation areas.

Finding 8 (Water)

The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would not exceed the existing water supply. According to the General Plan, the highest priority for ground and surface water use is for household and domestic use. This proposal would be consistent with that priority. Impacts on hydrology and water quality are further discussed within the Initial Study.

8.3 Findings for Zone Change

Finding 1

The proposed Zone Change will promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare because the zoning requirements allowed under the proposed Zone Change will be subject to all local and state regulations including, but not limited

to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The proposal meets the purpose of the Unified Development Code.

Finding 2

The proposed Zone Change will implement the Glenn County General Plan. The proposed Zone Change will be compatible with the land use pattern of the area. The proposed Zone Change is in conformance with the Elements of the General Plan.

Finding 3

The proposed Zone Change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property.

8.4 Findings for Tentative Parcel Map

According to Glenn County Code Section 15.230.010, *no tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:*

Finding 1 (General Plan and Zoning Consistency)

The design of the proposed land division is consistent with the General Plan and Title 15 of the Glenn County Code. The proposed land division is consistent with the proposed Land Use Designation of “Suburban Residential” and the zoning of “RE-NW” (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size) because the proposed parcels will meet the land use and zoning requirements of the General Plan and County Code.

Finding 2 (Physical Suitability)

The project site and the proposed parcels are physically suitable for rural residential uses. The land use and zoning requirements of the General Plan and Zoning Code will be met.

Finding 3 (Environmental Impact)

The design of proposed land division will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. In addition, there are no public resources that require public access on the site as required by Article 3.5 of the Subdivision Map Act.

Finding 4 (Public Health)

The design of the proposed land division will not cause substantial public health problems. All future development on the proposed parcels is required to meet all local, state and federal laws and

requirements for air quality, construction, roads, drainage, improvements, water supply, and sewage disposal.

Finding 5 (Access)

The design of the land division is not in conflict with easements acquired by the public at large for access through or use of the property. No easements will be impacted with this project. There will be adequate access to the proposed parcels.

Finding 6 (Waste Water Discharge)

The discharge of waste from the proposed land division into an onsite sewer system will not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board. There is no municipal sewer system for this area. The proposed parcels will be served by individual septic systems upon application for a use that would require sewage disposal.

Finding 7 (Suitability for Human Habitation)

The property is not, or will not become, unhealthful or unfit for human habitation or occupancy. The parcel arrangements are adequate in shape and size to accommodate rural residential uses.

Finding 8 (Hazards)

The property is not hazardous for development or habitation. The project site is not hazardous for development because of flooding, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazards or other conditions adverse to the public health, safety, or general welfare.

9 SAMPLE MOTIONS

Environmental Determination

I move that the Planning Commission, with the Findings as presented in the Staff Report, recommend that the Board of Supervisors adopt the Negative Declaration for General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002.

General Plan Amendment

I (further) move that the Planning Commission recommend that the Board of Supervisors adopt a Resolution to approve General Plan Amendment 2016-002, to amend the General Plan land use designation for 2.58± acres from “Rural Residential” to “Suburban Residential”.

Zone Change

I (further) move that the Planning Commission recommend that the Board of Supervisors adopt an Ordinance to approve Zone Change 2016-002, to change the zoning for 2.58± acres from Existing “RE-5” (Rural Residential Estate Zone) “RE-NW” (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size).

Tentative Parcel Map

I (further) move that the Planning Commission recommend that the Board of Supervisors find that Tentative Parcel Map 2016-002 meets the requirements of Glenn County Code Chapter 15.230.010, and therefore, approve Tentative Parcel Map 2016-002 with the Findings in the Staff Report and the corresponding Conditions of Approval.

**PLANNING COMMISSION
COUNTY OF GLENN, STATE OF CALIFORNIA**

RESOLUTION NO. 2017-002

**RESOLUTION MAKING FINDINGS AND RECOMMENDING APPROVAL OF
GENERAL PLAN AMENDMENT 2016-002, ZONE CHANGE 2016-002, AND
TENTATIVE PARCEL MAP 2016-002
TO THE GLENN COUNTY BOARD OF SUPERVISORS**

WHEREAS, on Wednesday, December 20, 2017, pursuant to the Glenn County Code, a public hearing was held to amend the Land Use Element of the Glenn County General Plan and to amend the Glenn County Zoning Maps as described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Glenn County Planning & Public Works Agency has reviewed the proposed General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002 and placed the matter as an item for review on the agenda of the Planning Commission on Wednesday, December 20, 2017; and

WHEREAS, pursuant to Section 65090 of the California Government Code, notice was given of a public hearing by publication in a newspaper of general circulation in the County of Glenn; and

WHEREAS, the Planning Commission after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision.

NOW, THEREFORE, BE IT RESOLVED that the Glenn County Planning Commission does hereby make the following findings and recommends approval of General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002 to the Glenn County Board of Supervisors:

The Initial Study prepared for the project documents reasons to support the following findings. The following findings shall be made prior to recommending approval of a negative declaration.

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing uses in the area. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. 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. Federal, state, and local standards and codes reduce any potential impacts to less than significant. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. The sensitive habitats or natural communities as defined by the Department of Fish and Wildlife or the U.S. Fish and Wildlife Service will not be adversely impacted by this project. Impacts are considered less than significant.

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. Historically, the project site has experienced extensive agricultural uses, which have repeatedly disturbed the project surface and soils to varying depths. 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. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. 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. 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. 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. The project is consistent with the proposed Glenn County General Plan land use designation. 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. The project would not have a significant impact on aggregate or natural gas resources. 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. Noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not 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. This project would not induce substantial population growth directly or indirectly. 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. Impacts are considered less than significant.

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. Impacts are considered less than significant.

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. Access 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 because the property has been used for intensive agriculture and other soil disturbing activities. The proposed amendments will not change the footprint or require additional ground disturbance. Cultural Resource Mitigations are in place in the event resources are found.

Finding 18 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems. 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.

Findings for General Plan Amendment

Finding 1 (Growth and Development)

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing surrounding uses. The area consists of suburban residential, rural residential, and agricultural uses. The project will integrate with the adjacent Suburban Residential land use designations and “RE-NW” zoning south of the project site.

Finding 2 (Housing)

The proposed General Plan Amendment is consistent with the provision of adequate housing. The project would create two new parcels that could be utilized for suburban residential uses. New single-family residences allow for more diversified housing in the unincorporated area for a varied range of income levels.

Finding 3 (Agricultural Land)

The proposed General Plan Amendment does not affect the conservation of agricultural land. As discussed in Section II (Agriculture and Forest Resources) of the Initial Study, the project will not have a significant impact on agricultural land. Agriculture will continue to be an allowed use on the project site and the remainder parcel. This proposal will conserve, protect and preserve intensive agricultural land elsewhere in the unincorporated area while providing additional land for residential uses.

Finding 4 (Adequate Public Services and Facilities)

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks.

Finding 5 (Economic Development)

The proposed General Plan Amendment does not involve industrial development; the General Plan Amendment provides the potential for future housing development. Housing construction contributes to temporary economic development because local labor and supplies are often used that will fiscally enhance the economy.

Finding 6 (Circulation)

The project surrounding has similar residential and agricultural uses. The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be served by County roads.

Finding 7 (Open Space/Conservation)

The General Plan Amendment does not involve loss of open space or conservation areas. This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation. Future residential development at the site will be required to include property set back requirements (yards) and will not effect existing conservation areas.

Finding 8 (Water)

The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would not exceed the existing water supply. According to the General Plan, the highest priority for ground and surface water use is for household and domestic use. This proposal would be consistent with that priority. Impacts on hydrology and water quality are further discussed within the Initial Study.

Findings for Zone Change

Finding 1

The proposed Zone Change will promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare because the zoning requirements allowed under the proposed Zone Change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The proposal meets the purpose of the Unified Development Code.

Finding 2

The proposed Zone Change will implement the Glenn County General Plan. The proposed Zone Change will be compatible with the land use pattern of the area. The proposed Zone Change is in conformance with the Elements of the General Plan.

Finding 3

The proposed Zone Change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property.

PASSED AND ADOPTED by the Planning Commission of the County of Glenn at a regular meeting thereof held on Wednesday, December 20, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COUNTY OF GLENN:

William Carriere, Chairman
Planning Commission
Glenn County, California

ATTEST:

Di Aulabaugh, Deputy Director
Planning & Public Works Agency
Glenn County, California

CONDITIONS OF APPROVAL

General Plan Amendment 2016-002

Zone Change 2016-002

Tentative Parcel Map 2016-002

Robert and Sharon Burrows

APN: 020-340-011

Pursuant to the approval of the Glenn County Board of Supervisors, General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002 are hereby granted subject to the Conditions of Approval set forth herein.

CONDITIONS OF APPROVAL:

1. The Parcel Map shall substantially conform to the Tentative Parcel Map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Public Works Agency.
2. 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.
3. Prior to submitting the Parcel Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above requirement, the Tax Collector's Certificate may be placed on the face of the Parcel Map. The Tax Collector's Certificate shall conform to Section 20.08.011 of the Board of Supervisors Book of Administrative Policies and Procedures.
4. If any potential prehistoric, protohistoric, historic, and/or tribal 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.

5. The right-of-way for County Road J shall be a minimum thirty (30) foot wide strip of land adjoining the centerline within the limits of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map. (15.640.040 GCC)
6. Prior to the issuance of a Certificate of Occupancy on Parcels One or Two, the improvement of the West half of County Road J along the frontage of the Parcel requesting the Certificate of Occupancy shall meet County Standard RS-4 and/or RS-8. (15.640.040 GCC)
7. All areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (66434.2 SMA)
8. The Parcel Map shall not be recorded until the corresponding General Plan Amendment and Zone Change are in effect.
9. As per section 15.660.040 of the Glenn County Code the following statement shall be referenced on the recorded map and recorded concurrently with the recorded map:

"This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.010 of the Glenn County Code."

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 General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002, 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 approval of this project.

Signed: _____
Robert Burrows (Applicant/Landowner) Date

Signed: _____
Sharon Burrows (Applicant/Landowner) Date

GLENN COUNTY
Planning & Public Works Agency

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



NEGATIVE DECLARATION

INITIAL STUDY

GENERAL PLAN AMENDMENT 2016-002
ZONE CHANGE 2016-002
TENTATIVE PARCEL MAP 2016-002

Robert and Sharon Burrows

APN: 020-340-011

Lead Agency:
Glenn County Planning & Public Works Agency

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
2.2 PROJECT LOCATION AND BOUNDARY	8
2.3 PROJECT SETTING	9
2.4 PROJECT COMPONENTS	9
CHAPTER 3	11
ENVIRONMENTAL CHECKLIST	11
I. AESTHETICS	13
II. AGRICULTURE AND FOREST RESOURCES	15
III. AIR QUALITY	18
IV. BIOLOGICAL RESOURCES	22
V. CULTURAL RESOURCES	28
VI. GEOLOGY AND SOILS	31
VII. GREENHOUSE GAS EMISSIONS	38
VIII. HAZARDS AND HAZARDOUS MATERIALS	41
IX. HYDROLOGY AND WATER QUALITY	45
X. LAND USE AND PLANNING	50
XI. MINERAL RESOURCES	52
XII. NOISE	54
XIII. POPULATION AND HOUSING	57
XIV. PUBLIC SERVICES	58
XV. RECREATION	60
XVI. TRANSPORTATION/TRAFFIC	61
XVII. TRIBAL CULTURAL RESOURCES	65
XVIII. UTILITIES AND SERVICE SYSTEMS	67
XIX. MANDATORY FINDINGS OF SIGNIFICANCE	70
REFERENCES	72

NEGATIVE DECLARATION

Date: November 2017

Project Title: **General Plan Amendment 2016-002**
Zone Change 2016-002
Tentative Parcel Map 2016-002

Lead Agency: Glenn County Planning & Public Works Agency
777 North Colusa Street
Willows, CA 95988

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

Project Location: The project site is located on the west side of County Road J, east of Interstate 5, north of County Road 48, south of County Road 45, north of the City of Willows, in the unincorporated area of Glenn County, California.

APN: 020-340-011 (18.35± total acres): Project area 2.58± acres

Project Sponsors: Applicants/Landowners:
Robert and Sharon Burrows
P.O. Box 7
Willows, CA 95988
530-774-5510 business
530-934-7315 home

Surveyor:
Gerald W. White, gwhite@cecusa.net
California Engineering Company, Inc. – Landon Division
1070 West Wood Street, Suite D
Willows, CA, 95988
530-934-7055
530-934-4158 fax

General Plan: Existing: “Rural Residential” Proposed: “Suburban Residential”

Zoning: Existing: “RE-5” (Rural Residential Estate Zone, 4.25-acre min. parcel size)

Proposed: “RE-NW” (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size)

Project Summary:

Landowners Robert and Sharon Burrows have applied for a General Plan Amendment, Zone Change, and Tentative Parcel Map. The Tentative Parcel Map proposes to divide one existing 18.35± acre parcel, described as Assessor's Parcel Number 020-340-011, into the following:

Parcel One: 62,464 sq. ft. (1.43± gross acres, 1.29± net acres)

Parcel Two: 62,464 sq. ft. (1.43± gross acres, 1.29± net acres)

Owner's Remaining Lands: 15.77± gross acres, 15.49± net acres

The applicant has applied for a General Plan Amendment from "Rural Residential" to "Suburban Residential" and Zone Change from "RE-5" (Rural Residential Estate Zone, 4.25-acre minimum parcel size) to "RE-NW" (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size) over the portion of the property proposed as Parcel One and Parcel Two. The existing General Plan Land Use Designation and Zoning would remain for the portion of the property proposed as the Remainder parcel. The General Plan Amendment and Zone Change are required in order to create the two proposed parcels as they could not be created under the existing RE-5 zoning, which has a minimum parcel size of 4.25 acres.

Surrounding Land Uses and Setting:

The site is generally rural residential and 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 & Public Works 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 because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing uses in the area. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. 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. Federal, state, and local standards and codes reduce any potential impacts to less than significant. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. The sensitive habitats or natural communities as defined by the Department of Fish and Wildlife or the U.S. Fish and Wildlife Service will not be adversely impacted by this project. Impacts are considered less than significant.

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. Historically, the project site has experienced extensive agricultural uses, which have repeatedly disturbed the project surface and soils to varying depths. 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. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. 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. 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. 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. The project is consistent with the proposed Glenn County General Plan land use designation of “Service Commercial”. 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. The project would not have a significant impact on aggregate or natural gas resources. 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. Noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not 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. This project would not induce substantial population growth directly or indirectly. 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. Impacts are considered less than significant.

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. Impacts are considered less than significant.

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. Access 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 significant impact on cultural resources. State laws are in place in case of discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 18 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems. 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.

An Initial Study has been conducted for the proposed project, which revealed that the project would not have a significant impact on the environment. Negative Declaration status is therefore granted for this project and an Environmental Impact Report is thereby not necessary.

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 & Public Works Agency
777 North Colusa Street, Willows, CA 95988
(530) 934-6540, (530) 934-6533 fax

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 General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002. The applicant has applied for a Tentative Parcel Map to divide one existing 18.35± acre parcel into the following:

Parcel One: 62,464 sq. ft. (1.43± gross acres, 1.29± net acres)

Parcel Two: 62,464 sq. ft. (1.43± gross acres, 1.29± net acres)

Owner's Remaining Lands: 15.77± gross acres, 15.49± net acres

The applicant has applied for a General Plan Amendment from "Rural Residential" to "Suburban Residential" and Zone Change from "RE-5" (Rural Residential Estate Zone, 4.25-acre minimum parcel size) to "RE-NW" (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size) over the portion of the property proposed as Parcel One and Parcel Two. There will be no change in the existing General Plan Land Use Designation and Zoning would remain for the portion of the property proposed as the 15.77± gross acre Remainder parcel. The General Plan Amendment and Zone Change for the 2.58 net acres is required in order to create the two proposed parcels because they could not be created under the existing RE-5 zoning, which has a minimum parcel size of 4.25 acres.

The majority of the existing parcel consists of an orchard. A previous natural gas well known as "Burrows Unit 1-33" was plugged and abandoned under the prevue of the California Department of Oil and Gas within the area of the northeast corner of the Remainder Parcel. No development is proposed on the Remainder Parcel. The pad is on the remainder parcel and no revisions for that portion of the property are planned or proposed. Additionally, access to the pad and remainder parcel will remain.

The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard. The remainder parcel would be created pursuant to Subdivision Map Act Section 66424.6(a) and is not being created for purpose of sale, lease, or financing.

2.2 PROJECT LOCATION AND BOUNDARY

The project site is located on the west side of County Road J, east of Interstate 5, north of County Road 48, south of County Road 45, north of the City of Willows, in the unincorporated area of Glenn County, California.

The site consists of a portion of Section 33, Township 20 North, Range 3 West, M.D.B. & M., "Willows, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. The 18.35± acre project site consists of the following Assessor's Parcel Number (APN): 020-340-011.

2.3 PROJECT SETTING

Properties within this area consist of existing rural residential uses and agricultural uses consisting of field crops and orchards. There are several similar parcels south of the project site on the west side of County Road J. These parcels have been developed with a residence and outbuildings. The site fronts along County Road J, which supplies adequate access. The project site is relatively flat and slopes approximately 0.22% to the east. Elevation is approximately 135 feet above sea level.

The South Fork of Willow Creek is located approximately 2,000 feet northeast of the project site. There are no other creeks or streams within the vicinity of the project. The project site is located within the sphere of influence of the City of Willows. The City of Willows boundary is located approximately 0.9 miles south of the project site. The project site is located within the County adopted Urban Limit Line for the City of Willows.

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

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	General Plan	Zoning Designations
Project Site	Orchard	Rural Residential	RE-5
North	Rural residential, orchard	Rural Residential	RE-5
East	Rural residential, orchard	Rural Residential	RE-5
South	Rural residential	Suburban Residential	RE-NW
West	Orchard (Proposed Remainder)	Rural Residential/Intensive Ag.	RE-5/AE-40

Topography in the area is relatively flat with a gentle slope. Parcels are served by domestic wells and individual onsite sewage disposal systems. The project is compatible and consistent with the surrounding land uses.

2.4 PROJECT COMPONENTS

General Plan

The role of the General Plan is to establish the overall goals and vision for future phases of development and establish the land use characteristics and maximum development intensity permitted in the County for a given property. The subject parcel is currently designated as “Rural Residential” in the General Plan (General Plan, Volume I, Section 3.0.6).

Rural Residential

The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style. Examples of uses which are considered appropriate under this classification include, but are not limited to, single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

Parcel One and Parcel Two are proposed to be designated as “Suburban Residential” in the General Plan (General Plan, Volume I, Section 3.0.7).

Suburban Residential

The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting. Examples of uses which are considered appropriate under this classification include, but are not limited to, single-family residences, agricultural and domestic livestock farming on a limited scale, and home occupations.

Zoning

The proposed project will change the zoning over the portion of the property proposed as Parcel One and Parcel Two from “RE-5” (Rural Residential Estate Zone, 4.25-acre minimum parcel size) to “RE-NW” (Rural Residential Estate Zone-North Willows, 40,000 square foot minimum parcel size). The “RE” and “RE-NW” zones are described within Glenn County Code Chapters 15.350 and 15.360 respectfully. Both zoning categories share the same purpose. The proposed General Plan Amendment and Zone Change will integrate with the adjacent Suburban Residential land use designations and “RE-NW” zoning located south of the project site. The zone change is compatible with existing zoning and land uses in the area.

CHAPTER 3 ENVIRONMENTAL CHECKLIST

PURPOSE OF THIS INITIAL STUDY

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

Andy Popper, Associate Planner

November 2017

Date

I. AESTHETICS

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

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

Less Than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The project site generally consists of an orchard. There are no designated scenic vistas on or adjacent to the project site. The surrounding topography is generally flat with a gentle slope. The project site itself is not a notably visible or scenic vista within the County. Surrounding properties consist of agricultural and rural residential uses. It is concluded that there will be a less than significant impact.

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

No 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 within a state scenic highway. 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 will not damage scenic resources in the area. Therefore, it is concluded that there will be no impact.

c) **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

Less Than Significant Impact. Properties within this area consist of residential uses and agricultural consisting of field crops and orchards. The surrounding land uses and setting are further described in Section 2.3. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will be unchanged and zoned RE-5 and will remain as an orchard. The RE-NW zone provides standards for the height and placement of future structures to ensure the visual quality of the area (Glenn County Code Chapter 15.360). There are several similar parcels south of the project site on the west side of County Road J. These parcels have been developed with a residence and outbuildings. The project is compatible and consistent with the surrounding land uses. The visual character of the site will not significantly change based on minimal changes to the project site. 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 area surrounding the project site has low to moderate levels of ambient lighting predominately from residential uses and vehicle headlights on roads. Future residential development on Parcel One and Parcel Two would include new residential lighting. New residential development on these parcels will not create a new source of substantial light or glare that would adversely affect day or nighttime views in 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. It is concluded that there will be a less than significant impact.

¹ California Department of Transportation. *Officially Designated State Scenic Highways and Historic Parkways.*
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

II. AGRICULTURE AND FOREST RESOURCES

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

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

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

Less Than Significant Impact. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categories land with respect to agricultural resources. Farmland is classified according to its ability to support crops or livestock. In Glenn County, 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, Farmland of Local Potential, Grazing Land, Urban and Built-Up Land, Other Land and Water.

Based on the 2014 FMMP map, the entire project site is designated as Prime Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.² The majority of the land within the valley area of Glenn County is classified as either Prime Farmland or Farmland of Statewide Importance.

The project site consists of an orchard. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard. The project is compatible and consistent with the surrounding land uses. Both the RE and RE-NW zones allow agricultural uses. Agricultural uses will continue to be allowed at the project site. It is concluded that there will be a less than significant impact.

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

Less Than Significant Impact. The project site and parcels within the vicinity are not subject to an agricultural contract under the Williamson Act. Properties within this area consist of rural residential uses and agricultural uses consisting of field crops and orchards. The two proposed parcels would be zoned RE-NW, which is similar to the present RE-5 zoning. The project is consistent with existing uses in the area; therefore, there will be a less than significant impact on existing zoning for agricultural use or a Williamson Act contract.

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

No Impact. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is not zoned for forestland or timberland nor is it adjacent to land that is zoned for forestland or timberland. The “FA” Foothill Agricultural/Forestry Zone and “TPZ”

² California Department of Conservation, Division of Land Resource Protection. *Farmland Mapping and Monitoring Program*. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.

Timberland Preserve Zone (Chapters 15.320 and 15.450 of the Glenn County Code) are meant to protect timber and forest lands. Areas zoned “FA” and “TPZ” are located within the Mendocino National Forest in the western part of Glenn County. 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 forestland as the project site does not contain forestland. Therefore, there will be no impact as a result of this project.

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

Less Than Significant Impact. This project will not involve a change of agricultural-related uses on surrounding parcels. Impacts to agricultural resources or forest land have been discussed above. It is concluded that there will be a less than significant impact.

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.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) 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.

Glenn County lies within the Sacramento Valley Air Basin (SVAB). The SVAB includes Shasta, Tehama, Glenn, Butte, Colusa, Yolo, Solano (north-east portion), Sacramento, Sutter, Placer (south-east portion), and Yuba (south-east portion) counties. The entire air basin is currently designated as nonattainment for the State 24-hour and the annual particulate matter (PM₁₀) standards. A "nonattainment" area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal and state standards.

Glenn County is designated as being nonattainment for the particulate matter (PM₁₀) California ambient air quality standards and is designated either as attainment or unclassified for the remaining criteria pollutants.³ Pursuant to the California Clean Air Act of 1988, an updated 2012 *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 2012 Plan addresses the progress made in implementing the 2009 Plan and proposes modifications to the strategies necessary to attain the California ambient air quality standard for the 8-hour ozone at the earliest practicable date. The 2012 Plan identifies those portions of the NSVPA designated as "non-attainment" for the State ambient air quality standards and discusses the health effects related to the various air pollutants. The Plan identifies the air pollution problems, which are to be cooperatively addressed on as many fronts as possible in order to make the region a healthier place to live now and in the future. The 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 2012 Plan also addresses the effect that pollutant transport has on the ability of the NSVPA to meet and attain the state 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.

³ California Environmental Protection Agency, Air Resources Board. December 2015. *State Area Designations*. <http://www.arb.ca.gov/design/adm/adm.htm>.

The project would create two 1-acre parcels that could be developed with a residence. An increase in vehicle trips would result with additional residential development on these parcels, which would increase pollutants, but the increase is anticipated to have a less than significant impact on air pollution standards.

Future development at the sites would generate short-term emissions related to the construction phase of the project; however, these emissions would be short in duration and development would not occur concurrently. Particulate matter emissions can be expected to occur during the construction phase. The project area would be watered during construction for dust control. Construction will also produce exhaust emissions with transport of workers and machinery to and from the site as well as operation of equipment on-site. All engines 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 there will be a less than significant impact on air pollution standards or an applicable air quality plan.

- 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.

- 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 Glenn County Air Pollution Control District regulations. When adopting the General Plan, 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.

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 proposed project consists of a change of land use designation in a rural area in order to create two parcels for future residential use. The project is compatible and consistent with the surrounding land uses and will not result in substantial pollutant concentrations.

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 manage uses that may generate pollutants. It is concluded that there will be a less than significant impact as a result of this project.

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. Land uses primarily associated with odor complaints include: water transfer and recycling stations, wastewater treatment plants, landfills, composting operations, petroleum operations, food and byproduct processes, factories, and agricultural activities, such as livestock operations. These uses are not proposed with this project.

The proposed project consists of a change of land use designation in a rural area in order to create two parcels for future residential use. The project is compatible and consistent with the surrounding land uses. The project would not be a source of odors because future construction of residential uses would be consistent with existing and surrounding uses. The project would not directly result in the creation of objectionable odors.

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 manage uses that may generate objectionable odors. It is concluded that there will be a less than significant impact.

IV. BIOLOGICAL RESOURCES

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

Regulatory Background

Special-Status Species

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

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

Waters of the United States

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

Waters of the State

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

Streams, Lakes, and Riparian Habitat

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

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

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

Less Than Significant Impact.

Properties within this area consist of rural residential uses and agricultural uses consisting of field crops and orchards. The surrounding land uses and setting are further described in Section 2.3. The project site is located approximately one mile north of the City of Willows. The site fronts along County Road J. The project site consists of approximately 18 acres. The majority of the existing parcel consists of an orchard. A natural gas well pad is located in the northeast corner of the parcel. The project site has been subjected to grading, disking, and re-contouring associated with past agricultural development. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard. There are several similar parcels south of the project site on the west side of County Road J. These parcels have been developed with a residence and outbuildings.

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).⁷ According to the CNDDB, no sensitive species have been known to be located

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

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

⁷ California Department of Fish and Wildlife. *California Natural Diversity Database*.
<http://www.dfg.ca.gov/biogeodata/cnddb/>.

within the project site or surrounding area. 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.⁸

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:

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

Birds may continue to forage within agricultural fields located in the surrounding area. No endangered plant species exist within the project site due to long-term agricultural disturbance. The project does not include activities that would adversely affect fisheries because the site is not located near major watercourses. The creation of two parcels for residential use would result in minimal changes to the project site.

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 Game 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 Game or US Fish and Wildlife Service?

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.⁹ The project site is not located within the vicinity of these water courses.

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

⁸ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

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

¹⁰ California Department of Fish and Wildlife. *California Central Valley Wetlands and Riparian GIS Data Sets*: <https://www.dfg.ca.gov/biogeodata/gis/clearinghouse.asp>.

The project site is not located near the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan.¹¹ 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.¹² The project does not involve changes to the physical environment, which would alter or destroy sensitive natural communities. 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 4,000 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.¹³

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 Service¹⁴, the project site does not contain wetlands. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹⁵, the project site is not designated as a protected wetland site. The project will not directly remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be a less than significant impact on federally protected wetlands as a result of this project.

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

¹² Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

¹³ Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

¹⁴ United States Fish and Wildlife Service. *National Wetlands Inventory*:
<http://www.fws.gov/wetlands/Data/Mapper.html>.

¹⁵ California Department of Fish and Wildlife. *California Central Valley Wetlands and Riparian GIS Data Sets*:
<https://www.dfg.ca.gov/biogeodata/gis/clearinghouse.asp>.

- 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.¹⁶ Major migration corridors are located in the western part of the County. Based on the project'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 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.

¹⁶ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

V. CULTURAL RESOURCES

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

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

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

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

Prehistoric Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area or vicinity. The project is located in a region utilized by Konkow Maidu and River Nomlaki populations. The NEIC stated that 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 or vicinity. The NEIC stated that unrecorded historic cultural resources may be located in the project area.

The NEIC has recommended that a cultural resources survey of the project site be conducted because the project site appears to be located in an area considered to be sensitive for prehistoric and historical resources and based on the lack of prior survey in the project area. The project site has experienced extensive agricultural uses, which have repeatedly disturbed the project surface and soils to varying depths. Similar projects have had archeological surveys completed prior to construction yielding no historical resources due to past surface disturbance. The project site consists of an orchard. The project proposes to create two parcels for residential development; the rest of the project site will remain unchanged. Therefore, a cultural resources survey was not made a requirement for this project.

Although no prehistoric or historic cultural resources have been identified within the project site, there is the potential for unanticipated subsurface cultural resources. If subsurface archaeological materials are encountered during any phase of the project, a qualified professional archeologist should be contacted. 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

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.

- c) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less Than Significant Impact.

See Section V a) b) above.

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. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e)(CEQA). Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. Based on this information, it is concluded that there is a less than significant impact.

VI. GEOLOGY AND SOILS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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.¹⁷ All construction in the County is required to meet the standard set by the California Building Code (CBC).

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.¹⁸ The CBC establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. The CBC also classifies all of Glenn County as being within a Seismic Risk Zone 3. Seismic risk zones are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes. A Seismic Risk Zone 3 requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage.

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

¹⁷ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

¹⁸ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.4, Earthquakes.

occurring in the next fifty years.¹⁹ 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.²⁰

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. Given this data, seismic related activities such as rupture of known earthquake faults and strong seismic ground shaking would have a less than significant impact on people and structures in the area of the project.

iii) Seismic-related ground failure, including liquefaction?

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

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

Depending on the level of saturation, soils at the project areas 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.²¹ 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.

iv) Landslides?

¹⁹ United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

²⁰ California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

²¹ United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*. http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

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 areas as being in an area of least landslide potential.²² The topography of the project areas is relatively flat; therefore, they are not susceptible to slope failures and landslides. 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 is relatively flat and 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 site is not expected to create significant soil erosion due to the flat topography. All future construction at the site is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes).

If future development disturbs more than one acre, the development would be subject to the National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program regulated by the Regional Water Quality Control Board. This program requires implementation of erosion control measures during and immediately after construction that are designed to avoid significant erosion during the construction period. The NPDES construction permit requires implementation of a Storm Water Pollution Prevention Program (SWPPP) that includes storm water best management practices to control runoff, erosion, and sedimentation from the site both during and after construction. The SWPPP must be obtained prior to any soil disturbance activities.

The project would therefore not result in substantial soil erosion or the loss of topsoil. Codified standards are in place for any future development. 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?

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

Less Than Significant Impact. The project 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 area is 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 project area 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.²³

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, hydrocompaction, natural compaction, sinkholes, and thawing permafrost.²⁴

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²⁵ 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

²³ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

²⁴ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

²⁵ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

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.²⁶ Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

There would be no substantial risks to life or property from this project because all future development will require compliance with the California Building Code (CBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures, 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. CBC 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. Currently, the project area relies solely on the use of septic tanks for the disposal of wastewater, as there is no sewer system available in the area of the project. The closest sewer system is located within the City of Willows. The project site does not currently have an onsite sewage disposal system.

All new sewage disposal systems are required to comply with applicable provisions of Chapters 15.660 and 07.100 of the Glenn County Code and by the Glenn County Environmental Health Department. Glenn County Environmental Health Department has reviewed the proposed parcels and provided comments.

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

This parcel (18.38 acre) would be zoned for “Rural Residential Estate Zone – North Willows” (RE-NW) under the proposed General Plan Amendment and Zone Change. This change would allow a parcel size change of 1 acre minimum in which the applicant is proposing the creation of two 1.5 acre lots with a remainder of 16.38 acres. The planned 1.5 acre parcels would be adequate to site a properly sized sewage disposal system, replacement area and water well. As per section 15.660.040 of the Glenn County Code the following statement shall be referenced on the recorded map and recorded concurrently with the recorded map:

“This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.010 of the Glenn County Code.”

Where no map is recorded the statement shall be recorded with the certificate of compliance.

The following comment will be a Condition of Approval for the tentative parcel map.

Condition of Approval:

As per section 15.660.040 of the Glenn County Code the following statement shall be referenced on the recorded map and recorded concurrently with the recorded map:

“This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.010 of the Glenn County Code.”

Based on the information provided above, it is concluded that the impact is less than significant.

VII. GREENHOUSE GAS EMISSIONS

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

Legislative/Regulatory

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

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

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

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

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

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

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

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

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

As discussed in Section III above, the project would create two parcels that could be developed with a residence. Future residential development would generate air emissions during construction activities, some of which may be greenhouse gases. However, construction activities would be temporary. It is anticipated that these emissions would not prevent the state from reaching its GHG reduction targets.

The proposed remainder parcel will continue to be used for agricultural uses. This project will not create significant changes in GHG emissions. The GHG emissions associated with

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

the agricultural operations on the site currently occur and will continue to occur, with or without the project.

All future residential uses must comply with standard green building and energy efficiency standards that would reduce potential GHG emissions. Consistent with the CBC and Title 24 Energy Code standards, the incorporation of green building measures, as applicable for a residence, would reduce energy and water consumption, which would also reduce GHG emissions. Because of the energy efficiency practices that would reduce GHG emissions, future residential uses would not be expected to make a substantial contribution of GHG emissions, and a less than significant impact would result.

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

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

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

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

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

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.*

Although residential uses do not typically use or store large quantities of hazardous materials, potentially hazardous materials such as fuels, lubricants, and solvents would be used during construction on the project site. 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. 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. Housing construction indirectly resulting from the implementation of the project would not normally involve significant hazardous emissions or require handling of hazardous or acutely hazardous materials, substances, or waste. 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 site. There are no proposed schools within the vicinity of the project site. 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.²⁸ Therefore, it is concluded that there will be no impact.

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

No Impact. The project site is located approximately 1.7 miles northeast of the Willows-Glenn County Airport and it is located outside of the adopted airport land use planning boundary.²⁹ This airport is the closest public use airport in the vicinity of the project site. The project site is not located within the overflight safety areas, clear zone safety areas, or approach zone safety areas for this airport. The project would not result in a safety hazard for people residing or working in the project area. 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. After a review of topographic maps and aerial photos, no private airstrips were identified within the vicinity of the project.

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

²⁹ Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf

The project would not result in a safety hazard for people residing or working in the project area. Therefore, it is concluded that there is no impact.

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

Less Than Significant Impact. The project would not substantially 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.³⁰ This list of roads includes the state highways and arterial and collector roads within the County. The project does not have frontage along one of the designated evacuation routes. The 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 a less than significant 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?

No Impact. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands surrounding the project site. The project site is not located within or adjacent to a State Responsible Area (SRA) managed by the California Department of Forestry and Fire Protection (CAL FIRE); therefore, the site is not ranked by CAL FIRE.³¹ According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not located within a fire hazard severity zone.³² The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be no impact on the project from wildland fires.

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

³¹ California Department of Forestry and Fire Protection. 2007. *Fire Hazard Severity Zones in State Responsible Areas (SRA)*, Fire and Resource Assessment Program (FRAP).
http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg.

³² Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 3-2.

IX. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the project violate any water quality standards or waste discharge requirements?**

No Impact. The proposed project will not violate water quality standards or waste discharge requirements. There is no integrated sewer system in the project area. The project site relies on individual sewage disposal systems for wastewater treatment. Future development will utilize an on-site sewage disposal system and will be required to comply with Glenn County Environmental Health Department standards. Any future uses that require waste discharge to land will be required to comply with Central Valley Regional Water Quality Control Board regulations. 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)?**

Less Than Significant Impact. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. According to the Glenn County General Plan, the eastern portion of Glenn County overlies the Sacramento Valley Groundwater Basin, which contains abundant supplies of high quality groundwater to depths of 800 feet.³³

The project site consists of an orchard. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard. Water for domestic use is dependent on groundwater supplied by individual wells.

According to the US EPA, the average American family of four uses 400 gallons of water per day. On average, approximately 70 percent of that water is used indoors, with the bathroom being the largest consumer (a toilet alone can use 27 percent). Standard toilets use 1.6 gallons per flush, while older toilets can use as much as 3.5 to 7 gallons per flush.³⁴ The 2013 California Green Building Code Water Use Modifications states that a new three-bedroom single family home with four occupants is modeled to use 174,000 gallons of water per year. The majority being for landscaping. The largest indoor use is by showers. Future residential uses must comply with standard green building and energy efficiency standards. Consistent with the CBC and Title 24 Energy Code standards, the incorporation of green building measures, as applicable for a residence, would reduce energy and water consumption. Water uses associated with future development is not anticipated to

³³ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Natural Resources Issue Paper, Section 3, Water Resources.

³⁴ United States Environmental Protection Agency. *Indoor Water use in the United States*.
<http://www.epa.gov/WaterSense/pubs/indoor.html>

substantially increase from existing levels and will not include heavy uses of water; therefore, would not have a significant impact upon groundwater decline.

Irrigation water is currently used to support agricultural uses in the vicinity of the project. Irrigation of agricultural fields has been considered a major contributor to groundwater recharge. Soils in the project area allow a moderate amount of water to percolate through. Groundwater in the area is recharged it appears, in part, by the irrigation of field crops in the surrounding areas. Groundwater recharge in the project area will potentially continue to take place as crops are irrigated. Therefore, it is concluded that there will be a less than significant impact on groundwater supplies and groundwater recharge as a result of this project.

- 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. Drainage at the project site slopes to the south. 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 site. The project site is relatively flat and has been previously graded and leveled. All future construction at the site is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes) and Glenn County Code Section 15.560.060 (Erosion Control). 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.

The proposed project site is relatively flat. There are no streams or rivers located on the site. 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. The project would not create or contribute runoff water, which would exceed the current capacity. The proposed project should not in itself create hydraulic, hydrology, and water quality impacts to drainage facilities; however, commercial development of the site will increase impervious surface area through the

construction of driveways and buildings with a corresponding increase in surface water (storm water) runoff. Commercial development will be designed to ensure that there is no direct or indirect increase of runoff or backwater effects. It is the developer's responsibility to ensure that runoff from the project site will meet all Regional Water Quality Control Board standards. This may be accomplished with the implementation of Best Management Practices such as detention/retention ponds or basins, on-site storage, and vegetated swales. The project will not generate substantial additional sources of polluted runoff. Therefore, it is concluded that there will be a less than significant impact.

f) Would the project otherwise substantially degrade water quality?

Less Than Significant Impact.

See Sections IX. a) c) d) and e) above. The project does not involve activities or use materials that could otherwise have significant potential to degrade surface or groundwater quality.

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?

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 site is partially located within a 100-year flood hazard area. The project site lies within Flood Zones "A", "AH", and "X" (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C 0612D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). These flood zones are also displayed on the Tentative Parcel Map. The majority of the parcel (including the two proposed parcels) lies within Flood Zone "AH", which is a 100-year flood hazard area.

Flood Zone "A" is one of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

Flood Zone "AH" is one of the Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Flood Zone "X" (shaded) is a moderate flood hazard area and consists of areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The project site consists of an orchard. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future.

The remainder of the project site will remain zoned RE-5 and will remain as an orchard. The two proposed parcels would be located in Flood Zone “AH”.

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

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. The project site is not located within 300 feet of a state designated floodway or regulated stream; therefore, the project site is not subject to obtaining an encroachment permit from the Central Valley Flood Protection Board for new construction.

The project site is not located adjacent to a levee that could fail and cause flooding. The South Fork of Willow Creek is located approximately 2,000 feet northeast of the project site. There are no other creeks or streams within the vicinity of the project.

Black Butte Reservoir dam is located northwest of the City of Orland. Black Butte Reservoir was constructed for flood control purposes. 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. In addition, Glenn County’s Multi-Jurisdictional Hazard Mitigation Plan shows that the project site is located outside of the dam failure inundation area. 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.

X. LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project physically divide an established community?

No Impact. The proposed project is not of the scale or nature that could physically divide an established community. The project would not block a public street, trail, or other access route or result in a physical barrier that would divide a community. The project will not physically divide an established community. 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?

Less Than Significant Impact. The project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Therefore, no significant impacts are anticipated.

The project site consists of an orchard. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard.

There would not be conflicts between the proposed zoning district and proposed General Plan land use designation for each site, and no conflicts between the project and the rest of the General Plan and zoning ordinance. The Glenn County General Plan encourages a variety of densities and types of residential uses to help achieve County housing goals and to provide affordable housing. The proposed re-designation/rezone would create two parcels to be used for rural residential use.

All future development is required to meet the policies set forth in Title 15 of the Glenn County Code, regarding allowable uses and development standards, including setbacks, lot coverage, open space, and parking.

The proposed project would meet the density requirements for the proposed “Suburban Residential” designation. This project is consistent with and will not conflict with the proposed “RE-NW” zoning designation. All future uses at the project site would be developed consistent with the General Plan land use goals and policies and the zoning code. There are several similar parcels south of the project site on the west side of County Road J. These parcels have been developed with a residence and outbuildings. The project is compatible and consistent with the surrounding land uses and zoning.

As defined in the *California Planning Guide: An Introduction to Planning in California*³⁵, spot zoning is defined as the zoning of an isolated parcel in a manner, which is inconsistent or incompatible with surrounding zoning or land uses. The project is compatible and consistent with the surrounding land uses and zoning; therefore, it is not considered spot zoning.

The consistency of potential residential development of the resultant parcels with other applicable plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect is analyzed throughout this document, and no conflicts with such plans, policies, and regulations have been identified. Therefore, impacts would be less than significant.

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.

³⁵ Governor’s Office of Planning and Research. 2005. *California Planning Guide: An Introduction to Planning in California*. http://opr.ca.gov/docs/California_Planning_Guide_2005.pdf

XI. MINERAL RESOURCES

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

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

Notable mineral resources in Glenn County include natural gas and construction grade aggregate material. In addition, published reports indicate past attempts to exploit deposits of chromite, molybdenite and copper. Primary areas for gravel extraction occur along Stony Creek and the Sacramento River, although there are other pockets of gravel scattered throughout the County.

Several gas fields contribute to a significant quantity of natural gas production in Glenn County. Of these, the Malton-Black Butte field located on the border with Tehama County in eastern Glenn County, and the Willows-Beehive Bend field located in southeastern Glenn County account for nearly 80 percent of total gas production in the County. No oil or geothermal resources have been discovered in the County.

Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940's with the loss of government demand and subsidies.³⁶

- 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?**

³⁶ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

Less Than Significant Impact. According to the California Department of Conservation, the project site is not located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits.³⁷ Mineral extraction activities are not present at the project site and there is no indication that such activities have occurred on the project site in the past.

Glenn County does not contain oil or geothermal fields but contains several natural gas fields.³⁸ Additionally, no oil or geothermal resources have been discovered in the County.³⁹ The project site does not lie within a natural gas field or known reserve and no natural gas wells have been located within the project vicinity.

No locally-important mineral resource recovery sites are located on or near the project site. Therefore, no significant impacts to mineral resources are anticipated. It is concluded that the project would have a less than significant impact on mineral resources.

³⁷ California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.

³⁸ California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2001. *Oil, Gas, and Geothermal Fields in California*.

³⁹ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

XII. NOISE

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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. Future uses at the project site will be required to operate in a manner that meets the noise level standards.

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 with existing rural residential uses and zoning. The surrounding land uses and setting are further described in Section 2.3. The noise environment in the vicinity of the project is primarily influenced by roadway traffic, residential uses, and agricultural operations.

The project site consists of an orchard. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard.

Any future development would not occur concurrently and will temporarily increase noise levels in the project vicinity during the construction period. Construction activities, including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. Noise levels would fluctuate depending upon construction activity, equipment type, and duration of use, and the distance between noise source and receiver. Glenn County Code §15.160.100 states that construction site sounds between 7:00 a.m. and 7:00 p.m. are exempt from local noise standards. These hours are so defined because they include a period of time where noise sensitivity is at its lowest. Trucks and/or loaders may create groundborne vibrations, but none that are excessive. 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. Temporary noise generated during construction would not significantly differ from noise from construction of uses already allowed under the existing zoning.

Noise impacts associated with on-site activities and traffic is not anticipated to exceed the area's existing ambient noise levels. Future development at the project site would be subject to policies in the General Plan and to development standards set forth by the Glenn County Code to minimize noise impacts. 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?**

Less Than Significant Impact. The primary contributors to the existing noise environment within and adjacent to the project site include nearby residences, vehicle traffic along roadways, and agricultural uses. It is anticipated that noise levels will continue to remain the same as current levels at the project site because the site will continue to be used for residential and agricultural uses. No substantial permanent increase in ambient noise levels in the project vicinity will result. Therefore, impacts are concluded to be less than significant. Also see Section XII a) and b) above.

- 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) and b) 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 site is located approximately 1.7 miles northeast of the Willows-Glenn County Airport and it is located outside of the adopted airport land use planning boundary.⁴⁰ This airport is the closest public use airport in the vicinity of the project site. The project site is not located within the overflight safety areas, clear zone safety areas, or approach zone safety areas for this airport. This airport would not expose people in the project area to excessive noise levels. Therefore, there would be no impact on people working or residing in the project area from noise levels generated from public airports.

- 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. After a review of topographic maps and aerial photos, no private airstrips were identified within the vicinity of the project. Therefore, 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.

⁴⁰ Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf

XIII. POPULATION AND HOUSING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Less Than Significant Impact. The proposed project would not directly or indirectly induce substantial population growth. The project site currently consists of one parcel. The project site consists of an orchard. The project proposes to create two parcels zoned RE-NW, that could be developed with a residence and accessory structures in the future. The remainder of the project site will remain zoned RE-5 and will remain as an orchard. One residence could be placed on the new future parcels. Two additional residences would not substantially increase population in the area. New businesses and/or the extension of roads that may lead to significant population growth are not included with this project. 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

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

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

i) **Fire protection?**

Less Than Significant Impact. Glenn County is primarily serviced by volunteer fire protection districts. The community of Hamilton City and the City of Willows are the only areas that have paid firefighter personnel. The project site is served by the Willows Rural Fire Protection District. The project site is located in a developed area with existing residential uses and access to public streets. Response time would not be affected by the proposed project. All future residential development at the site will require approved fire sprinkler systems. All future development will be required to meet fire and building codes for fire safety and emergency access. Compliance with building and fire codes will be determined by the Building Inspection Division. All of the fire protection regulations of the affected fire district shall be complied with. As a result, the project would not create significant demand for fire protection services to the extent that new fire facilities must be constructed to provide added protection capacity. It is concluded that there will be a less than significant impact on fire protection as a result of this project.

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. The Glenn County Sheriff's office is located in the City of Willows and a substation is located in the City of Orland. 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. In addition, Glenn County Sheriff Richard L. Warren, Jr., reviewed the proposed project and stated that there will be no significant impacts to the Glenn County Sheriff's Office. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) **Schools?**

Less Than Significant Impact. The project site lies within the Willows Unified School District. All future residential development at the site will be required to pay school fees associated with construction at the time of issuance of each building permit. Under Section 65996 of the California Government Code, the payment of such fees is deemed to mitigate the impacts of new development on school facilities. Therefore, it is concluded that the project would have a less than significant impact on schools.

iv) **Parks?**

Less Than Significant Impact. Glenn County has several parks and recreational facilities owned and maintained by federal, state, and local governments and special districts. The closest parks located near the project site are located within the City of Willows. The proposed project would not have a significant impact on a government's ability to maintain its parks and no significant demands on the current facilities would be generated by this proposal. The project will not generate substantial additional population to the area and therefore will not result in the need for additional parkland. As a result, there will be a less than significant impact.

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.

XV. RECREATION

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

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

Less Than Significant Impact. Glenn County has several parks and recreational facilities owned and maintained by federal, state, and local governments and special districts. The closest parks located near the project site are located within the City of Willows. There are no park facilities within the immediate area of the project. The project would not induce substantial population growth and therefore would not increase the use of existing neighborhood, regional, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, it is concluded that there will be a less than significant impact.

- 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. Therefore, there will be no impact from the proposed project.

XVI. TRANSPORTATION/TRAFFIC

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Glenn County Roads Overview:

The major north-south road is Interstate 5 (I-5), which provides major connection between Glenn County and major cities to the north, such as Red Bluff and Redding, and to the south to cities such as Sacramento. East of I-5, 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, approximately 16 miles, Highway 162 provides a similar connection to Oroville. The next major east-west road to the south is Highway 20 (approximately 23 miles south of Highway 162), 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.

The proposed Parcel One and Two and Remainder Parcel have frontage along County Road J. Traffic in the area of the project is related to agricultural and rural residential uses. The rural areas of Glenn County experience a wide array of agricultural related traffic. Additional vehicle traffic as a result of this project would not have a significant impact on current access roads or nearby connecting roads.

County roads in the area of the project have limited attraction with low traffic volumes of pedestrians, bicyclists, and leisure drivers due to the sparse local population and distance from urban areas.

The development of one residence on Parcel One and one residence on Parcel Two will increase vehicle trips coming to and from the site compared to existing vehicle trips; however, the increase in traffic is not anticipated to have a significant impact. The increase in traffic would not be substantial in relation to the existing traffic volumes or road capacities.

According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips.⁴¹ If two residences were constructed at the project site on the proposed parcels, this would potentially result in 19.06 vehicle trips per day during weekdays. The increase in vehicle trips would have a less than significant impact

⁴¹ Institute of Transportation Engineers. 1997. *Trip General Manual*.

on traffic. Vehicle trips related to future construction of the site will be generally short in duration and will not have a significant impact on traffic.

The additional vehicle trips per day would fall within the expected traffic volumes of County Road J. The increase is not substantial based on roadway capacity. The increase in traffic will not exceed applicable county standards and guidelines for Level of Service on streets near the site. Consequently, it is concluded that there will be a less than significant impact on transportation and traffic.

- 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. The project site has access from County Road J. According to the Regional Transportation Plan for Glenn County, County Road J in this area currently operates at a LOS “A”.

Project related traffic would not adversely affect the level of service that currently exists on the aforementioned road. Additionally, all County 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. Roads in the area of the project are straight, two-lane roads in a relatively flat rural area. The project will not render existing features of nearby roadways hazardous. The project will not be incompatible with other uses of nearby roadways. The project site fronts along County Road J, which will provide adequate ingress and egress to the resultant parcels.

All future work or traffic control 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 and the following Conditions of Approval by the Glenn County Engineering & Surveying Division, it is concluded that there will be a less than significant impact.

Conditions of Approval

The right-of-way for County Road J shall be a minimum thirty (30) foot wide strip of land adjoining the centerline within the limits of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map. (15.640.040 GCC)

Prior to the issuance of a Certificate of Occupancy on Parcels One or Two, the improvement of the West half of County Road J along the frontage of the Parcel requesting the Certificate of Occupancy shall meet County Standard RS-4 and/or RS-8. (15.640.040 GCC)

e) Would the project result in inadequate emergency access?

Less Than Significant Impact. There will be adequate emergency access to the project site and the project will not inhibit emergency vehicle access to surrounding parcels. The project site fronts along County Road J. Emergency services agencies have been contacted and have no objections to the proposal. The site will be accessible to fire, ambulance, and law enforcement vehicles. Future development at the site may temporarily impact emergency access adjacent to the project area as vehicles and equipment are brought on-and off-site during development. However, any such interruptions would be extremely localized and limited in duration and would cease upon completion of improvements. 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). There are no stops located in the vicinity of the project site. 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

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

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

i) and ii) No Impact.

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 in the project area or vicinity. Therefore, no significant adverse impacts are identified or anticipated.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

No Impact. The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. There is no municipal wastewater treatment facility proposed with this project. The project site relies on individual sewage disposal systems for wastewater treatment. Future development must comply with requirements of the Regional Water Quality Control Board. It is concluded that there will be no impact.

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 new water or wastewater treatment facilities. The project will not require or result in new or expanded facilities, which could cause significant environmental effects. There is no wastewater treatment provider serving the project area. On-site wastewater treatment systems will serve future development, which must be approved by the Glenn County Environmental Health Department. Therefore, it is concluded that there is no impact.

- 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?**

Less Than Significant Impact. As stated in Section IX e) above, the proposed project should not in itself create hydraulic, hydrology, and water quality impacts to drainage facilities; however, commercial development of the site will increase impervious surface area through the construction of driveways and buildings with a corresponding increase in surface water (storm water) runoff. Commercial development will be designed to ensure that there is no direct or indirect increase of runoff or backwater effects. It is the developer's responsibility to ensure that runoff from the project site will meet all Regional Water Quality Control Board standards. This may be accomplished with the implementation of Best Management Practices such as detention/retention ponds or basins, on-site storage, and vegetated swales. The project will not generate substantial additional sources of polluted runoff. Therefore, it is concluded that there will be a less than significant impact.

- 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?**

Less Than Significant Impact. The project does not require new or expanded entitlements for water supplies. Existing groundwater entitlements and resources would be sufficient to serve the project. It is concluded that there will be a less than significant impact.

- 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?**

No Impact. There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only method of providing sewage disposal for the project area. No wastewater treatment facilities will need to be constructed or expanded. As a result, there is no impact.

- 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. The proposed project will be required to comply with all solid waste regulations as implemented and enforced by the County of Glenn. Solid waste disposal is currently provided at the Glenn County landfill. Glenn County is planning on the future closure of the landfill and updating the solid waste system.

While future development at the project site would generate solid waste, the amount of additional waste will depend upon the nature of the development. Residential development at the project site would generate moderate amounts of solid waste during construction. Construction materials would be sorted on site throughout construction and transported to appropriate waste management facilities. Recyclable materials would be separated from non-recyclable items and stored until they could be transported to a designated recycling facility. Normal waste/garbage will be collected in a container and disposed of by a private carrier such as Waste Management. Waste disposal is not anticipated to be a significant issue. The cumulative impacts on the landfill will be offset in the future from increased requirements for sorting and diversion and increases in disposal costs. It is concluded that there will be a less than significant impact.

g) **Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact. 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

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

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

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

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact. The proposed project would have a less than significant impact. Each impact will be less than significant with implementation of applicable federal, state, and county standards or adopted best practices. Total impacts from the project will not be cumulatively considerable. Therefore, impacts are considered less than significant.

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

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

REFERENCES

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

Records of or consultation with the following:

Applicants/Landowners:

Robert and Sharon Burrows
P.O. Box 7
Willows, CA 95988
530-774-5510 business
530-934-7315 home

Surveyor:

Gerald W. White, gwhite@cecusa.net
California Engineering Company, Inc. – Landon Division
1070 West Wood Street, Suite D
Willows, CA, 95988
530-934-7055
530-934-4158 fax

California Department of Conservation, California Geologic Survey
California Department of Conservation, Division of Oil, Gas, and Geothermal Resources
California Department of Fish and Wildlife
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)
Willows Rural Fire Protection District
Willows Unified School District
Pacific Gas and Electric Company (PG&E)

- California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.
- California Department of Conservation, Division of Land Resource Protection. *Farmland Mapping and Monitoring Program*. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2001. *Oil, Gas, and Geothermal Fields in California*.
- California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.
- California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.
- California Department of Fish and Wildlife. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.
- California Department of Fish and Wildlife. *California Natural Diversity Database*. <http://www.dfg.ca.gov/biogeodata/cnddb/>.
- California Department of Forestry and Fire Protection. 2007. *Fire Hazard Severity Zones in State Responsible Areas (SRA, Fire and Resource Assessment Program (FRAP)*. http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg.
- California Department of Justice, Office of the Attorney General. *Global Warming*. <http://ag.ca.gov/globalwarming/index.php>
- California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.
- California Department of Transportation. *Officially Designated State Scenic Highways*. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.
- California Environmental Protection Agency, Air Resources Board. *Climate Change Program*. <http://www.arb.ca.gov/cc/cc.htm>
- California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.
- City of Orange. February 10, 2009. *City of Orange General Plan Program EIR*, Chapter 5.1 Aesthetics. http://www.edaw.com/orange/PDFs/EIR/08110170.02_Orange_GP_EIR_-_Chapter_5.1.pdf.
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.
- Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.

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

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

Governor's Office of Planning and Research. 2005. *California Planning Guide: An Introduction to Planning in California*. http://opr.ca.gov/docs/California_Planning_Guide_2005.pdf

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

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

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

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

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

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

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

United States Department of Agriculture (USDA), Farm Service Agency. 2014. Aerial Photography Field Office, National Agriculture Imagery Program (NAIP).
<http://www.fsa.usda.gov/FSA/apfoapp?area=home&subject=prog&topic=nai>

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

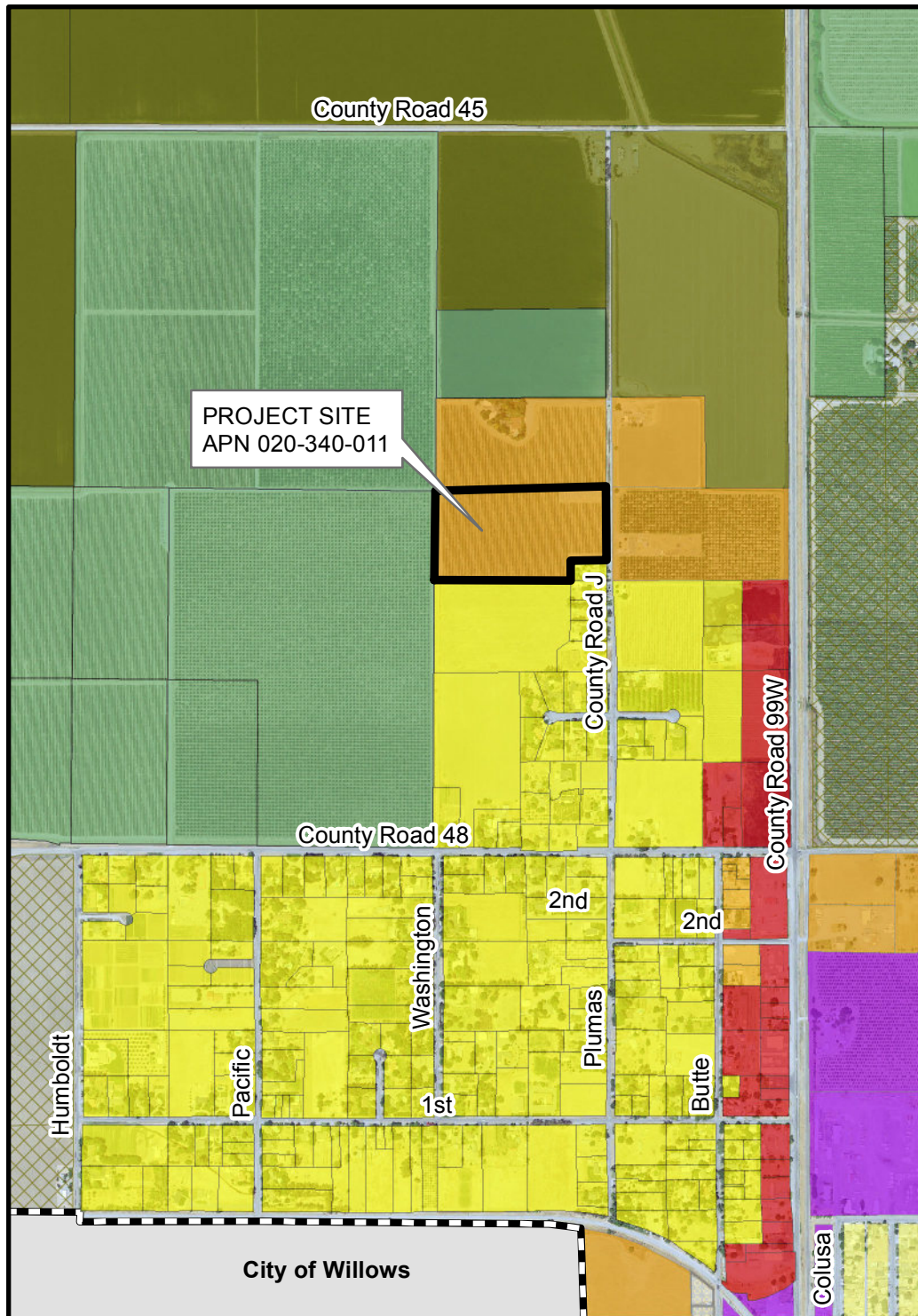
United States Department of Agriculture, Soil Conservation Service and Forest Service. 1968. Soil Survey of Glenn County, California.

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

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

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

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



- Project Site**
- Willows City Limits**
- General Plan / Zoning**
- Intensive Agriculture / AE-40 (Exclusive Agricultural Zone, 36-acre minimum)
 - Intensive Agriculture / AP-80 (Agricultural Preserve Zone, 72-acre minimum)
 - Intensive Agriculture / FS-80 (Farmland Security Zone, 72-acre minimum)
 - Single Family Residential / R-1 (Single Family Residential Zone)
 - Multiple Family Residential / R-M (Multiple Residential Zone)
 - Suburban Residential / RE-1 (Rural Residential Estate Zone, 40,000 sq. ft. minimum)
 - Suburban Residential / RE-NW (Rural Residential Estate-North Willows)
 - Rural Residential / RE-5 (Rural Residential Estate Zone, 4.25-acre minimum)
 - Service Commercial / SC (Service Commerical Zone)
 - Industrial / M (Industrial Zone)

General Plan Amendment 2016-002 Zone Change 2016-002 Tentative Parcel Map 2016-002

General Plan Amendment (portion):
From: "Rural Residential"
To: "Suburban Residential"

Zone Change (portion):
From: "RE-5" (Rural Residential Estate)
To: "RE-NW" (Rural Residential Estate - North Willows)

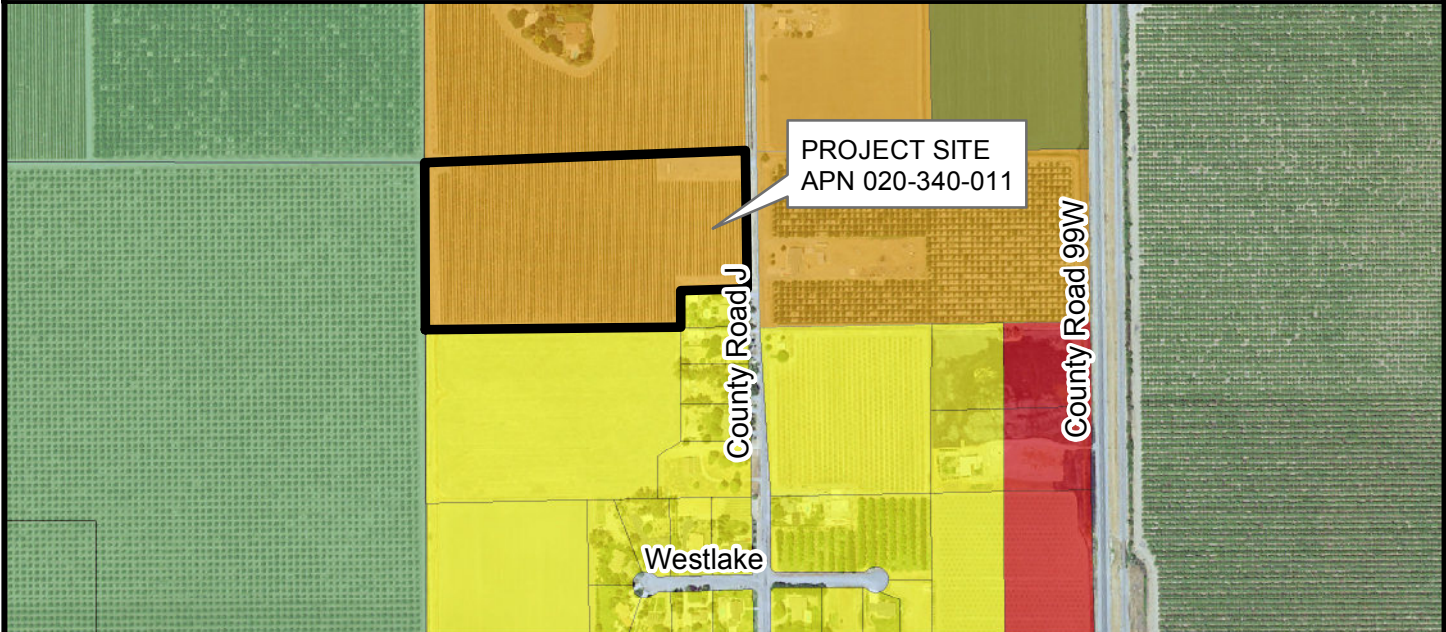
FIGURE 1



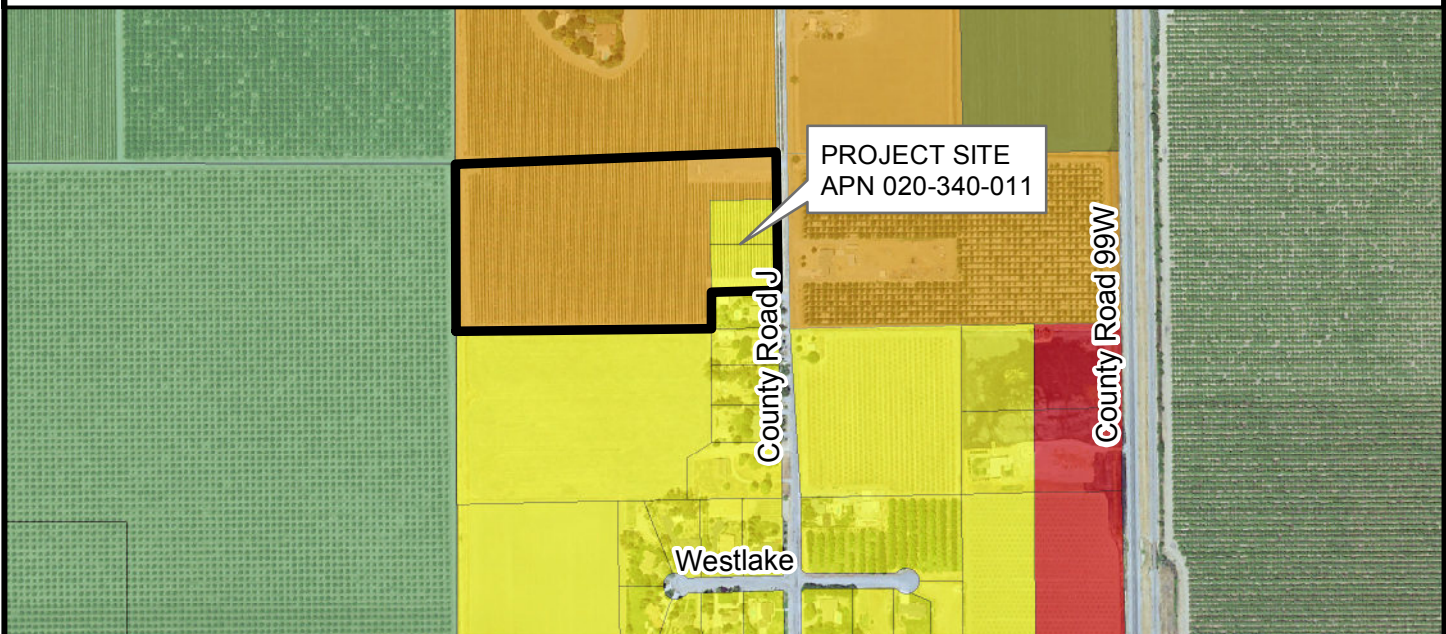
0 0.25 0.5 Miles

General Plan Amendment 2016-002 Zone Change 2016-002 Tentative Parcel Map 2016-002

Existing General Plan and Zoning



Proposed General Plan and Zoning



-  Project Site
-  Intensive Agriculture / AE-40 (Exclusive Agricultural Zone, 36-acre minimum)
-  Intensive Agriculture / FS-80 (Farmland Security Zone, 72-acre minimum)
-  Rural Residential / RE-5 (Rural Residential Estate Zone, 4.25-acre minimum)
-  Suburban Residential / RE-NW (Rural Residential Estate-North Willows)
-  Service Commercial / SC (Service Commercial Zone)

0 375 750 1,500 Feet

FIGURE 2



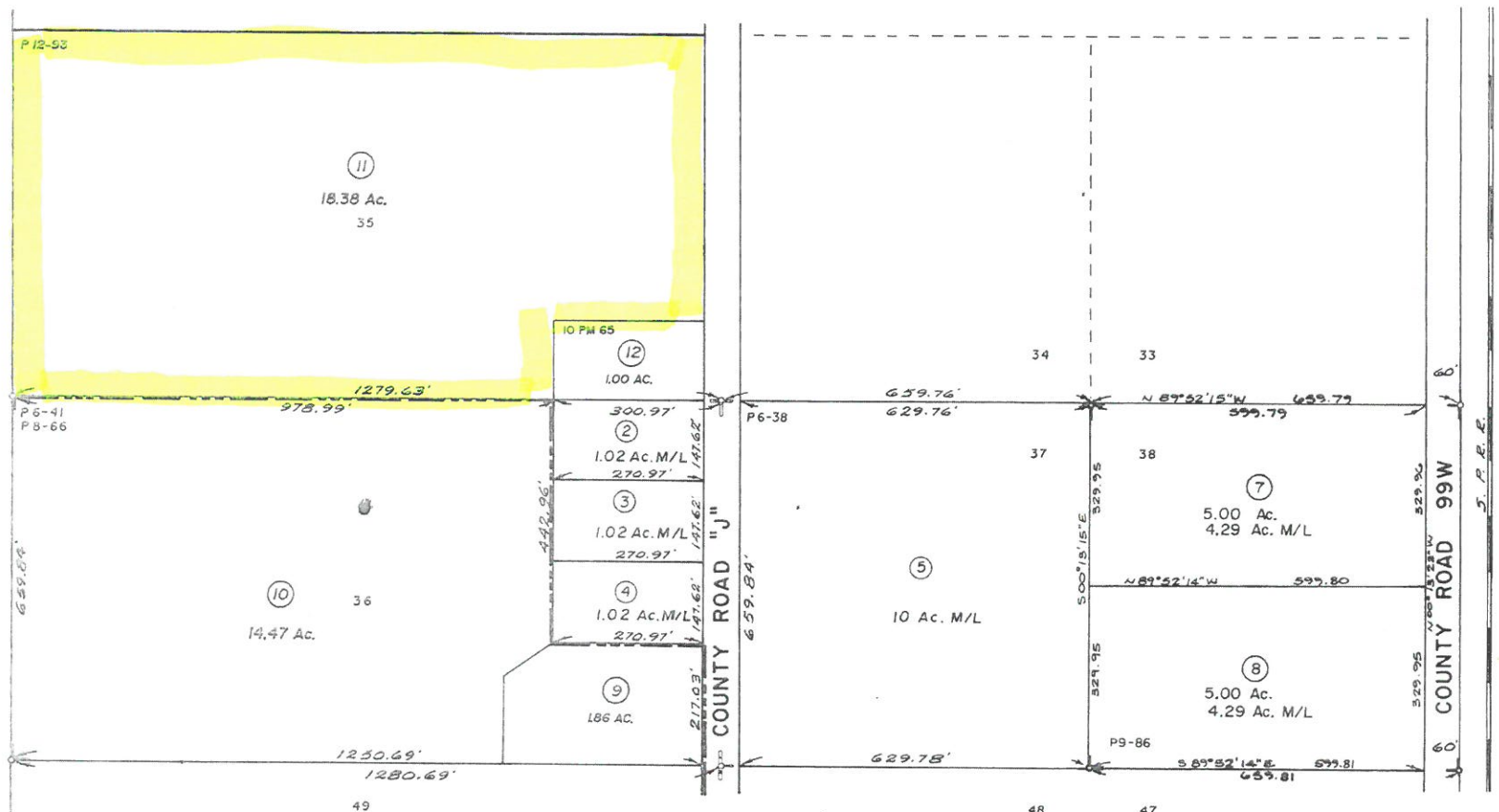
Map Prepared by Glenn County
Planning & Public Works Agency, 2016

This map is for assessment purposes only.
All acreages are more or less.

T. 20 N., R. 3 W., CARTTENBERG TRACT

20-34

FROM PAGE 19



M & S Bk. 2, Pg. 234 Carttenberg Tract

Parcel Map Bk. 6, Pgs. 38 & 41

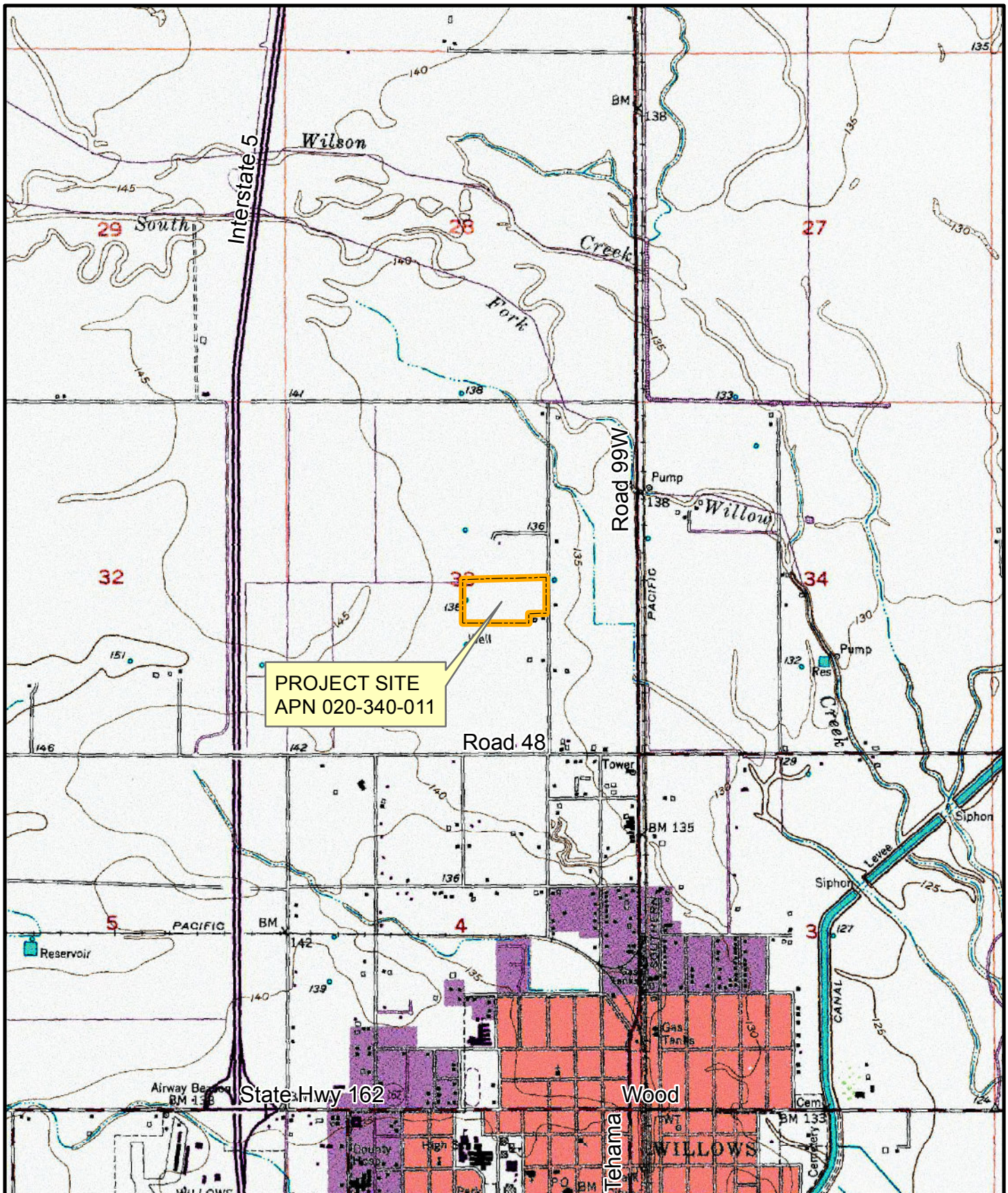
" " " 8, " 66

" " " 9, " 86

" " " 10, " 65

M & S Bk. 13, Pg. 11

Parcel Map Bk. 12, Pg. 93



Project Site

USGS 7.5' Quadrangle Map: Willows
A portion of Section 33
T20N, R3W, M.D.M.

0 0.25 0.5
Miles

FIGURE 6

Map Prepared by Glenn County
Planning & Public Works Agency, 2016

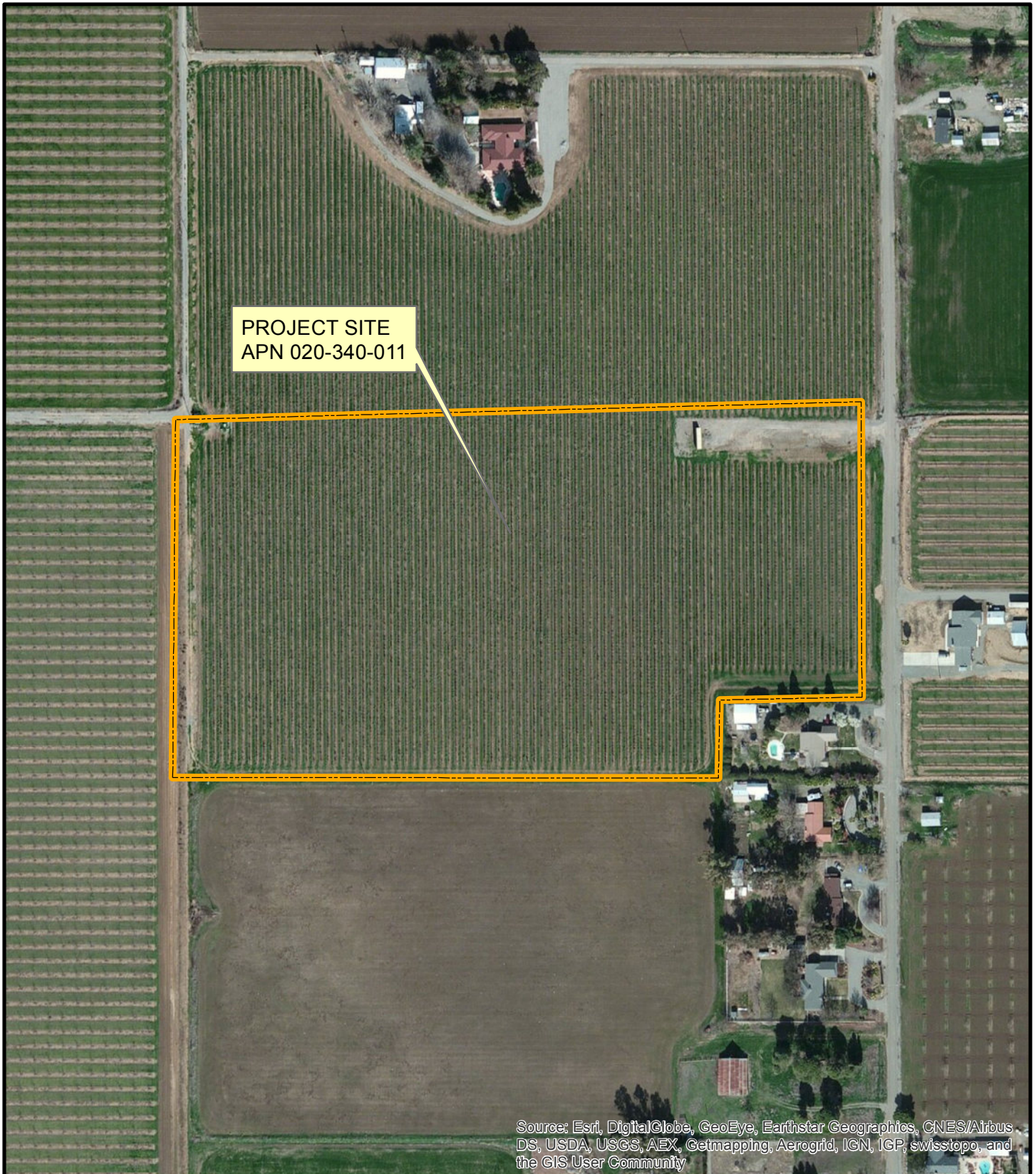


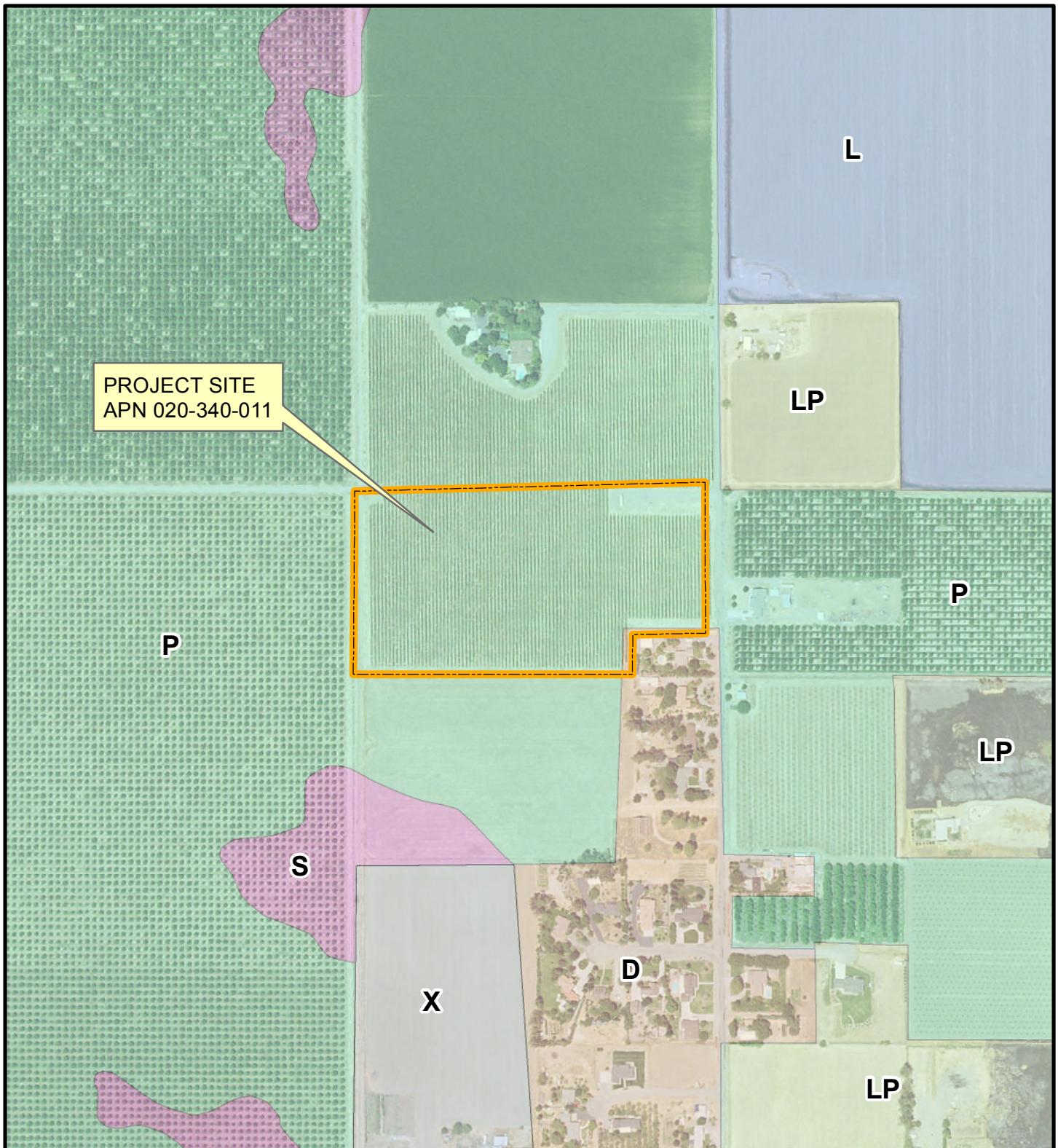
FIGURE 7










Project Site

0 250 500 Feet

Map Prepared by Glenn County
Planning & Public Works Agency, 2016



PROJECT SITE
APN 020-340-011

-  Project Site
-  Prime Farmland (P)
-  Farmland of Statewide Importance (S)
-  Farmland of Local Importance (L)
-  Farmland of Local Potential (LP)
-  Urban and Built-up Land (D)
-  Other Land (X)

IMPORTANT FARMLANDS

Source: California Department of Conservation
2014 Farmland Mapping & Monitoring Program

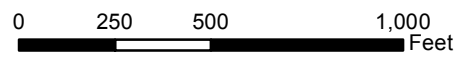


FIGURE 8



Map Prepared by Glenn County
Planning & Public Works Agency, 2016




 Project Site

FLOOD ZONE

 A

 AH

 AO

 X (shaded)

Source: FEMA Flood Insurance Rate
Map No. 06021C 0612D
Dated August 5, 2010

0 500 1,000
Feet

FIGURE 9



Map Prepared by Glenn County
Planning & Public Works Agency, 2016

GLENN COUNTY

Planning & Public Works Agency

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



REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

OTHER

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

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☒ Central Valley Regional Water Quality Control Board (RWQCB)
- ☒ 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

- ☒ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☒ School District: Willows
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: June 30, 2016

PROJECT: General Plan Amendment 2016-002, Zone Change 2016-002, Tentative Parcel Map 2016-002

PLANNER: Casey Murray, Assistant Planner; cmurray@countyofglenn.net

GLENN COUNTY

Planning & Public Works Agency

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



REQUEST FOR REVIEW

DATE: June 30, 2016

PROJECT: **General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002**

PLANNER: Casey Murray, Assistant Planner; cmurray@countyofglenn.net

APPLICANTS/
LANDOWNERS: Robert and Sharon Burrows
P.O. Box 7
Willows, CA 95988
530-774-5510 business
530-934-7315 home

SURVEYOR: Gerald W. White, gwhite@cecusa.net
California Engineering Company, Inc. – Landon Division
1070 West Wood Street, Suite D
Willows, CA, 95988
530-934-7055
530-934-4158 fax

PROPOSAL: **General Plan Amendment 2016-002, Zone Change 2016-002, and Tentative Parcel Map 2016-002**

The applicant has applied for a Tentative Parcel Map to divide one existing 18.38± acre parcel into the following:

Parcel One: 1± acre
Parcel Two: 1± acre
Remainder: 16.38± acres

The applicant has applied for a General Plan Amendment from “Rural Residential” to “Suburban Residential” and Zone Change from “RE-5” (Rural Residential Estate Zone, 4.25-acre minimum parcel size) to “RE-NW” (Rural Residential Estate Zone – North Willows, 40,000 square foot minimum parcel size) over the portion of the property proposed as Parcel One and Parcel Two. The existing General Plan Land Use Designation and Zoning would remain for the portion of the property proposed as the Remainder parcel. The General Plan Amendment and Zone Change are

required in order to create the two proposed one acre parcels as they could not be created under the existing RE-5 zoning, which has a minimum parcel size of 4.25 acres.

The majority of the existing parcel consists of an orchard. A natural gas well pad is located in the northeast corner of the parcel. A gas well known as “Burrows Unit 1-33” was plugged and abandoned within the area of the existing pad.

APN: 020-340-011 (18.38± acres)

LOCATION: The project site is located on the west side of County Road J, east of Interstate 5, north of County Road 48, south of County Road 45, north of the City of Willows, in the unincorporated area of Glenn County, California.

ZONING: “RE-5” (Rural Residential Estate Zone, 4.25-acre minimum parcel size)

GENERAL PLAN: “Rural Residential”

FLOOD ZONES: Flood Zones “AH”, “A”, and “X” according to Flood Insurance Rate Map (FIRM) No. 06021C 0612D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). The three separate flood zones are displayed on the tentative parcel map. The majority of the parcel lies within Flood Zone “AH”.

Flood Zone “AH” is one of the Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

Flood Zone “X” (shaded) is a moderate flood hazard area and consists of areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **THURSDAY, JULY 14, 2016**, 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.)?

ATTACHMENTS:

1. General Plan Amendment/Zone Change Application
2. Tentative Parcel Map Application
3. Grant Deed
4. Title Report
5. Assessor's Map
6. Topographic Site Map
7. Rezoning Map
8. Tentative Parcel Map

ZC _____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR ZONE CHANGE

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Robert Burrows, Trustee, Robert A. and Sharon Burrows Trust

Address: P.O. Box 7, Willows, CA 95988

Phone:(Business) 530-774-5510 (Home) 530-934-7315

Fax: _____ E-mail: _____

2. Property Owner(s):

Name: Robert A. and Sharon Burrows Trust

Address: P.O. Box 7, Willows, CA 95988

Phone:(Business) 530-774-5510 (Home) 530-934-7315

Fax: _____ E-mail: _____

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

Name: Gerald W. White, PLS No. 3653

Mailing Address: 1070 West Wood St., D, Willows, CA

Phone:(Business) 530-934-7055 (Home) 530-518-3653 Cell

Fax: 530-934-4158 E-mail: gwhite@cecusa.net

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: Robert Burrows, Trustee, Robert A. and Sharon Burrows Trust

Mailing Address: P.O. Box 7, Willows, CA 95988

5. Request or Proposal: Rezone

6. Address and Location of Project: 2101 County Road J

7. Current Assessor's Parcel Number(s): ~~020-340-010~~ & 020-340-011

8. Existing Zoning: RE-5

9. Existing Land Use Classifications: _____

10. Existing Use of Property: Orchard

11. Proposed Zoning: RE-NW

12. Proposed Use of Property: Residential

13. Surrounding Land Uses: Surrounding Zoning:

North: Orchard RE-5

East: Orchard RE-5

South: Residence RE-NW

West: Orchard AE-40

14. Topography: Level

15. Vegetation: Orchard

3

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: _____

Print: _____

Date: _____

Address: P.O. Box 7, Willows, CA 95988

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: _____

Print: _____

Date: _____

Address: P.O. Box 7, Willows, CA 95988

Case _____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Name: Robert Burrows, Trustee, Robert A. and Sharon Burrows Trust
Address, City, State, Zip: P.O. Box 7, Willows, CA 95988
Telephone: 530-934-4767 Fax: _____
E-mail: _____
2. Name: _____
Address, City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail: _____
3. Address and Location of Project: 2101 County Road j, Willows, CA 95988
4. Current Assessor's Parcel Number(s): 020-340-010 & 020-340-011
5. Existing Zoning: RE5
6. Existing Use: Orchard
7. Proposed Use of Site (project for which this form is prepared): Orchard/Residential
8. Indicate the type of permit(s) application(s) to which this form pertains: Tentative Parcel Map

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

1 acre parcels do not conform to existing zoning

10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies: N/A

11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? N/A

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

Residential and agriculture to South Agriculture to North, West and East

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: Orchard

East: Agriculture

South: Residential

West: Agriculture

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

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

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): Private Wells

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?: Septic System

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: Test made in 2004 and provided to health department

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? Private Carrier

5. Source of Energy:

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

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

If natural gas, do existing gas lines have to be increased in size? If yes, please describe: No

Do existing gas lines require relocation? If yes, please describe: No

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: None

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: None

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

1. Number and sizes of existing and proposed structures: N/A

Square footage (structures) N/A S.F.; N/A S.F.
(New) (Existing)
2. Percentage of lot coverage: N/A
3. Amount of off-street parking provided: N/A
4. Will the project be constructed in phases? If so, please describe each phase briefly: N/A

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

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

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

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

9. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes: N/A

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

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: N/A
11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). N/A
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: N/A

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: May 2 2016 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.

TPM _____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR TENTATIVE PARCEL MAP

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Robert Burrows, Trustee, Robert A. and Sharon Burrows Trust

Address: P.O. Box 7, Willows, CA 95988

Phone: (Business) 530-774-5510 (Home) 530-934-7315

Fax: _____ E-mail: _____

2. Property Owner(s):

Name: Robert A. and Sharon Burrows Trust

Address: P.O. Box 7, Willows, CA 95988

Phone: (Business) 530-774-5510 (Home) 530-934-7315

Fax: _____ E-mail: _____

3. Engineer/Surveyor:

Name: Gerald W. White, PLS 3653

Mailing Address: 1070 West Wood St., Ste. D, Willows, CA 95988

Phone: (Business) 530-934-7055 (Home) 530-518-3653

Fax: 530-934-4158 E-mail: gwhite@cecusa.net

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: Robert Burrows

Mailing Address: P.O. Box 7, Willows, CA 95988

5. Is There a Deed of Trust on the Property? Yes _____ No X

(If Yes, list the person(s):

Name: N/A

Mailing Address: _____

6. Request or Proposal: Tentative Parcel Map

7. Address and Location of Project: 2101 County Road J

8. Current Assessor's Parcel Number(s): 020-340-010 & 020-340-011

9. Existing Zoning: RE5

10. Existing Use of Property: Orchard

11. Proposed Use of Property: Orchard/Residential

12. Number of Existing Residential Dwelling Units on each Resultant Parcel: _____
N/A

13. Number of Parcels to be Created: 3

14. Size for Each Parcel: 2 1 Acres Parcels & 1 16 Acres Parcel

15. Request for Waiver: Yes _____ X _____ No _____
(If "Yes", a written request must be submitted when the map is filed).

16. Provide any additional information that may be helpful in evaluating this request: The 1 acre parcels conform to adjoining parcels

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: Robert A. Burrows TR, Sharon Burrows Trust

Print: Robert Burrows, Trustee Robert A & Sharon Burrows Trust

Date: 1/22/16

Address: P.O. Box 7, Willows, CA 95988

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: Robert A. Burrows TR, Sharon Burrows Trust

Print: Robert A & Sharon Burrows Trust

Date: 1/22/16

Address: P.O. Box 7, Willows, CA 95988

2/234
A-35

RECORDING REQUESTED BY
North State Title Company

AND WHEN RECORDED MAIL TO

Name
Street
Address
City & State

Mr. & Mrs. Robert A. Burrows
P.O. Box 8
Willows, CA 95988

MAIL TAX STATEMENTS TO

Name
Street
Address
City & State

Same as above

DOCUMENTARY TRANSFER
TAX \$ 88.00 PAID

RECORDED IN OFFICIAL RECORDS
OF GLENN COUNTY, CALIFORNIA
AT THE REQUEST OF

NORTH STATE TITLE CO.
1989 JAN -6 AM 9:43

MILTON E. WALKER
GLENN COUNTY RECORDER

CIOS ENCLOSED

89-0078

1
Pages

FEE
\$5

CAT. NO. NN00582
TO 1973 CA (2-83)

Individual Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS FORM FURNISHED BY TICOR TITLE INSURERS

AP# 020-19-1-005-0

ALL PTH.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 88.00
(XX) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(XX) Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROSETTA SNIDER, a widow

hereby GRANT(S) to
ROBERT A. BURROWS and SHARON R. BURROWS, husband and wife, as Joint Tenants
the following described real property in the
County of Glenn
State of California:

Lot Thirty-five (35) of the Carttenberg Tract, as per the Map and Plat of said tract recorded in Book Two (2), Page 234 of Maps, in the Recorder's Office of the County of Glenn, State of California, and being a portion of the East half of Section Thirty-three (33) in Township Twenty (20) North of Range Three (3) West, Mount Diablo Base and Meridian.

RESERVING UNTO the grantor herein, a life estate in and to an undivided 1/2 interest of all oil, gas, mineral and other hyrdocarbon substances together with the right to remove the same. Upon the death of said Grantor herein, said undivided 1/2 interest will revert back to the Grantee herein, their heirs, successor or assigns.

Dated: December 13, 1988

STATE OF CALIFORNIA
COUNTY OF Glenn } ss.
On January 4, 1989 before
me, the undersigned, a Notary Public in and for said State,
personally appeared Rosetta Snider

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same,
WITNESS my hand and official seal.

Signature: Laura Susan Bell

Signature: Rosetta Snider

OFFICIAL SEAL
LAURA SUSAN BELL
NOTARY PUBLIC - CALIFORNIA
GLENN COUNTY
My Comm. Expires Jan. 26, 1990

Title Order No. 2-234 A-35 (This area for official notarial seal)
Escrow or Loan No. _____

END OF DOCUMENT MAIL TAX STATEMENTS AS DIRECTED ABOVE

89-0078

Sept 1980

PRELIMINARY REPORT

To:

ROBERT A. BURROWS
PO BOX 7
WILLOWS CA, 95988-2828

Title Officer:

TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
250 W. SYCAMORE ST.
WILLOWS, CA 95988
PHONE: (530) 934-3338
ORDER NO.: 71-00128561

REF NO:

Property Address:

COUNTY ROAD J
WILLOWS, CA, 95988

Title No:

128561

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

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

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

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

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

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

ALTA LOAN POLICY

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: DECEMBER 14, 2015 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:

ROBERT A. BURROWS AND SHARON BURROWS, AS TRUSTEES OF THE ROBERT A. AND SHARON BURROWS TRUST, ESTABLISHED SEPTEMBER 10, 2003

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016.
FIRST INSTALLMENT: \$391.29 PAID
SECOND INSTALLMENT: \$391.29
PENALTY: \$49.12 IF PAID AFTER 04/10/2016
TAX RATE AREA: 084117
APN: 020-340-011-0
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A, OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY ROBERT A. BURROWS AND SHARON R. BURROWS DATED OCTOBER 18, 1990 AND RECORDED OCTOBER 19, 1990 AS INSTRUMENT NO. 90-5355.
4. A LEASE DATED DECEMBER 22, 2009, EXECUTED BY ROBERT A. BURROWS AND SHARON BURROWS, AS TRUSTEES OF THE ROBERT A. AND SHARON BURROWS TRUST, DATED SEPTEMBER 10, 2003 AS LESSOR AND MABEN FAMILY, L.L.C, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSEE, RECORDED JANUARY 21, 2010 AS INSTRUMENT NO. 2010-0215 OF OFFICIAL RECORDS.
AFFECTS THE HEREIN DESCRIBED LAND AND OTHER LAND
5. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN COUNTY ROAD J.
6. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
 - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
 - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

LEGAL DESCRIPTION

All that certain real property situated in the UNINCORPORATED AREA, County of GLENN, State of California, more particularly described as follows:

PARCEL ONE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA RECORDED ON MAY 19, 2006 IN BOOK 12 OF PARCEL MAPS AT PAGE 93.

APN: 020-340-011-0

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

MAP

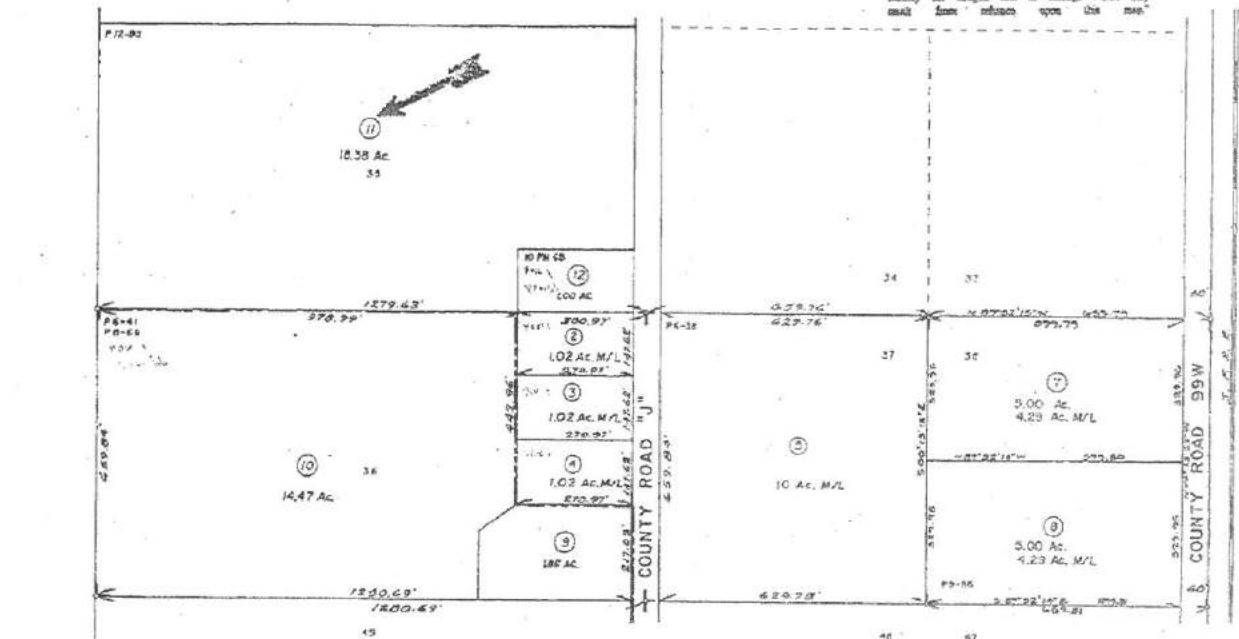
This map is for informational purposes only.
All acreages are more or less.

T. 20 N., R. 3 W., CARTTENBERG TRACT

FROM PAGE 19

NOTE: "This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any other purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."

20-34



M.B.S. Bk 2, Pg. 234 Carttenberg Tract
Parcel Map Bk 5, Pgs. 38 & 41
" " " 8, " 56
" " " 9, " 60
" " " 10, " 65
M.B.S. Bk 13, Pg. 11
Parcel Map Bk 12, Pg. 93

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

OWNER'S AND SUBDIVIDER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF OR HAVE SOME LEGAL TITLE OR INTEREST IN AND TO THE TRACT, PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO BRING A TRACT UP TO THIS PROPERTY, AND WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINE.

By Robert A. Burrows Sharon R. Burrows
Robert A. Burrows Sharon R. Burrows

STATE OF CALIFORNIA
COUNTY OF GLENN

On MAY 10 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT A. BURROWS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON ON THE TRACT UPON BEHALF OF WHOM THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE Marcia Holder
NAME Marcia Holder
COUNTY OF GLENN COMMISSION EXPIRES 4-7-07

STATE OF CALIFORNIA
COUNTY OF GLENN

On MAY 10 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SHARON R. BURROWS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON ON THE TRACT UPON BEHALF OF WHOM THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE Marcia Holder
NAME Marcia Holder
COUNTY OF GLENN COMMISSION EXPIRES 4-7-07

OTHER INTERESTS

1. EASEMENT OVER THE LAST 30 FEET PER QUARTERING TRACT, BOOK 2 OF MAPS AND SURVEYS AT PAGE 234.
2. ROAD IMPROVEMENT AGREEMENT RECORDED JANUARY 30, 1982 IN BOOK 808 OF OFFICIAL RECORDS AT PAGE 174.
3. EVIDENCE OF APPROVAL, BY IMPROVEMENT OF THE ADJACENT EASEMENT TO PRIVATE ROAD SURVIVORS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PARCEL TWO.
4. PARCELS ARE IN FLOOD ZONE AS NECESSARY TO THE FIRM MAPS PREPARED BY ME. PER PARCEL MAP FILED IN BOOK 8 OF PARCEL MAPS, AT PAGE 88.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS OF TOWN OF GLENN, OR SPECIAL DISTRICT TAXES, ADJUSTED ANY OF THE LANDS OF THE TOWN OF GLENN, OR THE ACCOMPANYING PARCEL MAP, EXCEPT TAXES WHICH ARE A LIEB BUT NOT YET PAYABLE, CONTAINING TO BE IN THE AMOUNT OF \$ 1,333.26.

I HAVE RECEIVED RECEIPT OF SATISFACTORY SECURITY OF THE ESTIMATED AMOUNT OF \$ 1,333.26 TO BE PAID BY THE TAXPAYER OF TAXES WHICH ARE A LIEB BUT NOT YET PAYABLE.

MADE THIS 10th DAY OF MAY 2000
DON BURROWS
GLENN COUNTY TAX COLLECTOR
By John H. H. H. CLERK

COUNTY PLANNING COMMISSION CERTIFICATE

I, SHARON R. BURROWS, DEPUTY TO THE GLENN COUNTY PLANNING COMMISSION, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TRACT MAP, AND I HAVE APPROVED, ALTERATIONS THEREOF AS APPROVED BY THE GLENN COUNTY PLANNING COMMISSION COMMITTEE ON FEBRUARY 3, 2000.

By Sharon R. Burrows
NAME Sharon R. Burrows
DIRECTOR, GLENN COUNTY PLANNING AND
PUBLIC WORKS AGENCY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING MAP ACT AND LOCAL ORDINANCE AS THE REQUIRED OF ROBERT A. BURROWS AND SHARON R. BURROWS. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE COMMENTS ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENSURE THE SURVEY TO BE RETURNED.

By Gerald N. White
GERALD N. WHITE
REGISTERED EXPIRES JUNE 20, 2006
By Sharon R. Burrows
DATE
STATE OF CALIFORNIA
COUNTY OF GLENN
No. 103

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. I HEREBY STATE THAT THIS PARCEL MAP IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING MAP ACT AND LOCAL ORDINANCE AS THE REQUIRED OF ROBERT A. BURROWS AND SHARON R. BURROWS. I HAVE APPROVED, ALTERATIONS THEREOF AS APPROVED BY THE GLENN COUNTY PLANNING COMMISSION COMMITTEE ON FEBRUARY 3, 2000.

By Sharon R. Burrows
NAME Sharon R. Burrows
DIRECTOR, GLENN COUNTY PLANNING AND
PUBLIC WORKS AGENCY

RECORDER'S CERTIFICATE

FILED THIS 14th DAY OF MAY 2000, AT 1:21 P. M. IN BOOK 12 OF PARCEL MAPS AT PAGE 34 AT THE REQUEST OF ROBERT A. BURROWS.

By Natalie Butler
NAME Natalie Butler
FILED 10:00 Paid
COUNTY OF GLENN

PARCEL MAP NO. 2003-03

SHOWING 1 PARCEL, SHARON R. BURROWS
LOC. 25 & 36, QUARTERING TRACT
LOCATED WITHIN SECTION 32, T. 25 N. R. 3 E. S. 3 W., M.D.M.
COUNTY OF GLENN STATE OF CALIFORNIA

ROBERT A. BURROWS & SHARON R. BURROWS

By Landon Engineering and Surveying
LONDON
ENGINEERING
AND
SURVEYING
100 SOUTH PLUMAS STREET
P.O. BOX 1325
WILLING, CALIFORNIA 95986
(530) 754-7050

DATE 2000
JOB NO. 03-127 SHEET 1 OF 2

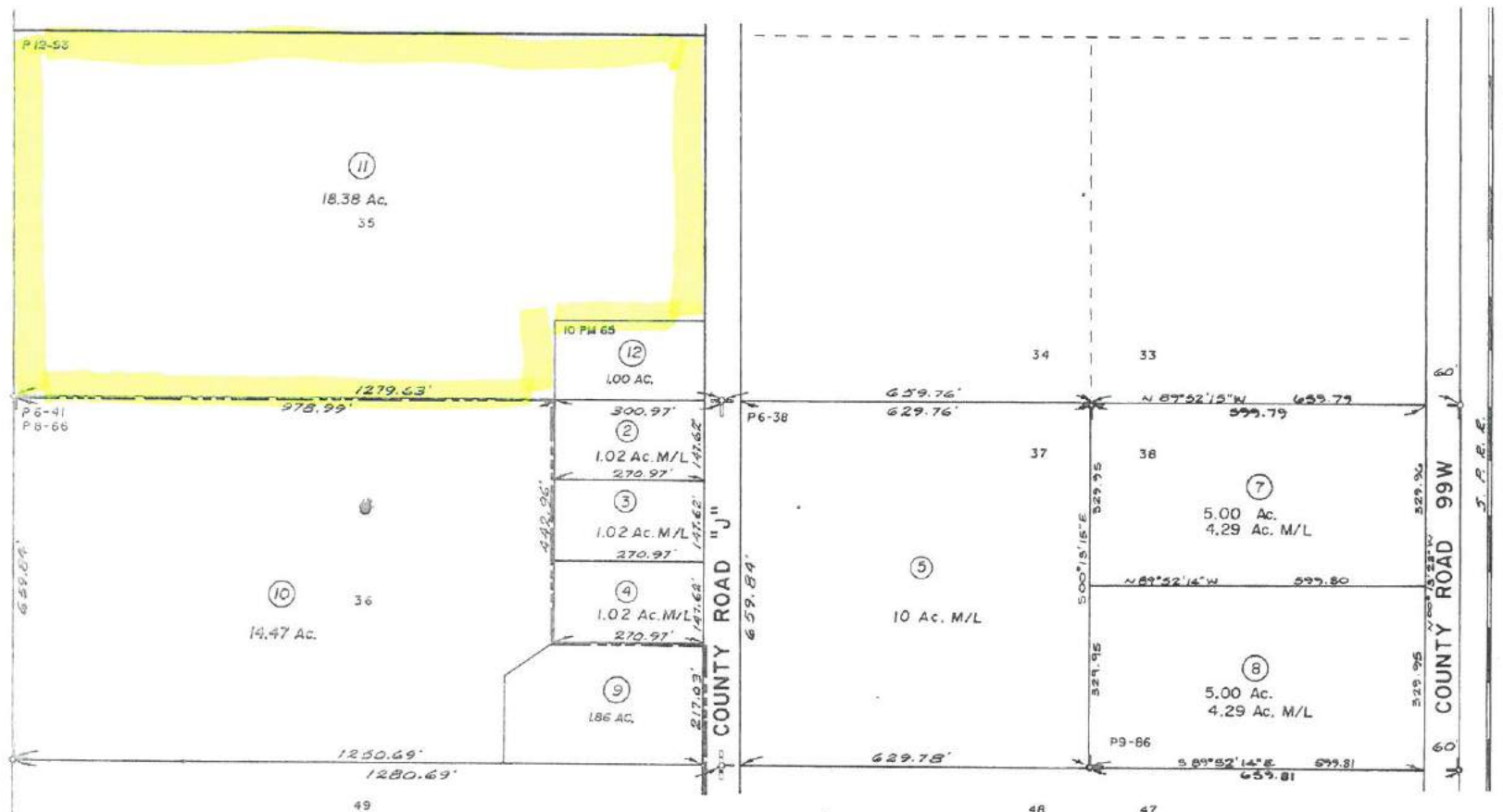
12 PM 93

This map is for assessment purposes only.
All acreages are more or less.

T. 20 N., R. 3 W., CARTTENBERG TRACT

20-34

FROM PAGE 19



M & S Bk. 2, Pg. 234 Carttenberg Tract

Parcel Map Bk. 6, Pgs. 38 & 41

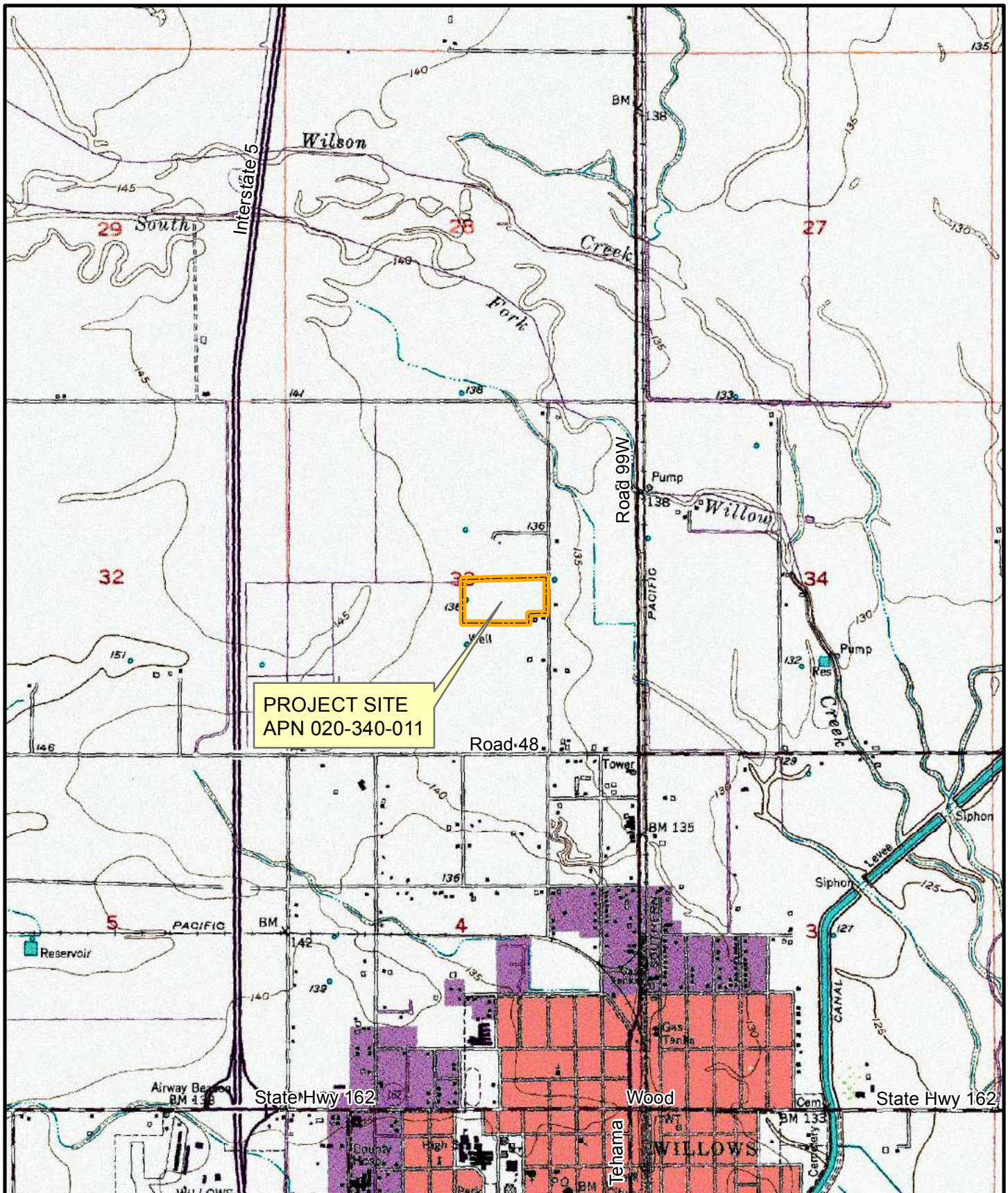
" " " 3, " 66

" " " 9, " 36

" " " 10, " 65

M & S Bk. 13, Pg. 11

Parcel Map Bk. 12, Pg. 93



**GPA 2016-002, ZC 2016-002
TPM 2016-002**

 Project Site

USGS 7.5' Quadrangle Map: Willows
A portion of Section 33
T20N, R3W, M.D.M.

0 0.25 0.5
Miles



Map Prepared by Glenn County
Planning & Public Works Agency, 2016

Casey Murray

From: Creig Marcus <creigm@enterpriserancheria.org>
Sent: Thursday, July 07, 2016 4:25 PM
To: Casey Murray
Subject: General Plan Amendment 2016-002, Zone Change 2016-002, Tentative Parcel Map 2016-002

Dear Mr. Murray,

This is in reference to the General Plan Amendment 2016-002, Zone Change 2016-002, Tentative Parcel Map 2016-002 in Glenn County. After a thorough examination of the project and discussions with our Cultural Specialist, we have determined that this project is not within the aboriginal territory of the Estom Yumeka Maidu tribe.

Thank you for the notification about this project.

Sincerely,
Creig Marcus
Tribal Administrator
Enterprise Rancheria Estom Yumeka Maidu Tribe
2133 Monte Vista Ave
Oroville, CA 95966
O: (530) 532-9214
F: (530) 532-1768
C: (530) 845-1340

Total Control Panel

[Login](#)

To: cmurray@countyofglenn.net Message Score: 2
From: creigm@enterpriserancheria.org My Spam Blocking Level: Medium

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) enterpriserancheria.org

This message was delivered because the content filter score did not exceed your filter level.

Casey Murray

From: Karen Mantele <kmantele@cityofwillows.org>
Sent: Wednesday, July 20, 2016 5:08 PM
To: Casey Murray
Subject: response to Burrows GPA Rezone

Casey

I meant to send a response last week to you in response to your request for comments on the proposed GPA/Rezone project you sent over for my review.
The City of Willows sees no issues with this proposed project and supports the movement to the Planning Commission for review/approval.

Regards,

Karen Mantele
Principal Planner
City of Willows
530-934-7041
530-934-7402 Fax
www.cityofwillows.org

Total Control Panel

[Login](#)

To: cmurray@countyofglenn.net [Remove](#) this sender from my allow list
From: kmantele@cityofwillows.org

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



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Ave.
Willows, CA 95988
(530) 934-6102
Fax: (530) 934-6103

February 2, 2016

To: Andy Popper, Associate Planner
Glenn County Planning and Public Works Agency
(Via e-mail)

From: Andrew A. Petyo, M.S., REHS

Re: General Plan Amendment #2016-002, Zone Change #2016-002, Tentative Parcel Map #2016-002, Robert & Sharon Burrows, APN 020-340-01.

We have reviewed the application information for the project noted above and recommend it for approval with the following comments:

This parcel (18.38 acre) would be zoned for "Rural Residential Estate Zone – North Willows" (RE-NW) under the proposed General Plan Amendment and Zone Change. This change would allow a parcel size change of 1 acre minimum in which the applicant is proposing the creation of two 1.5 acre lots with a remainder of 16.38 acres. The planned 1.5 acre parcels would be adequate to site a properly sized sewage disposal system, replacement area and water well. As per section 15.660.040 of the Glenn County Code the following statement shall be referenced on the recorded map and recorded concurrently with the recorded map:

"This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.010 of the Glenn County Code."

Where no map is recorded the statement shall be recorded with the certificate of compliance.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Ave.
Willows, CA 95988
(530) 934-6102
Fax: (530) 934-6103

July 13, 2016

To: Casey Murray, Assistant Planner
Glenn County Planning and Public Works Agency
(Via e-mail)

From: Andrew A. Petyo, M.S., REHS

Re: General Plan Amendment #2016-002, Zone Change #2016-002, Tentative Parcel Map #2016-002, Robert & Sharon Burrows, APN 020-340-01.

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

This parcel (18.38 acre) would be zoned for "Rural Residential Estate Zone – North Willows" (RE-NW) under the proposed General Plan Amendment and Zone Change. This change would allow a parcel size change of 1 acre minimum in which the applicant is proposing the creation of two 1 acre lots with a remainder of 16.38 acres. The planned 1 acre parcels may not be adequate to site a properly sized sewage disposal system and water well. No soil testing has been provided with this application. As per section 15.660.040 of the Glenn County Code:

"The applicant must demonstrate that each proposed parcel contains an adequate usable area for a sewage disposal system and replacement area as required by regulations duly adopted by the board of supervisors. Parcels with an existing sewage disposal system that is functioning satisfactorily must demonstrate adequate replacement area."

and

"Soil testing shall be provided to show site suitability and shall conform to regulations duly adopted by the board of supervisors."

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

Casey Murray

From: Rich Warren
Sent: Thursday, June 30, 2016 1:38 PM
To: Casey Murray
Subject: RE: Request for Review - General Plan Amendment 2016-002, Zone Change 2016-002, Tentative Parcel Map 2016-002

Hello Mr. Murray,

I have reviewed the attached zone change, and I see no significant impacts to the Glenn County Sheriff's Office.

Thank you,

Rich

Richard L. Warren Jr.
Sheriff - Coroner
Glenn County Sheriff's Office
(530)934-6441 fax (530)934-6473
rwarren@countyofglenn.net

From: Casey Murray
Sent: Thursday, June 30, 2016 9:39 AM
To: "LRO2@pge.com" (LRO2@pge.com) <LRO2@pge.com>; Dean Miller <DMiller@countyofglenn.net>; Maria Ehorn <MEhorn@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>; Laura Niehues <LNiehues@countyofglenn.net>; Marcie Skelton <MSkelton@countyofglenn.net>; Eric Scott <EScott@countyofglenn.net>; Ian Ledbetter <ILedbetter@countyofglenn.net>; Kevin Backus <KBackus@countyofglenn.net>; GC SOAdmin <gcsoadmin@countyofglenn.net>
Subject: Request for Review - General Plan Amendment 2016-002, Zone Change 2016-002, Tentative Parcel Map 2016-002

To whom it may concern,

Please accept the attached Request for Review for review and comments.

This email, and attached Request for Review, is in lieu of a hardcopy being sent to your attention.

Thank you for your time regarding this matter.

Casey Murray
Assistant Planner
Glenn County Planning
& Public Works Agency
777 North Colusa Street
Willows, CA 95988
Phone: 530.934.6540
Fax: 530.934.6533



July 13, 2016

Ms. Casey Murray, Assistant Planner
GLENN COUNTY Planning & Public Works Agency
PO Box 1070
Willows, CA 95988

Property Owner: Robert and Sharon Burrows
Project Name: General Plan Amendment 2016-002, Zone Change 2016-002,
Tentative Parcel Map 2016-002
Project Address: APN 020-340-011
Division Reference Number: API No. 02120562

Dear Ms. Murray:

The Department of Conservation, Division of Oil, Gas, and Geothermal Resources (Division) has received and reviewed the above referenced project application dated June 30, 2016, and submits the following evaluation.

The project is located in Glenn County, within Wilson Creek gas field boundaries. Our records indicate there is one known gas well located within the project boundary as identified in your application. Well Casex Company, Burrows Unit 1-33 API No. 02120562 has been abandoned to the Division's current plugging and abandonment requirements. Please see the enclosed Well Review Report for additional information about this well.

If during development activities, any wells are encountered that were not part of this review, the property owner shall immediately notify the Division's well review engineer in the Cypress district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency. Remedial plugging and reabandonment operations may be required.

Should you have any questions, please contact me at (916) 324-7120 or via email at dogdist6@conservation.ca.gov

Sincerely,

Charlene L Wardlow

Charlene L. Wardlow
Northern District Deputy

Enclosures

cc: Robert and Sharon Burrows
Gerald W. White, California Engineering Company, Inc. – Landon Division

WELL REVIEW REPORT

July 13, 2016

Property Owner: Robert and Sharon Burrows

County Assessor's Parcel Number: 020-340-011

Local Building or Planning Agency: Glenn County Planning & Public Works Agency

Developer: Robert and Sharon Burrows

Project Title: General Plan Amendment 2016-002, Zone Change 2016-002, Tentative Parcel Map 2016-002

Property Address: 2101 County Road J
Willows, CA 95988

Division Reference Number: **API# 02120562 Burrows Unit 1-33**

The Division of Oil, Gas, and Geothermal Resources (Division) possesses records regarding oil and gas wells drilled and operated in the State of California. (Cal. Public Res. Code, §§ 3215, 3126.) Based on the Division's records and expertise, the Division has undertaken review of the well referenced below at the request of a party either having jurisdiction over the use of the parcel referenced above, or a party having control over, or an interest in, the use of the parcel. This request is considered by the Division as voluntary participation in the Division's Well Review Program. The Division provides the information below to facilitate local permitting agencies' exercise of local land use authority regarding use of land where oil and gas wells are situated. In contrast, the Division does not possess local land use decision authority, but alternatively has authority for permitting any necessary work on any well in the State. (Cal. Public Res. Code, §§ 3106 and 3203.)

The Division has conducted a record review but not an on-site evaluation of the known well located on the above-referenced parcel. The record review process consists of determining the possible location, last known operator, and abandonment status of any known well on the property by examining records previously submitted to the Division, and then comparing the abandonment status with current abandonment standards. Should future development be proposed the Division would perform an on-site evaluation process consisting of (1) verifying the well has a competent surface plug, and (2) verifying the well is not leaking any fluids or gas.

In general, a well may be considered adequately abandoned when both the record review process and the on-site evaluation process reflect that steps have been taken to isolate all oil-bearing or gas-bearing strata encountered in the well, and to protect underground or surface water suitable for irrigation or farm or domestic purposes from the infiltration or addition of any detrimental substance, and to prevent damage to life, health, property, and other resources. (Cal. Public Res. Code, § 3208.) The following is a summary of the current status of the known well located on the above property:

Well	Status
<p>Casex Company Burrows Unit 1-33 API # 02120562</p>	<p>The record review process shows that the subject well was abandoned to current Division standards as of January 9, 2001.</p> <p>Reference site plan for well location.</p>

Total number of wells: 1

The local permitting agency and property owner should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil and gas wells. These issues are non-exhaustively identified in the following comments, and are provided by the Division for consideration by the local permitting agency, in conjunction with the property owner and/or developer, on a parcel-by-parcel or well-by-well basis. **As stated above, the Division provides the above well review information solely to facilitate decisions made by the local permitting agency regarding potential development near oil or gas wells.**

1. It is recommended that access to the well located on the property be maintained in the event abandonment or re-abandonment of the well becomes necessary in the future. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access. This includes, but is not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, and decking.
2. Nothing guarantees that a well abandoned to current standards will not start leaking oil, gas, and/or water in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges that the wells presently abandoned to current standards have a lower probability of leaking oil, gas, and/or water in the future, but makes no guarantees as to the adequacy of the abandonment or the potential need for future re-abandonment.
3. Based on comments 1 and 2 above, the Division makes the following general recommendations:
 - a. **Maintain physical access to all oil and gas wells.**

b. Ensure that the abandonment of all oil and gas wells is to current standards.

If the local permitting agency, property owner, and/or developer chooses not to follow recommendation “b” for the well located on the development site property, the Division believes that the importance of following recommendation “a” for the well located on the subject property increases. If recommendation “a” cannot be followed for the well located on the subject property, then the Division advises the local permitting agency, property owner, and/or developer to consider any and all alternatives to proposed construction or development on the site (see comment 4 below).

4. Sections 3208 and 3255(a)(3) of the Public Resources Code give the Division the authority to order the re-abandonment of any well that is hazardous, or that poses a danger to life, health, or natural resources. Responsibility for re-abandonment costs for any well may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general recommendations set forth in this letter. (Cal. Public Res. Code, § 3208.1.)
5. Maintaining sufficient access to an oil or gas well may be generally described as maintaining “rig access” to the well. Rig access allows a well servicing rig and associated necessary equipment to reach the well from a public street or access way, solely over the parcel on which the well is located. A well servicing rig, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.
6. The Division recommends that a local permitting agency consider the use of surface mitigation measures as a condition for project approval, if and when appropriate. Examples of surface mitigation measures include venting systems for wells, venting systems for parking lots, patios, and other hardscape, methane barriers for building foundations, methane detection systems, and collection cellars for well fluids. The Division **does not** regulate the design, installation, operation, or adequacy of such measures. The Division recommends that such surface mitigation measures are designed, installed, and operated by qualified engineers. The permitting of surface mitigation measures falls under the jurisdiction of the local permitting agency.
7. If during the course of development of a parcel any unknown well(s) is discovered, the Division should be notified immediately so that the newly discovered well(s) can be incorporated into the Well Review processes.
8. The Division recommends that any soil containing significant amounts of hydrocarbons to be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.
9. The Division recommends that the information contained in this Well Review Report, and any pertinent information obtained after the issuance of this report, be

July 13, 2016

Page 4 of 4

communicated to the appropriate county recorder for inclusion in the title information of the subject real property. This is to ensure that present and future property owners are aware of (1) the wells located on the property, and (2) potentially significant issues associated with any improvements near oil or gas wells.

No well work may be performed on any oil or gas well without written approval from the Division in the form of an appropriate permit. This includes, but is not limited to, mitigating leaking fluids or gas from abandoned wells, modifications to well casings, and/or any other re-abandonment work. (NOTE: the Division regulates the depth of any well below final grade (depth below the surface of the ground). Title 14, Section 1723.5 of the California Code of Regulations states that all well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this grade regulation, a permit from the Division is required before work can start.)

To reiterate, the local permitting agency, property owner, and/or developer should be aware of, and fully understand, that the above comments are made by the Division with the intent to encourage full consideration of significant and potentially dangerous issues associated with development near oil or gas wells.

This Well Review Project was completed on July 13, 2016.



Charlene L Wardlow
Northern District Deputy

Data Grid:

API #	Operator
02120562	Casex Company

+

11

-

DOGGR Wells

API: 02120562

District: 6

Operator: Casex Company

Well Number: 1-33

Lease Name: Burrows Unit

Well Status: Plugged

Well Type: Dry gas - production

[Well Search](#)

[Zoom to](#)

200m

600ft

Copyright © 2014 State of California

Remove / Select All / Save As

DEPARTMENT OF CONSERVATION

801 K Street, MS 20-22
Sacramento, CA 95814-3530
(916) 322-1110
FAX (916) 323-0424



November 15, 2000

Mr. Robert A. Burrows
2101 County Rd J
Willows, CA 95988

Dear Mr. Burrows:

Subject: Order No. 907

According to our conversation on or about November 30, 1999, you are the owner of property with a gas well operated by United Energy Incorporated. The enclosed order to plug and abandon the well is directed to United Energy Incorporated and is being provided to you for your information. **You have no financial responsibility for the plugging and abandonment** of the "Burrows" 1-33 well, and are not required to file any documents with this office unless you intend to appeal the order. You have the right to appeal the order within ten (10) days. If neither you nor the operator of the well appeal, the Division will contract to have the well plugged and abandoned at no cost to you. Work will probably begin within six months, weather and ground conditions permitting.

The Division performs only work necessary to mitigate the public nuisance created by the well and the attendant facilities. It does not perform full site assessment or remediation. The specified work will include plugging the well with cement and heavy drilling mud, removal of the well pad, equipment, and junk at the well location.

It will be necessary for you to maintain access to the well for the large vehicles that will be used to perform the work. This Division does not provide compensation if property is damaged due to limited access, but will work with you to minimize any damage. Please contact this office if you have any special considerations, such as retaining the well pad or coordinating the timing of the work to minimize disturbance.

If you have any questions, please contact me at the above telephone number.

Sincerely,

A handwritten signature in cursive script that reads "Robert A. Reid".

Robert A. Reid
District Deputy
Division of Oil, Gas, and Geothermal Resources

Enclosure
CERTIFIED MAIL# 7099 3400 0004 7552 4438

CASEX CO.
OIL & GAS EXPLORATION

341 Skidder Trail
Truckee, CA 96161
(530) 562-0355
Fax (530) 562-0947

February 6, 2001

Division of Oil, Gas and Geothermal Resources
Attn: Robert A. Reid
801 K Street, MS 20-20
Sacramento, CA 95814-3530

Re: Burrows Unit 1-33
Glenn County, CA

Gentlemen:

The purpose of this letter is to advise you that Robert S. Burrows, the surface and mineral owner upon which the referenced well was drilled, plugged and abandoned, desires to retain the well pad upon which said well was located. The pad consists of sand and gravel and falls within an area cultivated by Mr. Burrows. He will utilize the pad in the performance of his farming operations and he agrees to assume any and all present and future liability that may arise with leaving the pad in place and hold Casex harmless from the date of this letter..

Very truly yours,

CASEX CO.



M. J. Castro
President

Agrees to the Above and Approves:


Robert S. Burrows

4/27/01
Date

Northeast Center of the
California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfocntr@csuchico.edu

July 6, 2016

Glenn County
Planning & Public Works Agency
777 North Colusa Street
Willows, CA 95988
Attn: Mr. Casey Murray

**I.C. File # Y16-4
Project Review**

RE: General Plan Amendment 2016-002/Zone Change 2016-002/APN 020-340-011
T20N, R3W, Section 33
USGS Willows (1969) and Willows (1951) 15' quads
Approximately 18.38 acres, estimated from project map (Glenn County)

Dear Mr. Murray,

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 prehistoric sites have been recorded in the project area or the vicinity. The project is located in a region utilized by Konkow Maidu and River Nomlaki populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources: According to our records, no historic sites have been recorded in the project area or the vicinity. Unrecorded historic cultural resources may be located in the project area.

The USGS Willows (1969) and Willows (1951) 15' quad maps indicate that the project area lies north of the town of Willows and that a well, structures, and roads are located in the project area, while the Southern Pacific Railroad, Interstate 5, Highway 99W, South Fork Willow Creek, Wilson Creek, Glenn-Colusa Canal, pumps, siphons, a levee, tower, old railroad grade, reservoirs, canals, roads, and structures are located in the project vicinity.

Willows was originally a landmark for those traveling between the Sacramento River and western foothills, marked by a clump of willows along Willow Creek. When the Central Pacific Railroad came through in the late 1870s, the town of Willows was established about a mile west of the old landmark. Willows became a shipping point for the local wheat and barley ranches and in 1891, became the county seat. The Glenn-Colusa Canal was built in 1906 by the Central Canal and Irrigation Company, and in 1920, was taken over by the Glenn-Colusa Irrigation District. Nearby Kanawha, meaning "the Indians were there," is listed as a Point of Interest and is listed on the California Inventory of Historic Resources and Historic Property Directory. A copy of the Historic Property Directory including this and other properties in Willows and the vicinity of Willows is enclosed.

Previous Archaeological Investigations: According to our records, the project area has not previously been surveyed by a professional archaeologist.

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012); **California Register of Historical Resources** (2012); **California Points of Historical Interest** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Directory of Properties in the Historic Property Data Files for Glenn County** (2012); **Handbook of North American Indians, Vol. 8, California** (1978); **Historic Spots in California** (2002).

RECOMMENDATIONS:

Based upon the above information, regional history, and local topography, the project appears to be located in an area considered to be sensitive for prehistoric and historical resources. The project area is located in a region utilized by prehistoric and historic populations. River Nomlaki and Konkow Maidu peoples used the local region for seasonal and permanent settlement, as well as for the gathering of acorns, grass seeds, and tubers. Deer, rabbit, and other available game was also hunted, along with, waterfowl and fish. Historically, the region was utilized for farming, cattle ranching, and water diversion operations.

Therefore, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the project area. The project archaeologist will be able to offer recommendations for the preservation or mitigation for any new cultural resources encountered as a result of field survey. 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. A list of qualified consultants is available online at www.chrisinfo.org

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 should be made a condition of project approval. This condition is intended for accidental discoveries made during construction activities, and does not replace the need for a Phase I investigation that assists planners and developers in meeting CEQA obligations during the Initial Study planning phase. The recommendation for a Phase I Cultural Resource Evaluation enables the lead agency to fulfill their obligations under CEQA to identify potentially significant historical resources. A Phase I investigation includes background research (record search), a field inspection, and report documenting the presence or absence of prehistoric or historic features, buildings, or archaeological sites. If potentially significant sites are identified during the Phase I investigation, further work may be necessary to determine site significance as well as appropriate protection or mitigation measures.

The charge for this record search is **\$75.00** (one hour of Information Center time at \$75.00 per hour). Payment for this project review was received on July 5, 2016 (Check # 5510). Thank you for your dedication to preserving California's and Glenn County's cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Adrienne Springsteen, B.A.
Research Assistant

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for GLENN County.										Page 3	04-05-12				
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-B	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT				
124960		718 WALKER ST		ORLAND	P	1950	PROJ.REVW.	FHWA000605C	06/29/00	6Y					
							HIST.RES.	DOE-11-00-0014-0000	06/29/00	6Y					
124959		720 WALKER ST		ORLAND	P	1951	PROJ.REVW.	FHWA000605C	06/29/00	6Y					
							HIST.RES.	DOE-11-00-0013-0000	06/29/00	6Y					
164525		615 WOODWARD AVE		ORLAND	P	1914	PROJ.REVW.	FHWA000605C	06/29/00	6Y					
							PROJ.REVW.	HUD061227E	12/28/06	6Y					
069324			BRIDGE C-32	(VIC) ORLAND	U		PROJ.REVW.	65000584	03/27/80						
114910			BRIDGE #11C-196 / ORLAND BRIDGE	(VIC) ORLAND	C	1913	HIST.RES.	DOE-11-86-0001-0000	10/19/86	2S2	C				
							PROJ.REVW.	FHWA860919Z	10/19/86	2S2	C				
090732			NEWVILLE	(VIC) ORLAND	U		HIST.RES.	SPHI-GLE-015	09/22/67	7L					
090718		NEWVILLE RD	OLIMPO	(VIC) ORLAND	U		HIST.RES.	SPHI-GLE-001	09/22/67	7L					
069325			CCC BUILDINGS AND STRUCTURES, SACH	WILLOWS	U		PROJ.REVW.	65006834	10/28/77	2S					
132896		346 N BUTTE ST		WILLOWS	P	1910	HIST.RES.	DOE-11-01-0008-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
132899		338 N LASSEN ST	LEONORA MARSHALL NEATE RESIDENCE	WILLOWS	P	1895	HIST.RES.	DOE-11-01-0011-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
079770		125 N MARSHALL ST		WILLOWS	U	1902	PROJ.REVW.	HUD921106A	12/07/92	6Y					
072396		339 N MURDOCK		WILLOWS	U	1891	PROJ.REVW.	HUD910612B	07/11/91	6Y					
132895		414 N PLUMAS ST	E J SAAL RESIDENCE	WILLOWS	P	1938	HIST.RES.	DOE-11-01-0007-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
181568		255 N TEHAMA ST		WILLOWS	P	1974	PROJ.REVW.	HUD110207G	02/10/11	6Y					
144809		125 N VILLA AVE		WILLOWS	P	1950	HIST.RES.	DOE-11-03-0002-0000	10/15/03	6Y					
							PROJ.REVW.	HUD030806D	10/15/03	6Y					
132902		345 N VILLA AVE	KARL MASON RESIDENCE	WILLOWS	P	1932	HIST.RES.	DOE-11-01-0014-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
155396		435 S PLUMAS ST		WILLOWS	P	1909	PROJ.REVW.	HUD050823A	09/21/05	6Y					
089059		255 S SACRAMENTO ST		WILLOWS	P	1942	PROJ.REVW.	HUD940309Z	04/15/94	6Y					
072225		406 S SHASTA ST		WILLOWS	U	1926	PROJ.REVW.	HUD910528A	06/25/91	6Y					
079771		503 S SHASTA ST		WILLOWS	U	1932	PROJ.REVW.	HUD921106B	12/07/92	6Y					
090726		SR 99	THE WILLOWS	WILLOWS	P		HIST.RES.	SPHI-GLE-010	09/22/67	7L					
050147		315 W SYCAMORE ST	WILLOWS MAIN US POST OFFICE	WILLOWS	F		HIST.RES.	NPS-85000124-0000	01/11/85	1S					
							HIST.SURV.	5988-0002-0000	01/01/85	1S					
050148		526 W SYCAMORE ST	GLENN COUNTY COURTHOUSE	WILLOWS	C	1894	HIST.SURV.	5988-0003-0000		3S					
005149		526 W SYCAMORE ST	GLENN COUNTY COURTHOUSE	WILLOWS	C	1894	HIST.SURV.	5988-0003-0000		3S					
							ST.FND.PROG	619.0-84-HP-11-003		3					
164425		915 W WALNUT ST		WILLOWS	P	1946	PROJ.REVW.	HUD101018N	12/20/10	6Y					
144804		426 W WILLOW ST		WILLOWS	P	1928	HIST.RES.	DOE-11-03-0001-0000	10/15/03	6Y					
							PROJ.REVW.	HUD030829E	10/15/03	6Y					
132897		242 W WOOD ST		WILLOWS	P	1910	HIST.RES.	DOE-11-01-0009-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
132898		354 W WOOD ST		WILLOWS	P	1945	HIST.RES.	DOE-11-01-0010-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
132894		443 W WOOD ST	J R GARNETT RESIDENCE	WILLOWS	P	1880	HIST.RES.	DOE-11-01-0006-0000	10/31/01	2S2					
							PROJ.REVW.	FHWA010709B	10/31/01	2S2					
132893		463 W WOOD ST	FRANK MOODY RESIDENCE	WILLOWS	P	1910	HIST.RES.	DOE-11-01-0005-0000	10/31/01	2S2					
							PROJ.REVW.	FHWA010709B	10/31/01	2S2					
132900		518 W WOOD ST		WILLOWS	P	1950	HIST.RES.	DOE-11-01-0012-0000	10/31/01	6Y					
							PROJ.REVW.	FHWA010709B	10/31/01	6Y					
132892		537 W WOOD ST	PIRKEY-BIRD RESIDENCE	WILLOWS	P	1913	HIST.RES.	DOE-11-01-0004-0000	10/31/01	6Y					

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for GLENN County. Page 4 04-05-12

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
132891		611 W WOOD ST	MILTON FRENCH RESIDENCE	WILLOWS	P	1900	PROJ.REVW.	FHWA010709B	10/31/01	6Y	
							HIST.RES.	DOE-11-01-0003-0000	10/31/01	2S2	
							PROJ.REVW.	FHWA010709B	10/31/01	2S2	
132901		820 W WOOD ST	R.C. ROBERTSON RESIDENCE	WILLOWS	P	1952	HIST.RES.	DOE-11-01-0013-0000	10/31/01	6Y	
132890		907 W WOOD ST		WILLOWS	P	1952	PROJ.REVW.	FHWA010709B	10/31/01	6Y	
							HIST.RES.	DOE-11-01-0002-0000	10/31/01	6Y	
132889		1129 W WOOD ST	ST MONICA'S PARISH RECTORY	WILLOWS	P	1950	PROJ.REVW.	FHWA010709B	10/31/01	6Y	
							HIST.RES.	DOE-11-01-0001-0000	10/31/01	6Y	
084904		336 WALNUT ST	WILLOWS PUBLIC LIBRARY; CARNEGIE L	WILLOWS	M	1911	PROJ.REVW.	FHWA010709B	10/31/01	6Y	
090731		WILLOW CREEK	KANAWHA	WILLOWS	U		HIST.SURV.	5988-0004-0000	11/12/89	3S	
							HIST.RES.	SPHI-GLE-014	09/22/67	7L	
090722		NORTHERN RR	GERMANTOWN	(VIC) WILLOWS	U		HIST.RES.	SPHI-GLE-005	09/22/67	7L	
050146		SR 162	MP. 11-09	(VIC) WILLOWS	S	1925	HIST.SURV.	5988-0001-0000		7R	
090725		WESTSIDE RAILROAD	FRUTO, A SMALL FOOTHILL VILLAGE	(VIC) WILLOWS	U		HIST.RES.	SPHI-GLE-009	09/22/67	7L	

110 records listed.

Conditions of Approval
Tentative Parcel Map 2016-002
Robert and Sharon Burrows

Comments

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be required. (15.120 GCC)

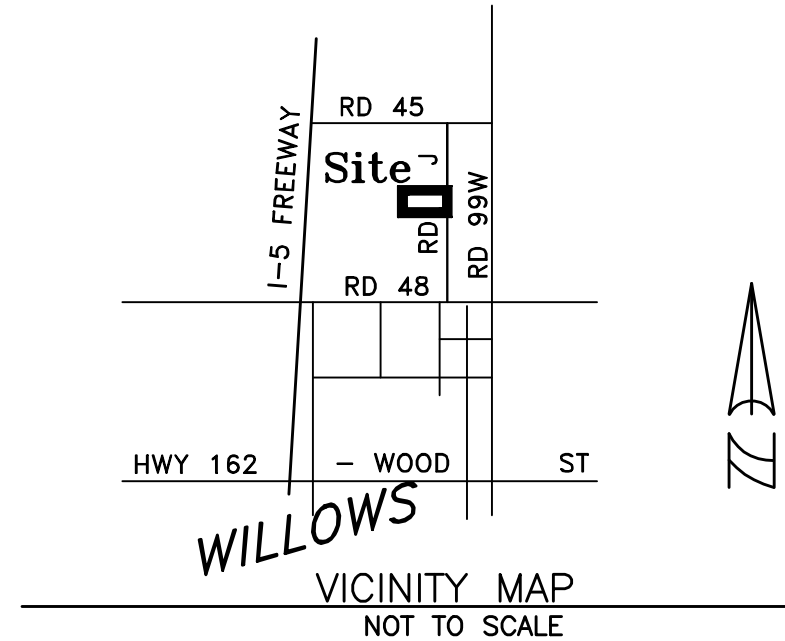
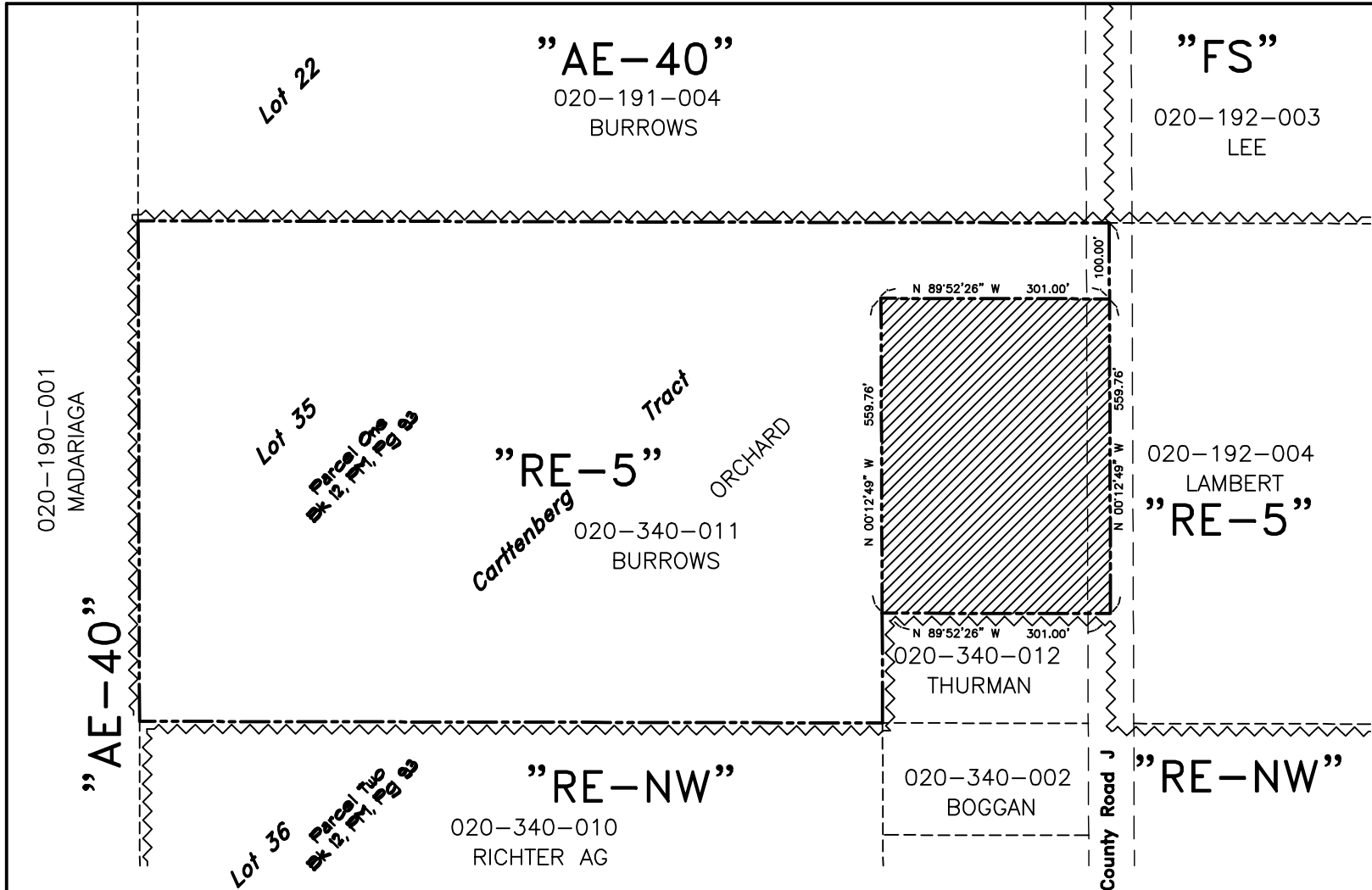
Conditions

That the right-of-way for County Road "J" shall be a minimum thirty (30) foot wide strip of land adjoining the centerline within the limits of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map. (15.640.040 GCC)

That prior to the issuance of a Certificate of Occupancy on Parcels One or Two, the improvement of the West half of County Road "J" along the frontage of the Parcel requesting the Certificate of Occupancy shall meet County Standard RS-4 and/or RS-8. (15.640.040 GCC)

That all areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (66434.2 SMA)

By: Michael Biggs
Engineering Technician II
7/7/2016

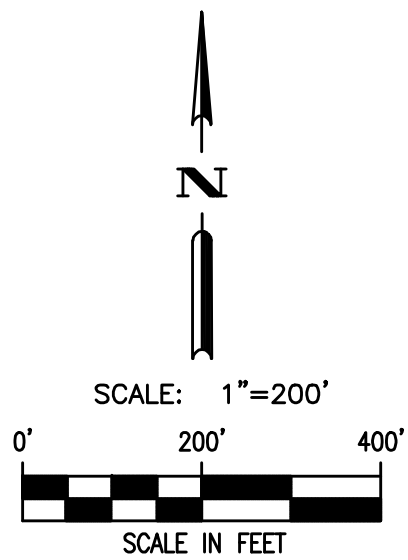


SURVEYOR
GERALD W. WHITE, PLS 3653
CALIFORNIA ENGINEERING COMPANY – LONDON DIVISION
1070 WEST WOOD STREET, SUITE D
WILLOWS, CA 95988 (530) 934-7055

OWNERS
APN 020-340-011
ROBERT A. and SHARON BURROWS TRUST
ROBERT A. BURROWS & SHARON R. BURROWS, Trustees
P.O. BOX 7
WILLOWS, CA 95988 (530) 934-7315

NOTE:
NO BUILDINGS OR STRUCTURES ARE LOCATED ON PARCEL.

LEGEND:
~~~~~ EXISTING ZONE BOUNDARY  
----- ASSESSOR PARCEL BOUNDARY  
[Shaded Area] PROPOSED ZONE CHANGE AREA FROM "RE-5" TO "RE-NW"



# Proposed REZONING & GENERAL PLAN AMENDMENT MAP Proposed "Rezoning RE-5 to RE-NW"

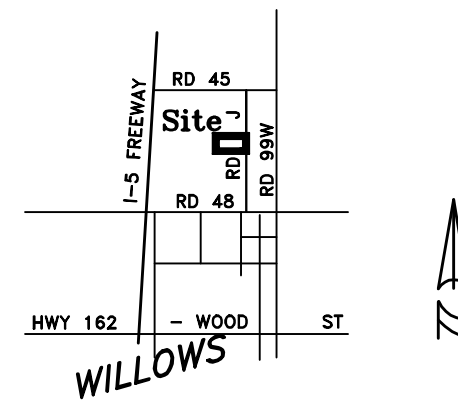
WITHIN  
PARCEL ONE, BK. 12, PARCEL MAPS, PG. 93  
IN  
LOT 35, CARTTENBERG TRACT,  
SECTION 33, T. 20 N., R. 3 W., M.D.M.  
COUNTY OF GLENN STATE OF CALIFORNIA  
FOR THE

## Robert A. & Sharon Burrows Trust

PREPARED BY  
CALIFORNIA ENGINEERING COMPANY – LONDON DIVISION  
1070 WEST WOOD STREET, SUITE D  
WILLOWS, CA 95988  
NOVEMBER, 2017

# DRAFT

FOR REVIEW ONLY



## GENERAL NOTES:

|                       |                          |
|-----------------------|--------------------------|
| ADDRESSOR PARCEL NO.: | 020-340-011              |
| ZONING:               | RE-5                     |
| PRESSENT USE:         | AGRICULTURE              |
| PROPOSED USE:         | AGRICULTURE/RESIDENTIAL  |
| POWER BY:             | P.S. & E.                |
| PHONE BY:             | SEC                      |
| SEWAGE BY:            | INDIVIDUAL SEPTIC SYSTEM |
| DOMESTIC WATER BY:    | PRIVATE WELLS            |

**OWNERS AND SUBDIVIDERS:**  
**AFN 020-340-0111**  
**ROBERT A. and SHARON BURROWS TRUST**  
**ROBERT A. BURROWS & SHARON R. BURROWS, Trustees**  
**P.O. BOX 7**  
**WILLOWS, CA 95686** **(530) 934-4767**

JOB NO. L15-160 SHEET 1 OF 1

----- PARCEL BOUNDARY  
 - - - - - ASSESSOR PARCEL BOUNDARY  
 - - - - - COUNTY ROAD  
 ^ ^ ^ ^ ^ ^ ^ FLOOD ZONE BOUNDARY

0' 100' 200'

SCALE: 1"=100'