

**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](http://www.gcppwa.net)



---

**GLENN COUNTY PLANNING COMMISSION**

**STAFF REPORT**

MEETING DATE: July 19, 2017

TO: Glenn County Planning Commission

FROM: Hether Ward, Assistant Planner

RE: Tentative Parcel Map 2016-005  
“AE-20” Zoning District

---

Attachments:

1. Conditions of Approval
2. Negative Declaration - Initial Study
3. Request for Review and Application Information
4. Agency Comments
5. Assessor's Parcel Map
6. Exhibit “A”; Tentative Parcel Map

## **1 PROJECT SUMMARY**

Hopson Farms, LLC. has proposed a tentative parcel map to divide one existing parcel totaling 80.30± acres (78.48 net) into the following:

Parcel 1:	17± acres
Parcel 2:	17± acres
Parcel 3:	40.99± acres

The 80.3± acre site is primarily used for agriculture and low-density, rural residential uses. Proposed Parcel Two is developed with two single-family residences, detached garage and outbuildings. Proposed Parcels One and Three are currently used for agriculture and do not contain any structures. Parcels One and Two have approximately 1,420 feet of frontage along Malton Switch Road. Parcels Two and Three have approximately 1,500 feet of frontage along County Road N.

The property is located at 4977 County Road N, Orland, CA 95963. The site is on the west side of County Road N, and the south side of Malton Switch Road, east of County Road MM, and north of County Road 6, within the unincorporated area of Glenn County, California. The site consists of a portion of Section 2, Township 22 North, Range 3 West, M.D.B. & M., “Kirkwood, CA” U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. The project site consists of the following Assessor’s Parcel Number (APN): 044-050-006 (78.48± net acres).

The project site is zoned “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size) and is designated “General Agriculture” in the General Plan. Additional project information is included in the Negative Declaration and Initial Study attached to this report as well as other documentation.

### **1.1 RECOMMENDATIONS**

Staff recommends that the Deputy Director grant a Negative Declaration for Tentative Parcel Map 2016-005 with the findings as presented in the Staff Report.

Staff also recommends that the Deputy Director approve Tentative Parcel Map 2016-005 with the findings as presented in the Staff Report and the Conditions of Approval as attached.

## **2 ANALYSIS**

The proposed project to divide the existing parcel is consistent with surrounding land uses. This area of Glenn County is within an agricultural area. The resultant parcels will continue to be used for agriculture and low-density, rural residential uses. The proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

## **2.1 ENVIRONMENTAL DETERMINATION**

A copy of the proposed Negative Declaration and Initial Study is attached. The Initial Study is a detailed discussion of the project and a discussion of the project's potential environmental impacts as required by the California Environmental Quality Act (CEQA). 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.

## **2.2 GENERAL PLAN AND ZONING CONSISTENCY**

The site is designated "General Agriculture" in the Glenn County General Plan and is zoned "AE-20" (Exclusive Agricultural, 17-acre minimum parcel size). The project consists of a land division to divide one existing parcel totaling 80.30± acres (78.48 net) into three parcels. Proposed Parcels One and Two will be 17± acres and Parcel Three will be 40.99± acres.

### **2.2.1 "AE-20" Exclusive Agricultural Zone (Glenn County Code Chapter 15.330)**

#### Purpose (Glenn County Code §15.330.010):

This Exclusive Agricultural Zone is to be established to preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the County's economic resources and vital for a healthy agricultural economy of the County, to eliminate the encroachment of land uses which are incompatible with the agricultural use of land, to prevent the unnecessary conversion of agricultural land to urban uses and to provide areas for both intensive and extensive agricultural activities. This project as proposed will conform to the purpose provided for in the Exclusive Agricultural zone and will not adversely affect surrounding uses in the area or the General Plan.

#### Sub-Zone and Lot Area (Glenn County Code §15.330.020):

The minimum parcel size for the "AE-20" zone is 17 acres. Proposed Parcels One and Two will be 17± acres and Proposed Parcel Three is 40.99± acres; therefore, the parcels meet the minimum parcel size for this zone and are adequate in size and shape to accommodate the proposed project.

#### Minimum Yard Requirements (Glenn County Code §15.330.080):

All structures on proposed parcels One, Two and Three will meet the required setbacks of thirty feet for the front yard and twenty-five feet for both the side and rear yards.

## 2.2.2 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 project site is zoned “AE-20” (Exclusive Agricultural Zone) and designated “General Agriculture” in the General Plan. In accordance with General Plan §3.0.4 (General Agriculture), the proposed project will not violate the population and building intensity standards outlined therein. The agricultural uses of the site are consistent with the “General Agriculture” land use designation. Section 3.0.4 states the following:

*The General Agriculture classification is used to identify those areas where it is desirable to retain agriculture as the primary use.*

The project site is consistent with the land use classification. Two residences are located on the resultant Parcel Two. A total of four residences (a primary and a secondary each) could potentially be constructed on the resultant Parcels One and Three with approval of the proposed land division. This density is allowed under the “AE” zoning designation.

Section 5 of the General Plan has the following goals related to agriculture:

<i>NRG-1</i>	<i>Preservation of agricultural lands</i>
<i>CDG-1</i>	<i>Preservation of agricultural lands.</i>
<i>CDG-2</i>	<i>Avoidance of land use conflicts in agricultural areas.</i>
<i>CDG-3</i>	<i>Appropriate distribution and regulation of land uses.</i>
<i>CDG-19</i>	<i>Preserve agriculture while increasing the stability of, and diversifying, the county's economy.</i>

The proposed project is for lands that are zoned for agricultural use. The proposed parcels will continue to be used for agricultural related uses. The project will continue to discourage urban encroachment. The proposed land division is compatible with the surrounding land uses because the area consists of agricultural uses. 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 agricultural uses and they meet the minimum parcel size of 17 acres stated under Glenn County Code Chapter 15.330. There is sufficient area

to accommodate potential future development allowed under Chapter 15.330 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 will 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.

### **3 PROJECT REQUIREMENTS**

1. There is a ten (10) day appeal period following the Deputy Director's action on this map. The parcel map may not be recorded until this ten-day appeal period has expired (Glenn County Code §15.050.010).
2. 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).
3. 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).
4. 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).
5. 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.
6. Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (Glenn County Code §15.120).

7. 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.
8. That the right-of-way for County Road “N” and Malton Switch Road 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)
9. That the right-of-way lines at the intersection of County Road “N” and Malton Switch Road shall be rounded with a curve having a radius of 20 feet. (15.640.110 GCC)
10. 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 7.10 of the Glenn County Code.”* Where no map is recorded the statement shall be recorded with the certificate of compliance. (Glenn County Code §15. 660.040)

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.

## **4 FINDINGS**

### **4.1 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. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing agricultural 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 because the zoning and use of the land is residential. No significant change in the current use of the land will result. 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. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. 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. 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. No significant change in the current use of the land will result. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 8 (Hazards and Hazardous Materials)

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

Finding 9 (Hydrology/Water Quality)

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

Finding 10 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code. The project is consistent with the Glenn County General Plan land use designation of “Single Family Residential”. 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. The proposed project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. The current residential and agricultural activities occurring at the site will continue; therefore, noise levels in the area will not substantially change. Any future noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not 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. No new businesses or other infrastructure would result with approval of this project that would substantially increase population in the area. 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. No substantial change in the use of the site will occur; therefore, there will be no significant impact on any public services. 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. No impacts are anticipated.

Finding 16 (Transportation/Traffic)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. 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. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Finding 18 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems and does not involve a public wastewater treatment facility. If a new residence is built at the site, it will be served by an individual sewage disposal system and domestic water, which will be required to meet Environmental Health standards. Impacts are considered less than significant.

### Finding 19 (Mandatory Findings of Significance)

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

## **4.2 FINDINGS FOR APPROVAL OF TENTATIVE PARCEL MAP**

### **4.2.1 Land Divisions (Glenn County Code Chapter 15.230)**

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 Land Use Designation of “General Agriculture” and the zoning of “AE-20” (Exclusive Agricultural Zone, 17-acre 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 agricultural 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 because there are no land use changes or development proposed that would adversely impact the environment. 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. This land division does not include land use changes. Any 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 a 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 continued single family residential uses. No potentially significant impacts were identified during the Initial Study that would pose danger to human occupancy at the site.

Finding 8 (Hazards)

The property is not hazardous for development or habitation. No development is currently proposed for the project site. 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.

## **CONDITIONS OF APPROVAL**

### **Tentative Parcel Map 2016-005**

**Hopson Farms, LLC.**

**APN: 044-050-006**

Pursuant to the approval of the Glenn County Planning & Public Works Agency Deputy Director, Tentative Parcel Map 2016-005 is 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, 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.

5. Proposed parcels 1 and 3 are proposed for agriculture use only. As per section 15.660.040 of the Glenn County Code the following statement must 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 7.10 of the Glenn County Code.”*

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

6. That the right-of-way for County Road “N” and Malton Switch Road 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)
7. That the right-of-way lines at the intersection of County Road “N” and Malton Switch Road shall be rounded with a curve having a radius of 20 feet. (15.640.110 GCC)
8. 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)

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 Tentative Parcel Map 2016-001, 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: \_\_\_\_\_

\_\_\_\_\_

Hopson Farms, LLC. (Applicant/Landowner)

Date

## TABLE OF CONTENTS

<b>NEGATIVE DECLARATION .....</b>	<b>1</b>
<b>CHAPTER 1 .....</b>	<b>6</b>
<b>INTRODUCTION .....</b>	<b>6</b>
1.1 INTRODUCTION AND REGULATORY GUIDANCE.....	6
1.2 LEAD AGENCY .....	6
1.3 SUMMARY OF FINDINGS.....	7
<b>CHAPTER 2 .....</b>	<b>8</b>
<b>PROJECT DESCRIPTION.....</b>	<b>8</b>
2.1 PROJECT DESCRIPTION .....	8
<b>TABLE 1: EXISTING USES AND LAND USE DESIGNATIONS .....</b>	<b>8</b>
<b>CHAPTER 3 .....</b>	<b>9</b>
<b>ENVIRONMENTAL CHECKLIST.....</b>	<b>9</b>
I. AESTHETICS .....	11
II. AGRICULTURE AND FOREST RESOURCES .....	13
III. AIR QUALITY .....	16
IV. BIOLOGICAL RESOURCES .....	20
V. CULTURAL RESOURCES .....	27
VI. GEOLOGY AND SOILS .....	30
VII. GREENHOUSE GAS EMISSIONS .....	36
VIII. HAZARDS AND HAZARDOUS MATERIALS.....	39
IX. HYDROLOGY AND WATER QUALITY .....	43
X. LAND USE AND PLANNING.....	47
XI. MINERAL RESOURCES .....	48
XII. NOISE .....	50
XIII. POPULATION AND HOUSING .....	53
XIV. PUBLIC SERVICES.....	54
XV. RECREATION .....	56
XVI. TRANSPORTATION/TRAFFIC.....	58
XVII. TRIBAL CULTURAL RESOURCES .....	62
XVIII. UTILITIES AND SERVICE SYSTEMS .....	63
XIV. MANDATORY FINDINGS OF SIGNIFICANCE .....	66
<b>REFERENCES.....</b>	<b>68</b>
<b>FIGURES .....</b>	<b>71</b>
FIGURE 1. TOPOGRAPHIC MAP .....	72
FIGURE 2. ASSESSOR’S MAP .....	73
FIGURE 3. TENTATIVE PARCEL MAP .....	74
FIGURE 4. GENERAL PLAN/ZONING MAP .....	75
FIGURE 5. AERIAL PHOTOGRAPH OF SITE .....	76

## NEGATIVE DECLARATION

Date: July 19, 2017

Project Title: **Tentative Parcel Map 2016-005, Hopson Farms, LLC.**

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

Contact Person: Hether Ward, Assistant Planner  
530-934-6540  
[hward@countyofglenn.net](mailto:hward@countyofglenn.net)

Project Location: The property is located at 4977 County Road N, Orland, CA 95963. The site is on the west side of County Road N, and the south side of Malton Switch Road, east of County Road MM, and north of County Road 6, within the unincorporated area of Glenn County 17y, California. The site consists of a portion of Section 2, Township 22 North, Range 3 West, M.D.B. & M., "Kirkwood, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle.

APN: 044-050-006 (78.48 ± net acres)

Applicant/  
Landowner: Hopson Farms, LLC  
P.O. Box 148  
Vina, CA 96092  
(760) 519-3246  
[bill.hopson@yahoo.com](mailto:bill.hopson@yahoo.com)

Surveyor: W. Gilbert Engineering/Wesley E. Gilbert  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973  
(530) 809-1315  
[wes@wgilbertengineering.com](mailto:wes@wgilbertengineering.com)

General Plan: "General Agriculture"

Zoning: AE-20" (Exclusive Agricultural Zone, 17-acre minimum parcel size)

Project Summary:

The project consists of a land division to divide one existing parcel totaling 80.30± acres (78.48 net) into the following:

- Parcel 1: 17± acres
- Parcel 2: 17± acres
- Parcel 3: 40.99± acres

The project is further described in Section 2.1 below.

Surrounding Land Uses and Setting:

The site is bounded on all sides by similar residential/agricultural operations. 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. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing agricultural 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 because the use of the land is agricultural. No significant change in the current use of the land will result. 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. Additionally, the project will not adversely affect sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. 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. 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. No significant change in the current use of the land will result. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 8 (Hazards and Hazardous Materials)

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

Finding 9 (Hydrology/Water Quality)

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

Finding 10 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code. The project is consistent with the Glenn County General Plan land use designation of “General Agriculture”. 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. The proposed project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. The current agricultural activities occurring at the site will continue; therefore, noise levels in the area will not substantially change. Any future noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not 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. No substantial change in the use of the site will occur; therefore, there will be no significant impact on any public services. 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. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Finding 18 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems and does not involve a public wastewater treatment facility. If a new residence is built at the site, it will be served by an individual sewage disposal system and domestic water, which will be required to meet Environmental Health standards. Impacts are considered less than significant.

Finding 19 (Mandatory Findings of Significance)

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

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:

Hether Ward, Assistant Planner  
Glenn County Planning & Public Works Agency  
777 North Colusa Street, Willows, CA 95988  
(530) 934-6540, (530) 934-6533 fax, [hward@countyofglenn.net](mailto:hward@countyofglenn.net)

### **1.3 SUMMARY OF FINDINGS**

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

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

## CHAPTER 2 PROJECT DESCRIPTION

### 2.1 PROJECT DESCRIPTION

This Initial Study has been prepared for Tentative Parcel Map 2016-005. The proposed project consists of a land division to divide one existing parcel totaling 80.30 (78.48 net)± acres into three parcels as follows:

- Parcel 1: 17± acres
- Parcel 2: 17± acres
- Parcel 3: 40.99± acres

(See **Figure 3** for Tentative Parcel Map)

Location:

The property is located at 4977 County Road N, Orland, CA 95963. The site is on the west side of County Road N, and the south side of Malton Switch Road, east of County Road MM, and north of County Road 6, within the unincorporated area of Glenn County, California. The site consists of a portion of Section 2, Township 22 North, Range 3 West, M.D.B. & M., “Kirkwood, CA” U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (**Figure 1 and 2**). The project site consists of the following Assessor’s Parcel Number (APN): 044-050-006 (78.48± net acres).

Surrounding Land Uses and Setting:

The project site consists of agricultural uses. The site currently contains two single-family residences, a detached garage, shed and a barn on proposed Parcel Two. There is access to the two residences from Malton Switch Road and County Road N.

**Table 1** identifies the existing uses, General Plan designation and Zoning designations for the subject property and neighboring properties. All of the surrounding parcels are zoned for general agriculture and uses consist of field crops, irrigated pasture, and fruit and nut orchards. Properties within this area also consist of low-density residential uses, some of which have ornamental trees and seasonal grasses.

<b>Table 1: Existing Uses and Land Use Designations</b>			
	<b>Existing Uses</b>	<b>General Plan</b>	<b>Zoning Designations</b>
Project Site	Agricultural Exclusive	General Agriculture	AE-20
North (Tehama County)	Valley Floor Agriculture	Agriculture	AG-2
East	Agricultural Exclusive	General Agriculture	AE-20
South	Agricultural Exclusive	General Agriculture	AE-20
West	Agricultural Exclusive	General Agriculture	AE-20

**Figure 4** shows the site and surrounding general plan land use and zoning and **Figure 5** shows an aerial photograph of the site and surroundings.

Topography at the project site is relatively flat with a gentle southeast slope of approximately 0.2%. Parcels are supplied irrigation water from the Orland Unit Water Users’ Association and are bisected by the Lemon Home Colony Canal. Proposed Parcel Two has an existing onsite wastewater treatment system, domestic water well and enough area to replace the onsite wastewater treatment system. Proposed Parcel Three has an agricultural water well. Proposed Parcels One and Three are proposed for agriculture use only. The project is compatible and consistent with the surrounding land uses.

### CHAPTER 3 ENVIRONMENTAL CHECKLIST

#### PURPOSE OF THIS INITIAL STUDY

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

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

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

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<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="" type="checkbox"/>	<b>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</b>
<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.



\_\_\_\_\_  
 Signature  
 Hether Ward, Assistant Planner

July 19, 2017  
 \_\_\_\_\_  
 Date

**I. AESTHETICS**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	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 can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The project proposes to divide one 78.48± net acre parcel into three parcels to be used for agriculture. 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. Available views in the area would continue to be available from the roadways and area surrounding the project site. As there are no vistas or scenic viewpoints in the area, 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?**

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

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

Officially Designated Scenic Highways according to the California Department of Transportation.<sup>1</sup> The project as proposed will not damage scenic resources in the area. Therefore, impacts would be less than significant.

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

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

Properties within this area are primarily agricultural and consist of field crops, pasture, and orchards, as well as associated single-family residences. The project is compatible and consistent with the surrounding land uses. The visual character of the site will not significantly change.

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

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

**Less Than Significant Impact.** The proposed Parcel Two is developed with two residences, detached garage and agricultural outbuildings. Proposed Parcels One and Three are currently undeveloped and will continue to be used for agriculture. It is anticipated that they would be developed with a residence in the future. The anticipated development of residential structures is expected to have exterior lighting comparable to that of the existing residence. New residential development 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. The area surrounding the project site has low levels of ambient lighting predominately from rural residential uses and vehicle headlights on county roads. It is concluded that there will be a less than significant impact.

---

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

## II. AGRICULTURE AND FOREST RESOURCES

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

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

The majority of the land within the valley of Glenn County is classified as either Prime Farmland or Farmland of Statewide Importance. Based on the 2014 FMMP map, the project site is designated primarily as Farmland of Statewide Importance, with some areas designated as Prime Farmland (**Figure 6**). Prime Farmland is land, which has the best combination of physical and chemical features able to sustain long-term agricultural production. Farmland of Statewide Importance is similar but has minor shortcomings, such as greater slopes or less ability to store soil moisture.<sup>2</sup>

With the proposed land division, the current agricultural operations will be able to continue. The proposed parcels will have sufficient size for general agricultural use. All future use will be required to comply with the “AE-20” (Exclusive Agricultural Zone) zoning district. The project is consistent with and complies with the “AE-20” zone. The project is consistent with agricultural uses and the project site is zoned for agriculture; therefore, this project will have no significant impact on agricultural resources. 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?**

**No Impact.** The project site is not subject to an agricultural contract under the Williamson Act and would not convert agricultural land to non-agricultural use. The project proposes to divide one 78.48± net acre parcel into three parcels. Proposed Parcel Two is developed with two residences, detached garage and outbuildings. No changes are proposed for either parcel. The project is compatible with existing land uses and zoning in the area. The project will not result in the removal of contracted land from agricultural use. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

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

---

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

**Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is not zoned for forestland or timberland nor is it adjacent to land that is zoned for forestland or timberland. The “FA” Foothill Agricultural/Forestry Zone and “TPZ” Timberland Preserve Zone (Chapters 15.320 and 15.450 of the Glenn County Code) are meant to protect timber and forest lands. Areas zoned “FA” and “TPZ” are located within the Mendocino National Forest in the western part of Glenn County. The project site is zoned “AE-20” (Exclusive Agriculture Zone). Therefore, it is concluded that the project will have no impact.

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

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

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

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

### III. AIR QUALITY

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

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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 unhealthful pollutant concentrations. The primary air pollutants of concern for which ambient air quality standards (AAQS) have been established are ozone (O<sub>3</sub>), carbon monoxide (CO), coarse inhalable particulate matter (PM<sub>10</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), sulfur oxides (SO<sub>x</sub>), nitrogen dioxide (NO<sub>2</sub>), and lead (Pb). Geographic areas are classified under the federal and California Clean Air Act as in either attainment or nonattainment for each criteria pollutant based on whether the AAQS have been achieved.

**a) Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Less Than Significant Impact.** Air quality standards are set at both the federal and state levels. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. The GCAPCD

sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. The GCAPCD is supervised by the U.S. Environmental Protection Agency. Under the federal Clean Air Act, local air quality districts must produce and implement plans for cleaning up any pollutant that exceeds federal standards.

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

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM<sub>10</sub>). Glenn County has been designated as a non-attainment area for both of these pollutants by the state.<sup>3</sup> Pursuant to the California Clean Air Act of 1988, an updated 2009 *Air Quality Attainment Plan* has been prepared for the Northern Sacramento Valley Planning Area (NSVPA). The NSVPA Districts have committed to jointly prepare and adopt the uniform air quality attainment plan for the purpose of achieving and maintaining healthful air quality throughout the air basin. The 2009 Plan focuses on the adoption and implementation of control measures for stationary sources, area wide sources, and indirect sources, and addresses public education and information programs. The 2009 Plan also addresses the effect that pollutant transport has on the ability of the NSVPA to meet and attain the state standards.

No change in the agricultural use of the site is proposed or anticipated; therefore, pollution generation at the site from agricultural uses is not expected to significantly change. The project proposes to divide the project site into three parcels. An increase in traffic could result if Parcels One and Three are developed with a residence. Although no changes are proposed for the two parcels, it could potentially be developed with up to four residences total as allowed by AE-20 zoning. According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips.<sup>4</sup> If the future Parcels One and Three are developed with two residences, this would potentially result in an increase of 38.12 vehicle trips per day during weekdays. The increase in vehicle trips would increase pollutants but the increase is anticipated to have a less than significant impact on air pollution standards.

Particulate matter emissions can be expected during future construction from the transport of workers and machinery to and from the site as well as operation of equipment on-site. All equipment used shall be maintained in compliance with the U.S. Environmental

---

<sup>3</sup> California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.

<sup>4</sup> Institute of Transportation Engineers. 1997. *Trip General Manual*.

Protection Agency (USEPA) and the California Air Resources Board engine standards. The project would not significantly contribute to air quality impacts during future construction. All future development is to comply with the requirements of the GCAPCD. Given this information, it is concluded that the impact from the proposal is less than significant.

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

**Less Than Significant Impact.**

See Section III a) above.

- c) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less Than Significant Impact.**

See Section III a) above.

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM<sub>10</sub>). Glenn County has been designated as a ‘nonattainment’ area for both ozone and PM<sub>10</sub> by the state.<sup>5</sup> A “Nonattainment” area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards. Given this information, it is concluded that the impact from the proposal is less than significant.

- d) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

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

---

<sup>5</sup> California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*.  
<http://www.arb.ca.gov/desig/adm/adm.htm>.

schools, hospitals, churches, and residential areas. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The closest schools are located approximately three miles from the project site.

All uses at the site will be required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants (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. Impacts are anticipated to be less than significant.

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

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

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

Proposed Parcel 2 is developed with two residences, detached garage and agricultural outbuildings. Proposed Parcels One and Three have existing orchards. No changes are proposed for either parcel. The project area consists of agriculture with low-density residential use. It is anticipated that this project will not generate objectionable odors, which will affect a substantial number of people.

Receptors in agricultural areas are subject to Glenn County's Right to Farm Ordinance and are expected to be subject to discomfort and inconveniences caused by air emissions associated with existing standard agricultural operations or practices. The Right to Farm Ordinance includes a disclosure statement that indicates *"If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any twenty-four hour period (including aircraft), the storage*

*and disposal of manure and the application and spraying or otherwise of chemical fertilizers, soil amendments and pesticides.”*

Given this information, impacts are considered less than significant.

**IV. BIOLOGICAL RESOURCES**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" 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*<sup>6</sup>, 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

---

<sup>6</sup> Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.

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

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.<sup>7</sup> “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”.<sup>8</sup> Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

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

#### **Less Than Significant Impact.**

##### **Site Conditions**

The project site consists of approximately 80.30± acres. The project site consists of agriculture and low-density, rural residential uses. The site has two single-family residences on proposed Parcel Two. There is access to the residences from County Road N and County Road 2 (Malton Switch Road). The project site is relatively flat and slopes less than 2% to the southeast. The site has irrigated pasture, seasonal grasses and ornamental trees and bushes. Parcels are supplied irrigation water from the Orland Unit Water Users’ Association and are bisected by the Lemon Home Colony Canal.

There are fruit and nut orchards, ornamental trees, irrigated pasture, and seasonal grasses within the vicinity. Topography in the area is gently sloping with stable soils. Properties

---

<sup>7</sup> 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.

<sup>8</sup> 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.

within this area consist of low-density residential uses and general agricultural uses consisting of field crops, pasture, and orchards.

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 (CNDDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).<sup>9</sup> According to the CNDDDB, no sensitive species have been known to be located within the project site or surrounding area. The Swainson's hawk (*Buteo swainsoni*), vernal pool fairy shrimp (*Branchinecta lynchi*), California linderiella (*Linderiella occidentalis*), Ahart's paronychia (*Paronychia ahartii*), Baker's navarretia (*Navarretia leucocephala ssp. bakeri*) and Stony Creek spurge (*Euphorbia ocellata ssp. rattanii*) have documented sites within three miles of the project site. There is a high density of species observed approximately six miles east of the project site due to the influence of the riparian habitat of the Sacramento River. Although many species are found and have been documented along the banks of the Sacramento River, there have been no documented sightings of species found within the project site. 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.<sup>10</sup>

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

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

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

Birds may continue to forage within agricultural fields located at the project site and 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 current agricultural uses of the project site will continue, therefore the type of habitat it provides will not significantly change.

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

---

<sup>9</sup> California Department of Fish and Wildlife. *California Natural Diversity Database*.  
<http://www.dfg.ca.gov/biogeodata/cnddb/>.

<sup>10</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

- 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.<sup>11</sup> The project site is not located within the vicinity of these water courses. The project site is located approximately six miles west of the Sacramento River and does not include associated riparian areas.

According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife<sup>12</sup>, the project site does not contain riparian areas. The project is not located within the vicinity of streams or creeks, which support riparian habitat.

The project site is not located near the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan.<sup>13</sup> 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.<sup>14</sup>

The project does not involve changes to the physical environment, which would alter or destroy sensitive natural communities. The current land use of the site will not change and future development would not be significant. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

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

**Less Than Significant Impact.** According to the Confined Animal Facilities Element of the Glenn County General Plan, wetlands comprise approximately 4,278 acres of Glenn County, and include marshes, ponds, fringes of small lakes, sloughs, and swamps. The largest wetland assemblages occur within the Sacramento River floodplain, including the

---

<sup>11</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.1, Vegetation.

<sup>12</sup> California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

<sup>13</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Table 2-5.

<sup>14</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.<sup>15</sup>

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service<sup>16</sup>, a freshwater emergent wetland existed in July 1983 however; the project site no longer contains said wetland according to aerial imagery. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife<sup>17</sup>, the project site is not designated as a protected wetland site. The project will not directly remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be no impact on federally protected wetlands as a result of this project.

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

**Less Than Significant Impact.** According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.<sup>18</sup> Major migration corridors are located in the western part of the County. Based on the project site’s location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

Glenn County is located within the Pacific Flyway; a migratory corridor for birds moving between their winter and summer ranges. Winter waterfowl habitat is located within and surrounding the Sacramento National Wildlife Refuge, which is located in the southern part of the County. Many of these birds are protected by the Migratory Bird Treaty Act which prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the United States Secretary of the Interior. The project would have no impact on migratory waterfowl and other birds migrating through the region

---

<sup>15</sup> Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

<sup>16</sup> United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

<sup>17</sup> California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

<sup>18</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

because the project does not include features, which would draw migratory fowl to the area.

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

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

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

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

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

**V. CULTURAL RESOURCES**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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. Results from the NEIC were received October 10, 2016.

Prehistoric Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area or the 1-mile project vicinity. The project area is located in a region utilized by Konkow Maidu populations. Unrecorded prehistoric cultural resources may be located in the project area.

### Historic Resources

According our records, no historic sites have been recorded in the project area. However, one site of this type has been recorded in the vicinity consisting of the Central & Southern Pacific Railroads. Unrecorded historic cultural resources may be located in the project area.

The USGS Kirkwood 7.5' and Corning (1951) 15' quad maps indicate that the project is located in the town of Orland and that the Lemon Home Colony canal, structures, a stream, and roads are located in the project area; the Tehama County line, structures, and an orchard are located adjacent to the project area; and the Southern Pacific Railroad, Wyo, Lake School, airway beacon, reservoir, marsh, orchards, streams, roads, and structures are located in the project vicinity.

Orland was founded in the early 1870s and became a large grain shipping point in northern California. It was the first town in California to have a fully operational irrigation system. The Orland Reclamation Project began in 1907 and sent irrigation water to farmers over 20,000 acres.

Malton was a historic settlement located 3.5 miles North-northeast of Orland in the project area. A copy of the historic Vina (1904) 1:250,000 quad map depicting Malton, the Tehama County line, Southern Pacific Railroad, and roads near the project area is enclosed. Also enclosed is a copy of the Historic Properties Directory listing numerous properties in Orland and its vicinity.

The project site is not known to have historically significant characteristics as defined by the criteria within Section 15064.5 of the Public Resource Code. The project site does not include historically significant structures. Present land uses will continue with approval of this project. Therefore, a cultural resources survey was not made a requirement for this project.

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

#### **Condition of Approval**

***That if any potential prehistoric, protohistoric, and/or historic cultural resources are accidentally encountered during future excavation of the site, all work shall cease in the area of the find pending an examination of the site and materials by a qualified archaeologist.***

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

**Less Than Significant Impact.** The project site contains no known paleontological resources or unique geologic sites. Refer to the discussion above in regard to accidental discovery of paleontological resources.

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

**Less Than Significant Impact.** The majority of the project site is currently graded and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(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.<sup>19</sup> Glenn County is in a Seismic Design Load “D” according to the Uniform Building Code (UBC). All construction in the County is required to meet the standard set by the UBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.<sup>20</sup> The Uniform Building Code (UBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. The UBC 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 UBC, 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

---

<sup>19</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

<sup>20</sup> 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.<sup>21</sup> 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.<sup>22</sup>

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 site may be subject to liquefaction during strong shaking in a seismic event. However; since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.<sup>23</sup> 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.

---

<sup>21</sup> United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

<sup>22</sup> California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

<sup>23</sup> 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](http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf).

**iv) Landslides?**

**No Impact.** Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area of least landslide potential.<sup>24</sup> The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

Also see Section VI. a) i) above.

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

**Less Than Significant Impact.** Soil erosion occurs through either water or wind action. Erosion by water includes sheet, rill, ephemeral gully, classical gully, and streambank erosion. The project site 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.

The project site has two existing single-family residences, detached garage and agricultural outbuildings on Proposed Parcel Two. Division of the project site will result in three parcels to be used for agricultural uses. This would not result in substantial soil erosion. Disruption of soils on the site is not expected to create significant soil erosion due to the flat topography on the site. 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). The project would therefore not result in substantial soil erosion or the loss of topsoil. It is concluded that there will be a less than significant impact.

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

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

---

<sup>24</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

### On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.<sup>25</sup>

### 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 Uniform 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.<sup>26</sup>

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.<sup>27</sup> 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 Uniform Building Code, which will reduce impacts from subsidence.

### Liquefaction/Collapse

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

---

<sup>25</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

<sup>26</sup> U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

<sup>27</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

**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.<sup>28</sup> 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 Uniform Building Code (UBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures on the project site, the Glenn County Building Division will ensure that the foundations of all new structures are adequately designed for the shrink/swell characteristics of expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for all future structures to address this soil condition. California Building Code compliance reduces potential impacts from expansive soils to less than significant. Therefore, it is concluded that there is a less than significant impact.

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

**Less Than Significant Impact.** 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 Orland approximately four miles to the southwest. The project site has an existing onsite sewage disposal system, which serves the two residences on the resultant Parcel Two.

Resultant Parcels One and Three are proposed for agriculture use only and could potentially be developed with two residences. All future structures, which require sewage disposal, will be served by individual septic systems. All new sewage disposal systems will be 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. As per section 15.660.040 of the Glenn County Code the following statement must 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*

---

<sup>28</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

*until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code.”*

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

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

**VII. GREENHOUSE GAS EMISSIONS**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), and chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting back to earth visible light and infrared radiation.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. In the last 200 years, substantial quantities of GHGs have been released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO<sub>2</sub>) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO<sub>2</sub> each year, far outweighing the seven billion tons of manmade emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes such as photosynthesis by land and ocean-dwelling plant species cannot keep pace with this extra input of manmade CO<sub>2</sub>, and consequently the gas is building up in the atmosphere.

Methane (CH<sub>4</sub>) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH<sub>4</sub> are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH<sub>4</sub> concentrations in the atmosphere are increasing.<sup>29</sup>

**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.

---

<sup>29</sup> 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](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

The project site has two existing single-family residences on the proposed Parcel Two. Division of the project site would result in a total of three parcels to be used for agricultural uses. If future homes or agricultural related structures are built, there would be a slight increase in short-term GHG emissions from construction and long-term GHG emissions, primarily as a result of energy use for operations and automobile trips. Indirect GHG emissions would result from electricity demand, water consumption, wastewater treatment, and solid waste generation. Energy efficiency standards have been updated, and new technology has allowed construction to be more energy efficient. Future development would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

The GHG emissions associated with residential and agricultural uses at the site currently occur and will continue to occur, with or without the project, into the future. 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**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" 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 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.*

Agricultural operations normally will require the use of petroleum based products for on-site equipment. These products include oils, diesel fuel, and lubricants. Materials such as fertilizers and pesticides are common in farming areas. There will not be an increase in these materials at the site. The project site would continue to be used for agriculture while rural residential housing is a secondary use. Based on the information provided above, it is concluded that there will be a less than significant impact.

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

**Less Than Significant Impact.**

Refer to subsection VIII a) above.

All uses involving the storage and handling of hazardous materials would be closely monitored by the GCAPCD, which is the CUPA for Glenn County. According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials, if there

is a reasonable belief that the release or threatened release poses a significant present or potential hazard to human health, safety, property, or the environment.

Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. Therefore, it is concluded that there will be a less than significant impact.

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

**No Impact.** The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within one-quarter mile of the project site. A public elementary school is located approximately two miles to the south. All other public schools are located over four miles to the southwest within the City of Orland. 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.<sup>30</sup> 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 not located within an airport land use plan or within two miles of a public airport or public use airport. The project site is located over five miles north of the Orland-Haigh Field Airport.<sup>31</sup> This airport is the closest public use airport in the vicinity of the project site. The project would not result in a safety hazard for people residing or working in the project area. 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?**

---

<sup>30</sup> California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

<sup>31</sup> 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](http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf).

**No Impact.** There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip, therefore it is concluded that there will be no impact.

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

**No Impact.** The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

Designated emergency evacuation routes in the event of flood or dam failure are listed in Section 3.7 of Volume II of the Glenn County General Plan.<sup>32</sup> The roads surrounding the project site are not included as designated evacuation routes. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is no impact.

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

**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.<sup>33</sup> 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.<sup>34</sup> 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.

---

<sup>32</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 3.7, Emergency Response Plan.

<sup>33</sup> 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](http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg).

<sup>34</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 3-2.

**IX. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. Any future residences or structures will utilize on-site sewage disposal systems 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.<sup>35</sup>

Irrigation water, supplied by the Orland Unit Water Users' Association, is currently used to support agricultural uses in the vicinity of the project. Water for domestic use is dependent on groundwater supplied by individual wells.

The project proposes to divide the project site in order to create three parcels to be used for agricultural uses. Proposed Parcel Two currently has two single family residences. It is possible that two single-family residences could be constructed on proposed Parcels One and Three. The residences would receive water from a new water well. The addition of four new residences is not expected to adversely affect groundwater recharge or groundwater supplies.

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

---

<sup>35</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Natural Resources Issue Paper, Section 3, Water Resources.

use 1.6 gallons per flush, while older toilets can use as much as 3.5 to 7 gallons per flush.<sup>36</sup> 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 substantially increase from existing levels and will not include heavy uses of water; therefore, would not have a significant impact upon groundwater decline. 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.** All existing agricultural and residential uses will continue with approval of this project. The project plans to divide one parcel into three resultant parcels. It is anticipated that two single-family residences could be constructed on resultant Parcels One and Three. Adding four additional residences will not substantially alter the existing drainage pattern of the site. There will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site. No rivers or streams would be altered by the proposed project and none 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). Therefore, the project will not substantially alter the existing drainage pattern of the site and less than significant impacts are anticipated.

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

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

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

---

<sup>36</sup> United States Environmental Protection Agency. *Indoor Water use in the United States*.  
<http://www.epa.gov/WaterSense/pubs/indoor.html>

- 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. All existing agricultural and residential uses will continue with approval of this project. Storm water drainage systems are not proposed for this project. 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.** The proposed project will not substantially degrade water quality. No pollution would be generated with approval of this project that would degrade water quality. All existing agricultural and residential uses will continue with approval of this project. Any future residences or structures will utilize on-site sewage disposal systems and will be required to comply with Glenn County Environmental Health Department standards. Therefore, it is concluded that there will be a less than significant impact.

- 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?**

**No Impact.** The project site is not located within a 100-year flood hazard area according to Flood Insurance Rate Map (FIRM) No. 06021C0170D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). The project site is within Flood Zone "X", which are areas determined to be outside the 0.2% annual chance floodplain. This project would not place housing or structures within a 100-year flood hazard area. Therefore, it is concluded that there will be no impact.

- 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.** As discussed in Section IX g) and h) above, the project site is not located within a 100-year flood hazard area; it is within an area of minimal flooding. All existing agricultural and residential uses will continue with approval of this project. People residing or working at the project site would not be exposed to a greater risk from flooding as a result of this project. The project site is not located adjacent to a levee that could fail and cause flooding.

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

Black Butte Reservoir dam is located approximately nine linear miles west of the project site. 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 and outline evacuation routes and begin the evacuation process. It is concluded that there will be a less than significant impact from flooding.

**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 type="checkbox"/>	<input checked="" 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 would not physically divide an established community. The area consists of agricultural and low-density residential uses and is not part of a developed 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?**

**No Impact.** The General Plan land use designation is “General Agriculture” and the zoning designation is “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size). The proposed project would meet the density requirements for this designation. This project is consistent with and will not conflict with the “AE” zoning designation (Glenn County Code Chapter 15.350). The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

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

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

**XI. MINERAL RESOURCES**

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

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

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

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

Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.<sup>37</sup>

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

**Less Than Significant Impact.** According to the California Department of Conservation, the project site is not located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits.<sup>38</sup> The project site is located within the “AE-20” (Exclusive Agricultural) zone. Mining and related processing activities are allowed in the “AE-20” zone with approval of a conditional use permit and state approved reclamation plan. Mineral extraction activities are not present at the project site and no such activities have occurred on the project site in the past.

The proposed project would have a less than significant impact on oil, gas, and geothermal resources. Glenn County does not contain oil or geothermal fields but contains several natural gas fields.<sup>39</sup> Additionally, no oil or geothermal resources have been discovered in the County.<sup>40</sup> The project site lies on a sedimentary basin and is located within the Malton-Black Butte Gas field. Natural gas wells have been located within the project vicinity. No known natural gas wells have been located within the project site.

---

<sup>37</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

<sup>38</sup> California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.

<sup>39</sup> California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2001. *Oil, Gas, and Geothermal Fields in California*.

<sup>40</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

Natural gas wells and injection wells are allowed in the “AE” zone subject to approval of a conditional use permit. The project would not significantly preclude natural gas well development in the future. 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.

**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.

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

The project site currently consists of one parcel. The project site has two existing single-family residences on proposed Parcel Two. Division of the project site will result in a total of three parcels to be used for agriculture and low-density, rural residential uses. Two residences can be placed on proposed Parcels One and Three. Glenn County Code §15.160.100 states that construction site sounds between 7:00 a.m. and 7:00 p.m. and agricultural equipment when operated on property zoned for agricultural activities (provided standard, reasonable practices are being followed) are exempt from local noise standards. Noise impacts associated with on-site activities and traffic is not anticipated to exceed the area's existing ambient noise levels.

Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. According to Section 6.10, noise level performance standards do not apply to mobile noise sources associated with agricultural operations on lands zoned for agricultural uses. 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 agricultural and low-density, rural residential 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) 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.** This part of the Glenn County is used primarily for agriculture with associated rural residential uses as well. Noise in the area is generated from small scale farming activities and residential related traffic. There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. No significant increase in noise is anticipated as a result of this project. Therefore, impacts are concluded to be less than significant.

Also see Section XII a) above.

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

**No Impact.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The project site is located over five miles northwest of the Orland-Haigh Field Airport.<sup>41</sup> This airport is the closest public use airport in the vicinity of the project site. 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.

---

<sup>41</sup> 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](http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf).

**f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**No Impact.** There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. It is concluded that there will be no impact to people working or residing in the project area from excessive noise levels generated by a private airstrip.

**XIII. POPULATION AND HOUSING**

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 project site currently consists of one parcel. The project site has two existing single-family residences on proposed Parcel Two. Division of the project site will result in a total of three parcels to be used for agriculture and low-density, rural residential uses. Two residences can be placed on proposed Parcels One and Three. Four 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 Orland Rural Fire Protection District. County roads provide adequate transportation routes for the fire department to reach the project site in the event of a fire. Response time would not be affected by the proposed project. Any future residential development at the site will require approved fire sprinkler systems. All future development will be required to meet fire and building codes. 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. There is a sheriff's office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways (including Interstate 5). Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

**iii) Schools?**

**Less Than Significant Impact.** The project site lies within the Orland Unified School District and the Lake Elementary 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. Future residential development would not be substantial. Therefore, it is concluded that the project would have a less than significant impact.

**iv) Parks?**

**Less Than Significant Impact.** Glenn County provides for maintenance and upkeep of the existing parks within the unincorporated area. The proposed project would not have a significant impact on the County's ability to maintain its parks and no 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.** The County provides for maintenance and upkeep of the existing parks within the unincorporated area. There are no park facilities within the immediate area of the project. The project does not involve the use of recreational facilities.

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. The project site consists of low-density residential and agricultural uses. These uses tend to have lower park usage from families compared to higher density development.

An increase in park or recreational facility usage could occur if the new parcels are developed with a residence; however, the increase in usage would not be substantial. 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**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 project site is located at the southwest corner of Malton Switch Road and County Road N. Traffic in the area of the project is related to agriculture and rural residential uses. 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. There are no commercial facilities or other developments in existence or planned in the project area. The surrounding areas are zoned for agricultural uses.

The project site currently consists of one parcel. The project site has two existing single-family residences on proposed Parcel Two. Division of the project site will result in a total of three parcels to be used for agriculture and low-density, rural residential uses. Two residences can be placed on proposed Parcels One and Three.

An increase in traffic could result if the two new parcels are developed with a residence and/or second residence. According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips.<sup>42</sup> Four new residences would potentially result in 38.12 vehicle trips per day during weekdays. This increase in traffic would not be substantial in relation to the existing traffic volumes or road capacities. The

---

<sup>42</sup> Institute of Transportation Engineers. 1997. *Trip General Manual*.

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 Malton Switch Road and County Road N. According to the Regional Transportation Plan for Glenn County, County Road N and County Road 2 in this area, currently operate at a LOS “A”.

Project related traffic would not adversely affect the level of service that currently exists on the aforementioned County roads. Additionally, all roads will continue to operate at or better than the level of service “C” standard as prescribed by the Glenn County General Plan. Therefore, it is concluded that there will be a less than significant impact as a result of this project.

- c) **Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** The proposed project would not result in a change in air traffic patterns that would result in safety risks. The project is not dependent upon air transport related materials, labor, or services, and would therefore not result in increases of air traffic levels or changes in air traffic locations. No project design feature will obstruct air traffic patterns. The project is not located near an airport. 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. Access to the project site is from Malton Switch Road and County Road N. County 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. All future work that would encroach onto the County Right-of-Way will require an encroachment permit from Glenn County (Glenn County Code §15.120).

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

e) **Would the project result in inadequate emergency access?**

**Less Than Significant Impact.** The project would not result in inadequate emergency access because County roads provide adequate ingress and egress to the site. Emergency services agencies have been contacted and have no objections to the proposal. Future residential development on the resultant parcels 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 checked="" type="checkbox"/>	<input type="checkbox"/>
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**i) and ii) 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**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 type="checkbox"/>	<input checked="" 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 residential development must comply with requirements of the Regional Water Quality Control Board, Central Valley Region, as determined by Glenn County Environmental Health Department. 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 residential use, 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?**

**No Impact.** The project site has been graded to accommodate existing residential and agricultural uses. The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. Current land drainage is not expected to significantly change. Storm water is retained on-site or is drained by existing drainage. It is concluded that there will be no 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. Existing irrigation water entitlements would be sufficient to serve the project. Future residential development will add to the cumulative impacts of water use, but is a less than significant impact to water supplies due to the scope of the project.

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. New sewage disposal systems would be required to meet the standards set forth in Chapter 07.010 of the Glenn County Code and by the Glenn County Environmental Health Department. No wastewater treatment facilities will need to be constructed or expanded. Therefore, 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. The proposed parcels will be used primarily for agriculture and low-density, rural residential uses. The proposed project would not generate substantial additional solid waste over existing conditions. 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.** In compliance with guidelines set forth by AB 939 (California Integrated Waste Management Act of 1989), the County of Glenn has adopted a Source Reduction and Recycling Element (SRRE) to define goals and objectives for waste reduction, recycling, and diversion. The SRRE defines guidelines to implement these goals and objectives through seven main programs, consisting of Source Reduction, Recycling, Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

**XVIV. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

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

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

**Less Than Significant Impact.** As detailed throughout this document, the proposed project would have no impact or a less than significant impact for all environmental impact areas. The project's incremental impacts would not contribute to any cumulative impacts. All future uses at the site are subject to applicable federal, state, and county laws and standards. Therefore, impacts are considered less than significant.

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

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

## REFERENCES

In addition to the resources listed below, Initial Study analysis may also be based on on-site field observations, discussions with the affected agencies, analyses of adopted plans and policies, review of existing studies, and specialized environmental studies (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:

Hopson Farms, LLC  
PO Box 148  
Vina, CA 96092  
(760) 519-3246  
[bill.hopson@yahoo.com](mailto:bill.hopson@yahoo.com)

#### Surveyor:

W. Gilbert Engineering/Wesley E. Gilbert  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973  
(530) 809-1315  
[wes@wgilbertengineering.com](mailto:wes@wgilbertengineering.com)

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

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

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

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

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

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

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

California Department of Fish and Wildlife. *California Natural Diversity Database*. <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](http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg).

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

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

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

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

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

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

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

Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*. [http://gcppwa.net/documents/Orland\\_Airport\\_Land\\_Use\\_Plan-1991.pdf](http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf).

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

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

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

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

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

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

State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](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](http://www.countyofglenn.net/govt/county_code/?cc_t_id=17)

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

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

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

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

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

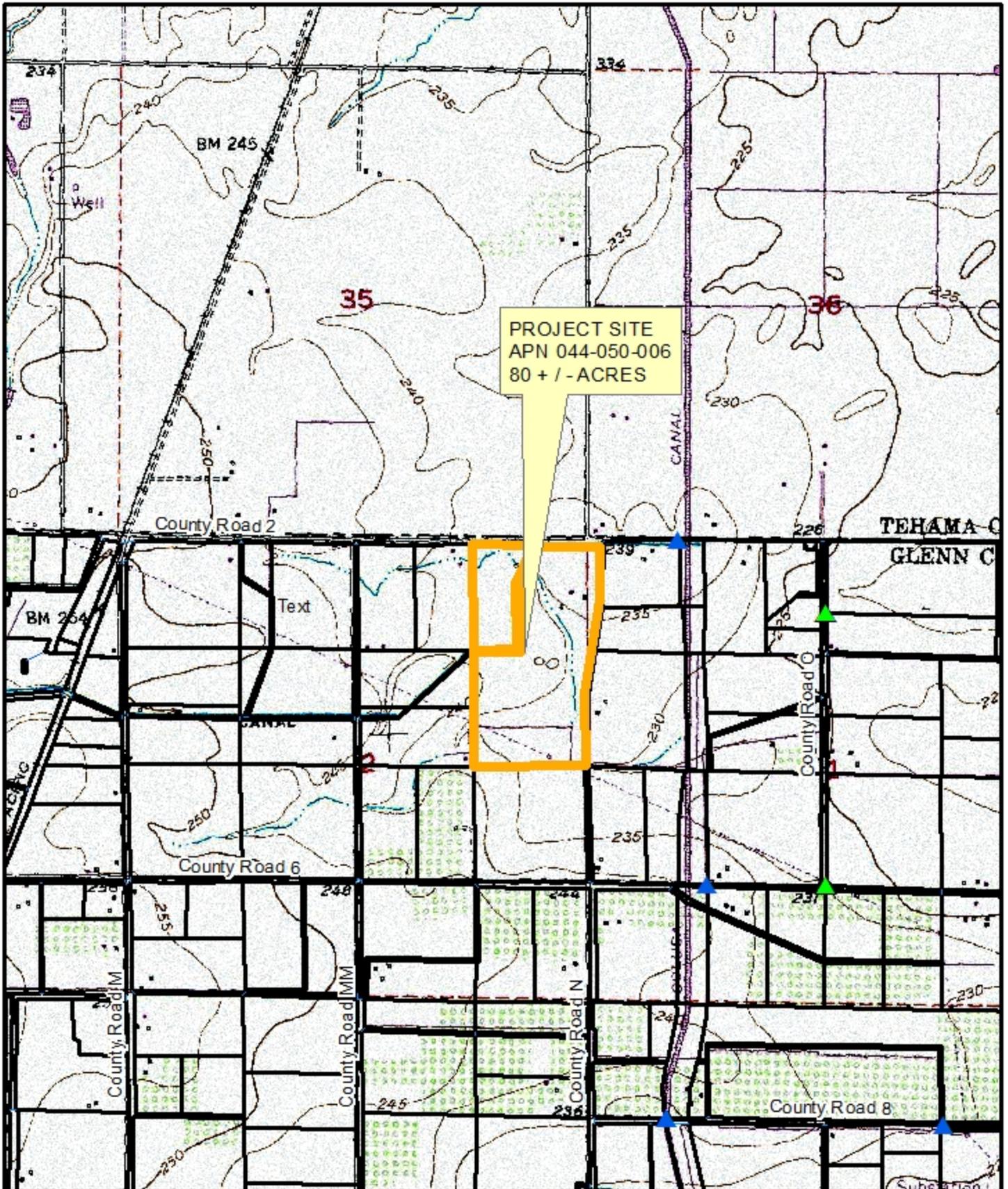
United States Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*. [http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48\\_revised.pdf](http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf).

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

## **FIGURES**

- Figure 1. Topographic Map
- Figure 2. Assessor's Map
- Figure 3. Tentative Parcel Map
- Figure 4. General Plan/Zoning Map
- Figure 5. Aerial Photograph of Site
- Figure 6. Important Farmland
- Figure 7. Flood Zone Map



**Figure 1**

USGS 7.5' Quadrangle Map: Kirkwood  
 Portion of Section 2, T22N, R3W, M.D.B. & M.



 Project Site

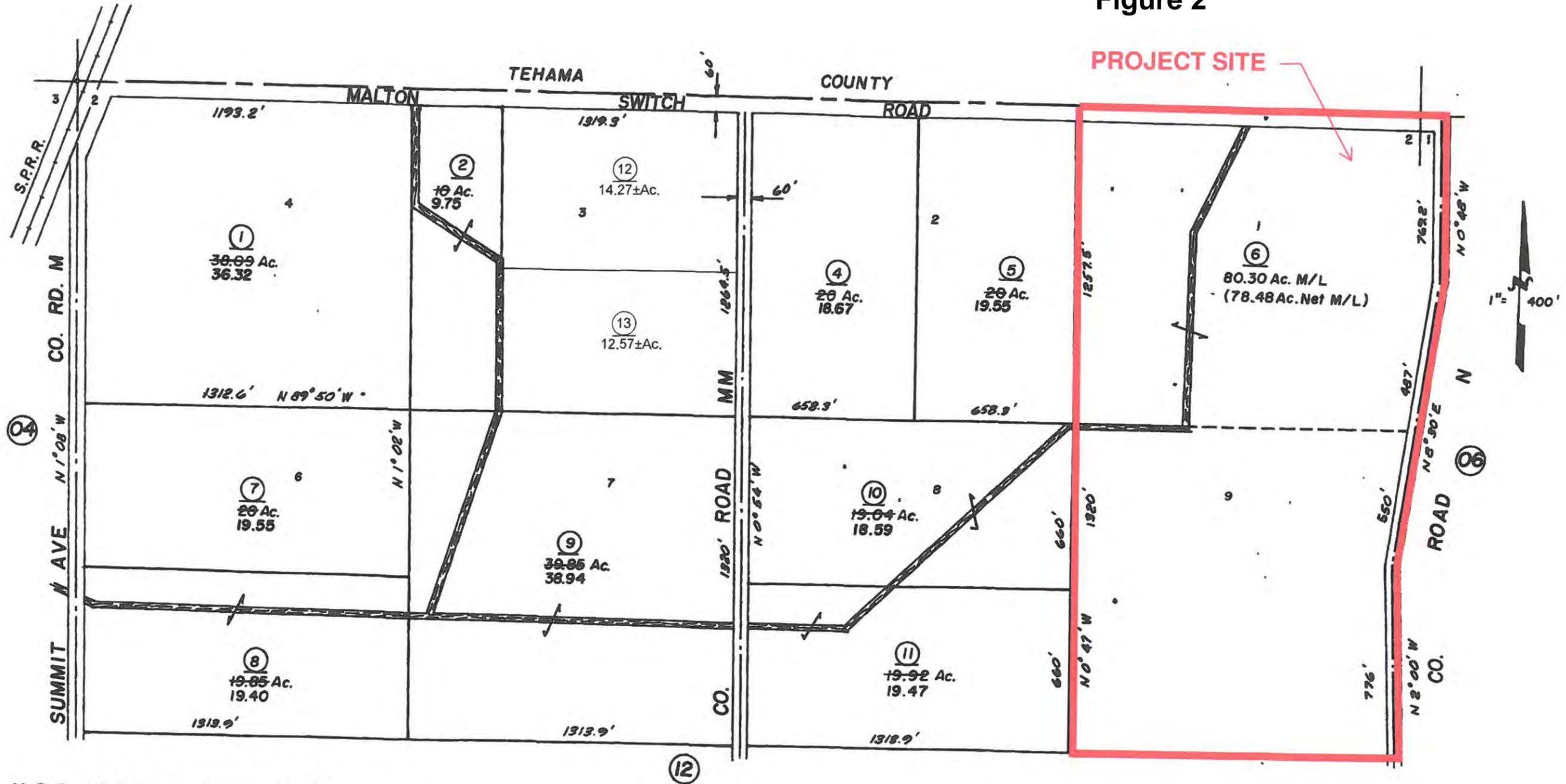
0 0.25 0.5  
 Mile

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

POR. U.S. SUBDIVISION NO. 10 &  
 POR. SEC. 1 & 2, T. 22 N., R. 3 W., M. D. B. & M.

44-05

Figure 2

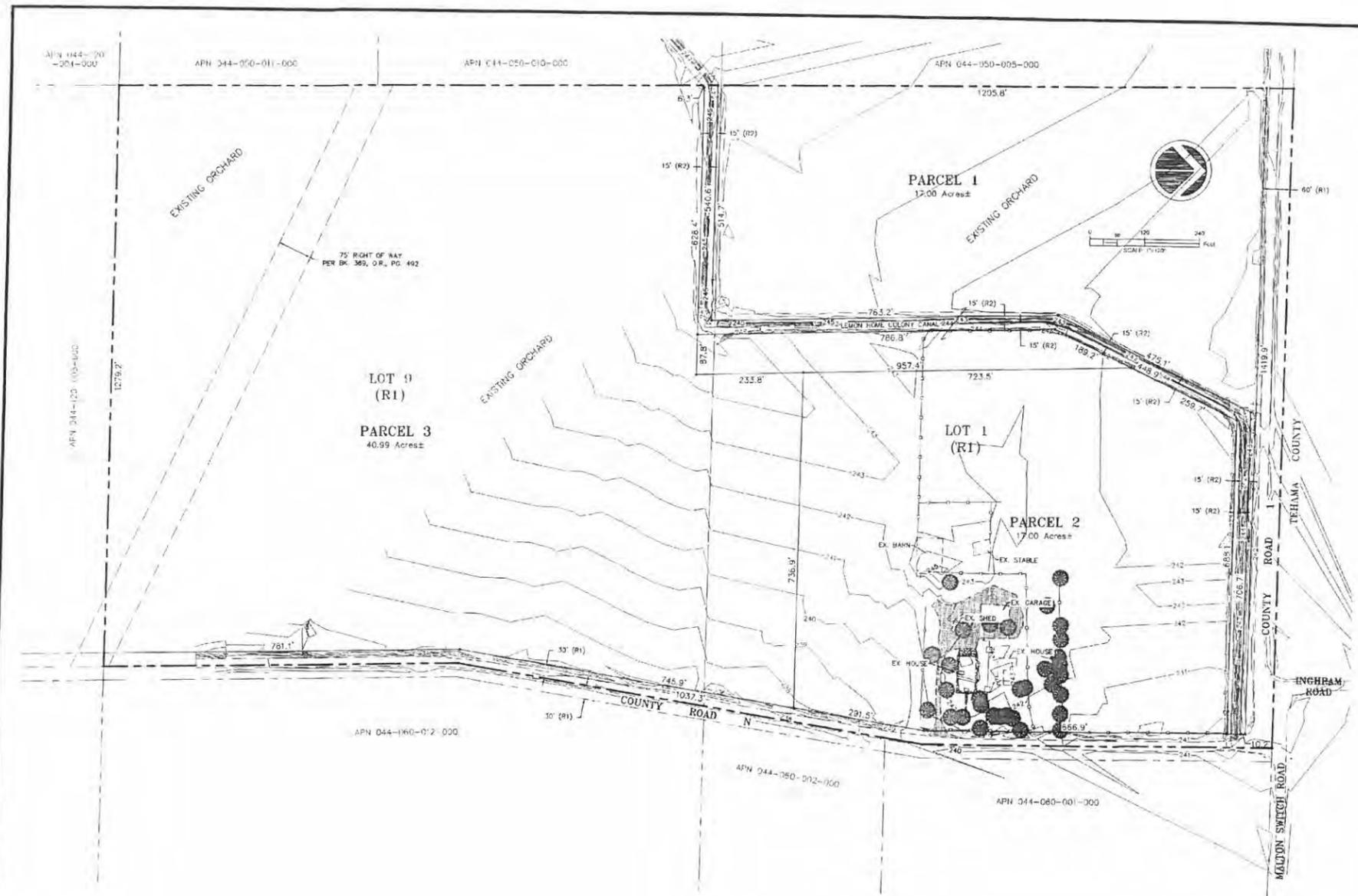


M. & S. Bk. 4, Pg. 1 - U.S.I.D. Sub'n No. 10

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 44 - Pg. 05  
 County of Glenn, Calif.

2012



**OWNER AND SUBDIVIDER:**  
 HOPSON FARMS, LLC  
 P.O. BOX 148  
 VINA, CA 96092  
 (760) 519-3246

**ENGINEER:**  
 W. GILBERT ENGINEERING  
 WESLEY E. GILBERT, R.C.E. 31689  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315

**ASSESSOR'S PARCEL NUMBER:**  
 044-050-006-000

**LAND USE:**  
 PRESENT: AG AND SINGLE FAMILY RESIDENTIAL  
 FUTURE: AG AND SINGLE FAMILY RESIDENTIAL

**ZONING:**  
 PRESENT: AE-20  
 FUTURE: AE-20

**UTILITIES:**  
 SANITARY SEWER: INDIVIDUAL SEPTIC TANKS AND LEACH LINES  
 WATER: INDIVIDUAL WELLS  
 POWER: PACIFIC GAS & ELECTRIC  
 COMMUNICATIONS: AT&T

**SUBDIVISION NOTES:**

- 1) PARCEL MAP INFORMATION:  
 TOTAL ACREAGE (GROSS): 80.410  
 NET ACREAGE: 76.574  
 TOTAL NUMBER OF PARCELS: 3  
 UNITS PER GROSS ACRE: 0.04  
 AVERAGE LOT SIZE: 25,000 ACRES±
- 2) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06021C01700 DATED AUGUST 2, 2010.

**RECORD REFERENCES:**

(R1) MAP OF SUBDIVISION NO. 10 OF THE U.S. IRRIGATION DISTRICT OF ORLAND, BOOK 1 OF MAPS AND SURVEYS, PAGE 178.

(R2) BOOK 43 OF DEEDS, AT PAGE 217

**LEGEND:**

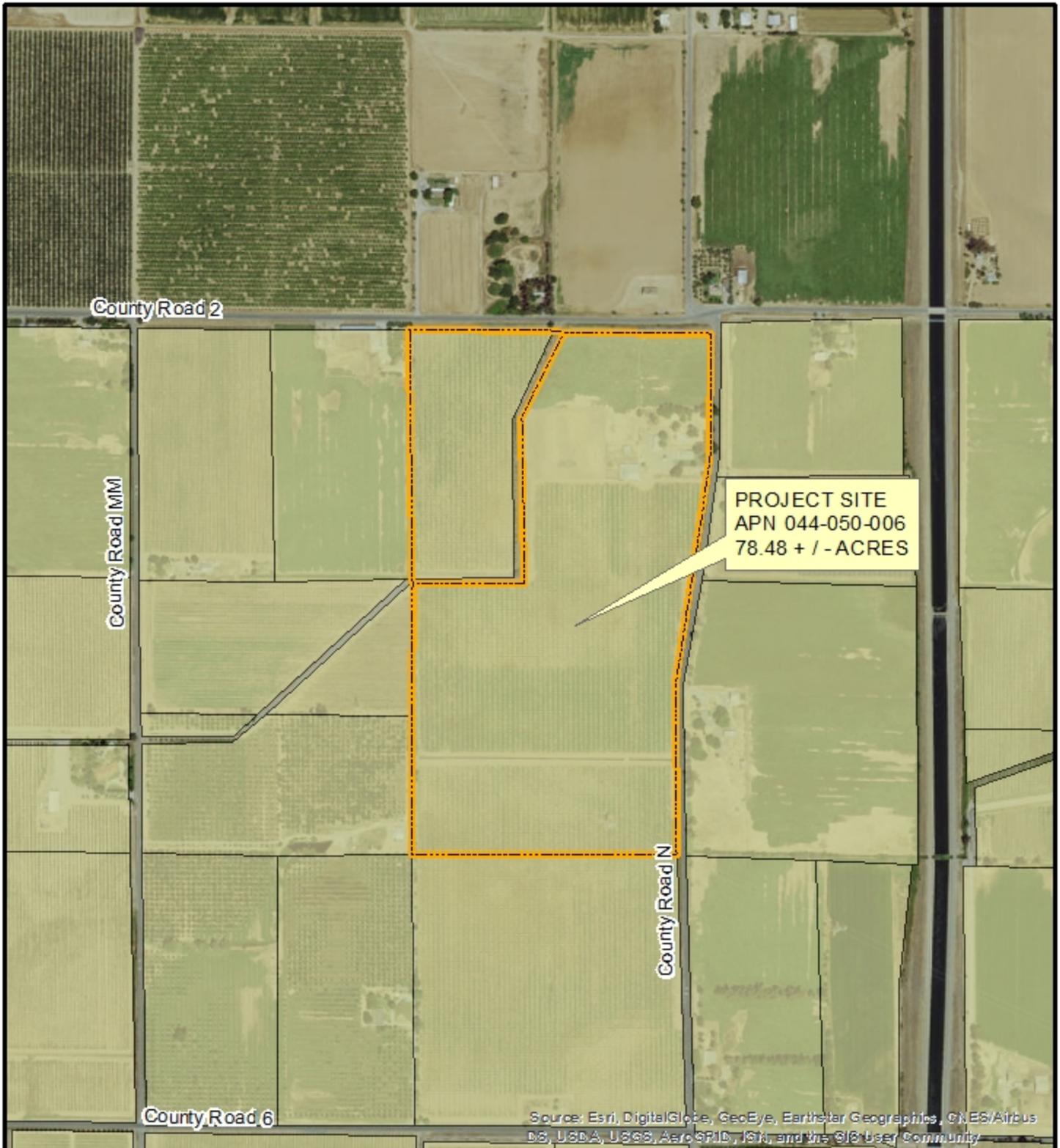
- 742- EXISTING GROUND CONTOUR (NAVD 1988 DATUM)
- PARCEL MAP BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING EDGE OF PAVEMENT

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION BY: *Wesley E. Gilbert* DATE: 9/19/16  
 WESLEY E. GILBERT  
 R.C.E. 31689  
 EXPIRES: 12/31/16



**TENTATIVE PARCEL MAP**  
 for  
 HOPSON FARMS, LLC  
 BEING A DIVISION OF LOTS 1 AND 9, SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION NO. 10 OF THE U.S. IRRIGATION DISTRICT ORLAND", RECORDED IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 178, COUNTY OF GLENN, STATE OF CALIFORNIA

W. GILBERT ENGINEERING  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315



**General Plan/Zoning**

-  Project Site
-  General Agriculture / AE-20 ( Exclusive Agricultural)

**FIGURE 4**



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



County Road 2

PROJECT SITE  
APN 044-050-006  
78.48 +/- ACRES

County Road N

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Aerial View

 Project Site

FIGURE 5



0 0.1 0.2 Miles

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

# 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](http://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: Orland 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: Lake
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office
- Water/Irrigation District: Orland Unit Water Users Association

DATE: September 29, 2016

PROJECT: Tentative Parcel Map 2016-005, Hopson Farms, LLC

PLANNER: Andy Popper, Associate Planner, [apopper@countyofglenn.net](mailto:apopper@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](http://www.gcppwa.net)



---

### REQUEST FOR REVIEW

**DATE:** September 29, 2016

**PROJECT:** **Tentative Parcel Map 2016-005, Hopson Farms, LLC**

**PLANNER:** Andy Popper, Associate Planner, [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net)

**APPLICANT/  
LANDOWNER:** Hopson Farms, LLC  
PO Box 148  
Vina, CA 96092  
760-519-3246  
[bill.hopson@yahoo.com](mailto:bill.hopson@yahoo.com)

**SURVEYOR:** W. Gilbert Engineering/Wesley E. Gilbert  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973  
530-809-1315  
[wes@wgilbertengineering.com](mailto:wes@wgilbertengineering.com)

**PROPOSAL:** **Tentative Parcel Map 2016-005**  
The project consists of a land division to divide one existing parcel totaling 80.30± acres (78.48 net) into the following:

Parcel 1: 17± acres  
Parcel 2: 17± acres  
Parcel 3: 40.99± acres

**APN:** 044-050-006

**LOCATION:** The property is located at 4977 County Road N, Orland, CA 95963. The site is on the west side of County Road N, and the south side of Malton Switch Road, east of County Road MM, and north of County Road 6, within the unincorporated area of Glenn County, California.

**ZONING:** “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size)

**GENERAL PLAN:** “General Agriculture”

FLOOD ZONE: Flood Zone “X” (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C 0170D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). 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 **FRIDAY, OCTOBER 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.)?

TPM 2016-005

GLENN COUNTY  
PLANNING AND PUBLIC WORKS AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://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: Hopson Farms, LLC

Address: P. O. Box 148, Vina, CA 96092

Phone:(Business) (760) 519-3246 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: bill.hopson@yahoo.com

2. Property Owner(s):

Name: Same as applicant

Address: \_\_\_\_\_

Phone:(Business) \_\_\_\_\_ (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Engineer/Surveyor:

Name: W. Gilbert Engineering/Wesley E. Gilbert

Mailing Address: 140 Yellowstone Drive, Suite 110, Chico, CA 95973

Phone:(Business) (530) 809-1315 (Home) \_\_\_\_\_

Fax: (530) 517-6020 E-mail: wes@wgilbertengineering.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: W. Gilbert Engineering/Wesley E. Gilbert

Mailing Address: 140 Yellowstone Drive, Suite 110, Chico, CA 95973

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

(If Yes, list the person(s):

Name: American Agcredit, FLCA

Mailing Address: 3201 W. Monte Vista Avenue, Turlock, CA 95380

6. Request or Proposal: Subdivide an existing parcel into three (3) parcels. Two (2) of the parcels are proposed to be 17 acres and the third parcel is proposed to be 41 acres

7. Address and Location of Project: 4977 County Road N, Orland, CA 95963

8. Current Assessor's Parcel Number(s): 044-050-006-000

9. Existing Zoning: AE-20

10. Existing Use of Property: Ag and single family residence

11. Proposed Use of Property: Same as existing

12. Number of Existing Residential Dwelling Units on each Resultant Parcel: 1 on Parcel 2

13. Number of Parcels to be Created: 3

14. Size for Each Parcel: Parcel 1 and 2 = 17 acres, Parcel 3 = 41 acres

15. Request for Waiver: Yes  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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: \_\_\_\_\_

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: \_\_\_\_\_

Case TPM 2016-005

GLENN COUNTY  
PLANNING AND PUBLIC WORKS AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://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: Hopson Farms, LLC  
Address, City, State, Zip: P. O. Box 148, Vina, CA 96092  
  
Telephone: (760) 519-3246 Fax: \_\_\_\_\_  
E-mail: bill.hopson@yahoo.com
2. Name: \_\_\_\_\_  
Address, City, State, Zip: \_\_\_\_\_  
  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_
3. Address and Location of Project: 4977 County Road N, Orland, CA 95963
4. Current Assessor's Parcel Number(s): 044-050-006-000
5. Existing Zoning: AE-20
6. Existing Use: Ag and single family residence
7. Proposed Use of Site (project for which this form is prepared): Same as existing use.
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:

N/A

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? No

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.

The site currently contains an orchard, ag uses, a single family residence and associated outbuildings. The property generally slopes to the southeast at a slope of approximately 0.2%.

The ag uses are irrigated and the property is bisected by the Lemon Home Colony Canal.

There are no known cultural, historical or scenic aspects to the property.

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: Ag (pasture, row crops) and single family residences

East: Ag (row crops, orchards) and single family residences

South: Ag (orchards)

West: Ag (row crops, orchards) and single family residences

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

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): No changes to the runoff. No construction is proposed for this tentative parcel map.

Will the project change any drainage patterns? (Please explain): No, the project does not propose any construction associated with the tentative parcel map

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

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

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

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

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company): domestic well and irrigation district

Will the project require the installation or replacement of new water service mains? No

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: private on-site system(s)

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: Standard gravity septic tank and leach line system. If required, we will perform soil profiles and percolation tests.

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)? Electricity

---

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: N/A

---

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

---

---

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: No fire hydrants exist on the project site or in the vicinity.

---

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

2. Percentage of lot coverage: \_\_\_\_\_

3. Amount of off-street parking provided: \_\_\_\_\_

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

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

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

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

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

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

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

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: \_\_\_\_\_  
\_\_\_\_\_
11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). \_\_\_\_\_  
\_\_\_\_\_
12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions: \_\_\_\_\_  
\_\_\_\_\_

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

\* Date: 9/12/10 Signature:   
For: Hopson Farms, LLC

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

# PRELIMINARY REPORT

**To:**

W GILBERT ENGINEERING  
WESLEY E. GILBERT, P.E.  
140 YELLOWSTONE DR., DTE. 110  
CHICO, CA 95973

**Title Officer:**

TITLE OFFICER: DEBBIE FALTESEK  
TIMIOS TITLE  
250 W. SYCAMORE ST.  
WILLOWS, CA 95988  
PHONE: (530) 934-3338  
ORDER NO.: 71-00130454

REF NO:

**Property Address:**

4977 COUNTY RD N  
ORLAND, CA, 95963-8122

**Title No:**

130454

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

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

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

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

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

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

**ALTA STANDARD OWNER'S POLICY**

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: JUNE 13, 2016 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:

HOPSON FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2016-2017 THAT ARE A LIEN NOT YET DUE.
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. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.

FOR ANY AMOUNTS DUE CONTACT:  
ORLAND UNIT WATER USERS' ASSOCIATION  
828 EIGHTH STREET  
ORLAND, CA 95963  
PHONE: 530-865-4126

4. RIGHT OF WAY FOR TOWERS, ETC. EXECUTED BY AND BETWEEN AGNES L. FOSTER AND PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, DATED APRIL 2, 1958 AND RECORDED MAY 15, 1958 IN BOOK 369 OF OFFICIAL RECORDS, AT PAGE 492.
5. RESERVATION OF ONE-HALF OF THE OIL, GAS AND MINERAL RIGHTS AS CONTAINED IN DEED FROM JOHN L. FOSTER ET AL TO LEONARD H. BUNCH ET UX DATED JUNE 27, 1960 AND RECORDED JULY 20, 1960 IN BOOK 403 OF OFFICIAL RECORDS, AT PAGE 144.
6. AN OIL AND GAS LEASE EXECUTED BY LEO PETRONAVE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION AS LESSOR AND OXY PETROLEUM, INC., A CORPORATION AS LESSEE, RECORDED MAY 19, 1975 IN BOOK 585 OF OFFICIAL RECORDS, PAGE 642.

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

7. AN OIL AND GAS LEASE EXECUTED BY LEO PETRONAVE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION AS LESSOR AND NATURAL GAS CORPORATION OF CALIFORNIA, A CALIFORNIA CORPORATION AS LESSEE, RECORDED NOVEMBER 8, 1982 IN BOOK 714 OFFICIAL RECORDS, PAGE 32.

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

8. A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, AS SHOWN BELOW

DATED: SEPTEMBER 25, 2013  
TRUSTOR: HOPSON FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TRUSTEE: AMERICAN AGCREDIT, FLCA  
BENEFICIARY: AMERICAN AGCREDIT, FLCA, A CORPORATION  
RECORDED: OCTOBER 18, 2013 AS INSTRUMENT NO. 2013-4684 OF OFFICIAL RECORDS

AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND

9. WITH RESPECT TO HOPSON FARMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:

A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THERETO;

B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1) AND ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS;

C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-5) BE RECORDED IN THE PUBLIC RECORDS;

D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR RECORDATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE:

(I) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO DULY ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER;

(II) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR DULY ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER.

E. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

**NOTICE**

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**NOTES:**

- A. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:**

**Exceptions**

- B. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- C. THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 4977 COUNTY RD N, IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- D. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**
- E. CANCELLATION FEES**

**NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF \$395.00.**

**NOTE TAXES FOR PRORATION PURPOSES ONLY FOR THE FISCAL YEAR 2015-2016.**

<b>FIRST INSTALLMENT:</b>	<b>\$3537.44 MARKED PAID</b>
<b>SECOND INSTALLMENT:</b>	<b>\$3537.44 MARKED PAID</b>
<b>TAX RATE AREA:</b>	<b>076001</b>
<b>APN:</b>	<b>044-050-006-000</b>

### LEGAL DESCRIPTION

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

LOTS 1 AND 9 IN SUBDIVISION NO. 10 OF THE UNITED STATES IRRIGATION DISTRICT OF ORLAND, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON APRIL 22, 1908 IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 178.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE 30 FOOT STRIP OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED JUNE 25, 1913 IN BOOK 43 OF DEEDS, AT PAGE 217.

ALSO EXCEPTING THEREFROM THE UNDIVIDED ONE-HALF OF OIL, GAS AND MINERAL RIGHTS RESERVED BY JOHN L. FOSTER, A SINGLE MAN AND ROSETTA F. MEILIKE, A MARRIED WOMAN, DEALING IN HER SEPARATE PROPERTY IN DEED RECORDED JULY 20, 1960 IN BOOK 403, PAGE 144 OFFICIAL RECORDS.

APN: 044-050-006-000



# 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

---

**Environmental Health Department**  
**247 N. Villa Avenue**  
**Willows CA 95988**

**Phone: 530-934-6102**  
**Fax: 530-934-6103**

Date: October 11, 2016

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

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

Re: Tentative Parcel Map # 2016-005, Hopson Farms, LLC, APN 044-050-006

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

Proposed parcel 2 has an existing onsite wastewater treatment system, domestic water well and enough area to replace the onsite wastewater treatment system. Proposed parcel 3 has an agricultural water well.

Proposed parcels 1 and 3 are proposed for agriculture use only. As per section 15.660.040 of the Glenn County Code the following statement must 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 7.10 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.

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*

October 10, 2016

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

**I.C. File # Y16-7  
Project Review**

RE: TPM 2016-005/Hopson Farms LLC/APN 044-050-006  
T22N, R3W, Section 2 MDBM  
USGS Kirkwood 7.5' and Corning (1951) 15' quads  
Approximately 80 acres, estimated from project map (Glenn County)

Dear Mr. Popper,

In response to your request, a project review for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Glenn County.

**RESULTS:**

**Prehistoric Resources:** According to our records, no prehistoric sites have been recorded in the project area or the 1-mile project vicinity. The project is located in a region utilized by Konkow Maidu 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. However, one site of this type has been recorded in the vicinity consisting of the Central & Southern Pacific Railroads. Unrecorded historic cultural resources may be located in the project area.

The USGS Kirkwood 7.5' and Corning (1951) 15' quad maps indicate that the project is located in the town of Orland and that the Lemon Home Colony Canal, structures, a stream, and roads are located in the project area; the Tehama County line, structures, and an orchard are located adjacent to the project area; and the Southern Pacific Railroad, Wyo, Lake School, airway beacon, reservoir, marsh, orchards, streams, roads, and structures are located in the project vicinity.

Orland was founded in the early 1870s and became a large grain shipping point in northern California. It was the first town in California to have a fully operational irrigation system. The Orland Reclamation Project began in 1907 and sent irrigation water to farmers over 20,000 acres.

Malton was a historic settlement located 3.5 miles North-northeast of Orland in the project area. A copy of the historic Vina (1904) 1:250,000 quad map depicting Malton, the Tehama County line, Southern Pacific Railroad, and roads near the project area is enclosed. Also enclosed is a copy of the Historic Properties Directory listing numerous properties in Orland and its vicinity.

**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. 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, because the project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the 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](http://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 September 30, 2016 (Check # 1720). 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 Associate

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for GLENN County.										Page 1	04-05-12
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
155439		RD Z	CAMPBELL SLOUGH BRIDGE	BUTTE CITY	S	1948	PROJ.REVW.	FHWA020710A	09/16/02	6Y	
049352		SR 162	BR. 11-24	(VIC) BUTTE CITY	S	1916	HIST.SURV.	5920-0001-0000		7R	
090724			BIDWELL POINT	ELK CREEK	U		HIST.RES.	SPHI-GLE-008	09/22/67	7L	
090728		GRINDSTONE CREEK	GRINDSTONE CREEK	ELK CREEK	U		HIST.RES.	SPHI-GLE-012	09/22/67	7L	
090719			SALT SPRING VALLEY SALT BED	(VIC) ELK CREEK	U		HIST.RES.	SPHI-GLE-002	09/22/67	7L	
152901			STONY GORGE DAM	(VIC) ELK CREEK	S	1926	HIST.RES.	DOE-11-05-0001-0000	04/05/05	2S2	AC
176291			STONY GORGE RESERVOIR WATER TANKS	(VIC) ELK CREEK	F		PROJ.REVW.	BUR050223A	04/05/05	2S2	AC
049945		SR 162	BRIDGE #11-87	(VIC) ELK CREEK	S	0	HIST.SURV.	5939-0001-0000	07/22/09	6Y	
049946		SR 162	BRIDGE #11-89	(VIC) ELK CREEK	S	0	HIST.SURV.	5939-0002-0000		7N	
049947		SR 162	BRIDGE #11-97	(VIC) ELK CREEK	S	0	HIST.SURV.	5939-0003-0000		7R	
049948		SR 162	BRIDGE #11-98	(VIC) ELK CREEK	S	0	HIST.SURV.	5939-0004-0000		7R	
135583		3861 SR 49		(VIC) ELK CREEK	P		HIST.RES.	DOE-11-02-0001-0000	09/23/02	6Y	
							PROJ.REVW.	FHWA020731A	09/23/02	6Y	
091820		STONY CREEK	INDIAN DANCEHOUSE	(VIC) ELK CREEK			HIST.RES.	SPHI-GLE-003	09/22/67	7L	
107936		SR 45	PCCID SIDDS LANDING PUMPHOUSE (PA-	GLENN		1918	PROJ.REVW.	BUR970409A	05/27/97	2S2	CA
109741		SR 45	PCCID SIDDS LANDING PUMPHOUSE (PA-	GLENN		1918	PROJ.REVW.	BUR970409A	05/27/97	2S2	CA
127903		7830 CR 39	BAYLISS CARNEGIE LIBRARY	(VIC) GLENN	C	1917	NAT.REG.	11-0001	12/10/01	3S	
							HIST.RES.	SPHI-GLE-019	12/04/01	1CL	
							ST.PT.INT.	11-0019	12/04/01	7L	
							HIST.SURV.	5943-0001 0000	11/12/89	7N1	
073607		3RD ST	SHOTOVER INN	HAMILTON CITY	P	1906	HIST.RES.	SPHI-GLE-017	12/31/83	7L	
							TAX.CERT.	537.9-11-0001	07/25/83	2S3	
							TAX.(NPS)	025183CA	04/06/83		
167457		1340 ESPERANZA AVE		HAMILTON CITY	P		TAX.(NPS)	018482CA	07/29/82		
090723		SACRAMENTO RIVER	MONROEVILLE	HAMILTON CITY	U		PROJ.REVW.	HUD070828B	09/10/07	6Y	
090733		SACRAMENTO RIVER	FIRST GLENN COUNTY FRAME HOUSE	HAMILTON CITY	U		HIST.RES.	SPHI-GLE-006	09/22/67	7L	
049963		SR 32	BRIDGE #11-28	HAMILTON CITY	U		HIST.RES.	SPHI-GLE-016	08/15/68	7L	
182123		251 W 3RD ST		HAMILTON CITY	S	1929	HIST.SURV.	5951-0001-0000		7R	
							PROJ.REVW.	HUD110209A	03/11/11	6Y	
089493		CUTLER AVE	FIRST WATER NOTICE POSTED BY WILL	(VIC) HAMILTON CI	C		HIST.RES.	SHL-0831-0000	05/29/69	1CL	
090727		SACRAMENTO RIVER	SWIFT'S POINT	(VIC) HAMILTON CI	U		HIST.RES.	SPHI-GLE-011	09/22/67	7L	
090730		SACRAMENTO RIVER	JACINTO	(VIC) HAMILTON CI	U		HIST.RES.	SPHI-GLE-013	09/22/67	7L	
090721		SR 88	ST. JOHN	(VIC) HAMILTON CI	U		HIST.RES.	SPHI-GLE-004	09/22/67	7L	
164146			LAMBERT CABIN	MEN NF	P	1922	PROJ.REVW.	USFS060724A	08/02/06	6Y	
164147			MEYERS CABIN	MEN NF	F	1907	PROJ.REVW.	USFS060724A	08/02/06	2S2	C
095869			KELLER PLACE CABIN	MEN NF	F	1925	HIST.RES.	DOE-11-95-0001-0000	05/12/95	2S2	AC
101241			BUTTER CABIN	MEN NF	P	1913	PROJ.REVW.	USFS950307A	05/12/95	2S2	AC
							HIST.RES.	DOE-11-96-0001-0000	03/14/96	6Y	
123305			CABIN #51 / LAKE PILLSBURY RECREAT	(VIC) MEN NF	F		PROJ.REVW.	USFS960223A	03/14/96	6Y	
							HIST.RES.	DOE-11-99-0039-0000	08/24/99	6Y	
163240		520 3RD ST		ORLAND	P	1925	PROJ.REVW.	USF990726A	08/24/99	6Y	
005148		912 3RD ST	CARNEGIE COMMUNITY CENTER	ORLAND	M	1919	ST.FND.PRG	619.0-84-HP-11-002	10/01/86	3	
							ST.FND.PRG	619.0-84-HP-11-001	12/31/84	3	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
124951		624 6TH ST		ORLAND	P	1946	HIST.SURV.	5963-0001-0000	11/12/89	3S	
							HIST.RES.	DOE-11-00-0005-0000	06/29/00	6Y	
124952		630 6TH ST		ORLAND	P	1946	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0006-0000	06/29/00	6Y	
124947		702 6TH ST	BEST LITTLE HAIR HOUSE IN ORLAND	ORLAND	P	1920	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0001-0000	06/29/00	6Y	
124948		708 6TH ST	JIMMIES CAB	ORLAND	P	1948	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0002-0000	06/29/00	6Y	
124958		604 7TH ST		ORLAND	P	1931	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0012-0000	06/29/00	6Y	
125223		606 7TH ST		ORLAND	P		PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0019-0000	06/29/00	6Y	
125222		608 7TH ST		ORLAND	P		PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0018-0000	06/29/00	6Y	
125221		610 7TH ST		ORLAND	P		PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0017-0000	06/29/00	6Y	
124956		8TH ST		ORLAND	P	1900	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0010-0000	06/29/00	6Y	
125226		523 8TH ST		ORLAND	P	1947	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0021-0000	06/29/00	6Y	
124955		602 8TH ST		ORLAND	P	1948	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0009-0000	06/29/00	6Y	
125225		604 8TH ST		ORLAND	P	1925	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
							HIST.RES.	DOE-11-00-0020-0000	06/29/00	6Y	
061796		112 BUILFORD CR	CLEEK HOUSE	ORLAND	U	1934	PROJ.REVW.	FHWA000605C	06/29/00	6Y	
054998		731 E WALKER ST	TRACY HOUSE	ORLAND	U	1907	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
091804		OLD SR 99	GRANVILLE P. SWIFT ADOBE	ORLAND	U	1848	HIST.RES.	SHL-0345-0000	06/14/91	6Y	
163241		3 SOUTH ST		ORLAND	P	1942	PROJ.REVW.	HUD060801F	08/08/39	7L	
055000		SR 32	PONCIA HOUSE	ORLAND	U	1927	PROJ.REVW.	FHWA910411A	09/14/06	6Y	
061925		SR 32	ORLAND PROJECT CANALS #43 TO 45, 6	ORLAND	U	1940	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055698	1	SR 32	GOBEL'S ACHERS	ORLAND	U	1920	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055699	1	SR 32	COLEMAN HOUSE	ORLAND	U	1911	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055704	1	SR 32	MULLENBURG HOUSE	ORLAND	U	1920	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055706	1	SR 32	HOWARD HOUSE	ORLAND	U	1936	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055707	1	SR 32	MABEL LUNDEREEN HOUSE	ORLAND	U	1925	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055708	1	SR 32	BOOTH HOUSE	ORLAND	U	1933	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
057032	1	SR 32	MIAN HOUSE	ORLAND	U	1935	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
057962	1	SR 32	FOLTZ HOUSE	ORLAND	U	1918	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055320	1	SR 32	PENNER HOUSE	ORLAND	U	1921	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
055660	1	SR 32	WIEDEMAN HOUSE	ORLAND	U	1918	PROJ.REVW.	FHWA910411A	06/14/91	6Y	
124953		SWIFT ST		ORLAND	P	1936	HIST.RES.	DOE-11-00-0007-0000	06/29/00	6Y	
							PROJ.REVW.	FHWA000605C	06/29/00	6Y	
125220		707 SWIFT ST		ORLAND	P		HIST.RES.	DOE-11-00-0016-0000	06/29/00	6Y	
							PROJ.REVW.	FHWA000605C	06/29/00	6Y	
124957		717 SWIFT ST		ORLAND	P	1936	HIST.RES.	DOE-11-00-0011-0000	06/29/00	6Y	
							PROJ.REVW.	FHWA000605C	06/29/00	6Y	
124954		722 SWIFT ST		ORLAND	P	1950	HIST.RES.	DOE-11-00-0008-0000	06/29/00	6Y	
							PROJ.REVW.	FHWA000605C	06/29/00	6Y	
168881		1010 TRINITY ST		ORLAND	P	1946	PROJ.REVW.	HUD071022E	11/20/07	6Y	
124950		622 WALKER ST		ORLAND	P	1935	HIST.RES.	DOE-11-00-0004-0000	06/29/00	6Y	
							PROJ.REVW.	FHWA000605C	06/29/00	6Y	
124949		701 WALKER ST	CREATIVE COMPOSITION	ORLAND	P	1948	HIST.RES.	DOE-11-00-0003-0000	06/29/00	6Y	
							PROJ.REVW.	FHWA000605C	06/29/00	6Y	
124961		716 WALKER ST		ORLAND	P	1950	HIST.RES.	DOE-11-00-0015-0000	06/29/00	6Y	

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-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT	
124960		718 WALKER ST		ORLAND	P	1950	PROJ.REVW.	FHWA000605C	06/29/00	6Y		
124959		720 WALKER ST		ORLAND	P	1951	HIST.RES.	DOE-11-00-0014-0000	06/29/00	6Y		
164525		615 WOODWARD AVE		ORLAND	P	1914	PROJ.REVW.	FHWA000605C	06/29/00	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	
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, SACR	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		
132899		338 N LASSEN ST	LEONORA MARSHALL NEATE RESIDENCE	WILLOWS	P	1895	PROJ.REVW.	FHWA010709B	10/31/01	6Y		
079770		125 N MARSHALL ST		WILLOWS	U	1902	HIST.RES.	DOE-11-01-0011-0000	10/31/01	6Y		
072396		339 N MURDOCK		WILLOWS	U	1891	PROJ.REVW.	FHWA010709B	10/31/01	6Y		
132895		414 N PLUMAS ST	E J SAAL RESIDENCE	WILLOWS	U	1891	PROJ.REVW.	HUD921106A	12/07/92	6Y		
181568		255 N TEHAMA ST		WILLOWS	P	1938	HIST.RES.	HUD910612B	07/11/91	6Y		
144809		125 N VILLA AVE		WILLOWS	P	1974	PROJ.REVW.	DOE-11-01-0007-0000	10/31/01	6Y		
132902		345 N VILLA AVE	KARL MASON RESIDENCE	WILLOWS	P	1950	HIST.RES.	FHWA010709B	10/31/01	6Y		
155396		435 S PLUMAS ST		WILLOWS	P	1932	PROJ.REVW.	HUD110207G	02/10/11	6Y		
089059		255 S SACRAMENTO ST		WILLOWS	P	1909	HIST.RES.	DOE-11-03-0002-0000	10/15/03	6Y		
072225		406 S SHASTA ST		WILLOWS	P	1942	PROJ.REVW.	HUD030806D	10/15/03	6Y		
079771		503 S SHASTA ST		WILLOWS	U	1926	HIST.RES.	DOE-11-01-0014-0000	10/31/01	6Y		
090726		SR 99	THE WILLOWS	WILLOWS	U	1932	PROJ.REVW.	FHWA010709B	10/31/01	6Y		
050147		315 W SYCAMORE ST	WILLOWS MAIN US POST OFFICE	WILLOWS	P		HIST.RES.	HUD910528A	06/25/91	6Y		
050148		526 W SYCAMORE ST	GLENN COUNTY COURTHOUSE	WILLOWS	C	1894	HIST.SURV.	HUD921106B	12/07/92	6Y		
005149		526 W SYCAMORE ST	GLENN COUNTY COURTHOUSE	WILLOWS	C	1894	HIST.SURV.	SPHI-GLE-010	09/22/67	7L		
184425		915 W WALNUT ST		WILLOWS	P	1946	HIST.RES.	NPS-85000124-0000	01/11/85	1S		
144804		426 W WILLOW ST		WILLOWS	P	1928	HIST.SURV.	5988-0002-0000	01/01/85	1S		
132897		242 W WOOD ST		WILLOWS	P	1928	HIST.SURV.	5988-0003-0000		3S		
132898		354 W WOOD ST		WILLOWS	P	1945	ST.FND.PRG	619.0-84-HP-11-003		3		
132894		443 W WOOD ST	J R GARNETT RESIDENCE	WILLOWS	P	1880	PROJ.REVW.	HUD101018N	12/20/10	6Y		
132893		463 W WOOD ST	FRANK MOODY RESIDENCE	WILLOWS	P	1910	HIST.RES.	DOE-11-03-0001-0000	10/15/03	6Y		
132900		518 W WOOD ST		WILLOWS	P	1950	PROJ.REVW.	HUD030829E	10/15/03	6Y		
132892		537 W WOOD ST	PIRKEY-BIRD RESIDENCE	WILLOWS	P	1913	HIST.RES.	DOE-11-01-0009-0000	10/31/01	6Y		
				WILLOWS	P	1945	PROJ.REVW.	FHWA010709B	10/31/01	6Y		
				WILLOWS	P	1880	HIST.RES.	DOE-11-01-0006-0000	10/31/01	2S2		
				WILLOWS	P	1910	PROJ.REVW.	FHWA010709B	10/31/01	2S2		
				WILLOWS	P	1910	HIST.RES.	DOE-11-01-0005-0000	10/31/01	2S2		
				WILLOWS	P	1950	PROJ.REVW.	FHWA010709B	10/31/01	2S2		
				WILLOWS	P	1950	HIST.RES.	DOE-11-01-0012-0000	10/31/01	6Y		
				WILLOWS	P	1913	PROJ.REVW.	FHWA010709B	10/31/01	6Y		
				WILLOWS	P	1913	HIST.RES.	DOE-11-01-0004-0000	10/31/01	6Y		

Conditions of Approval

Tentative Parcel Map 2016-005

Hopson Farms, LLC

**Comments**

That the Applicant shall clearly define all boundary lines between proposed parcels on the Tentative Parcel Map.

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 "N" and Malton Switch Road 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)

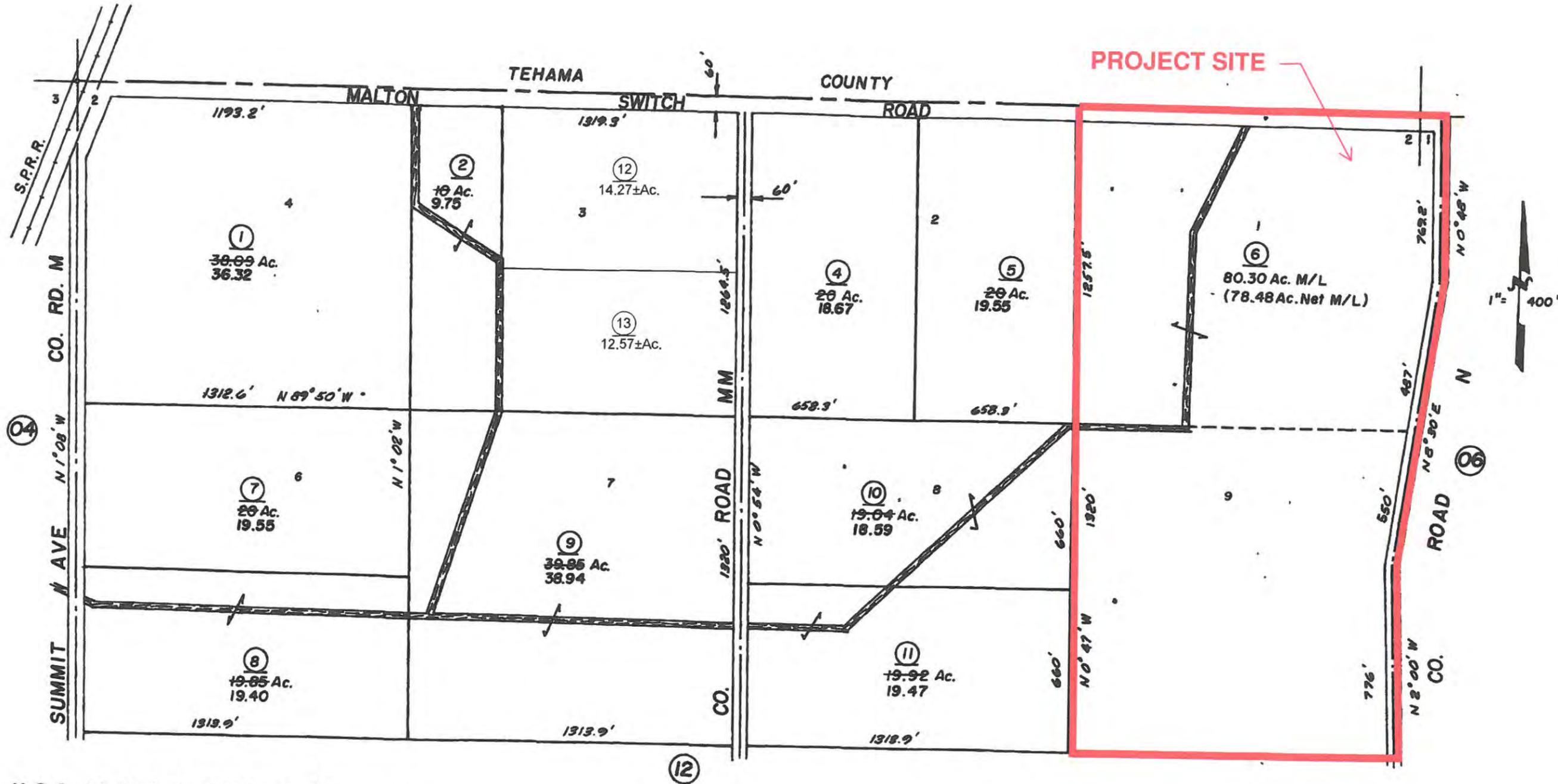
That the right-of-way lines at the intersection of County Road "N" and Malton Switch Road shall be rounded with a curve having a radius of 20 feet. (15.640.110 GCC)

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 III  
10/13/2016

POR. U.S. SUBDIVISION NO. 10 &  
 POR. SEC. 1 & 2, T. 22 N., R. 3 W., M. D. B. & M.

44-05

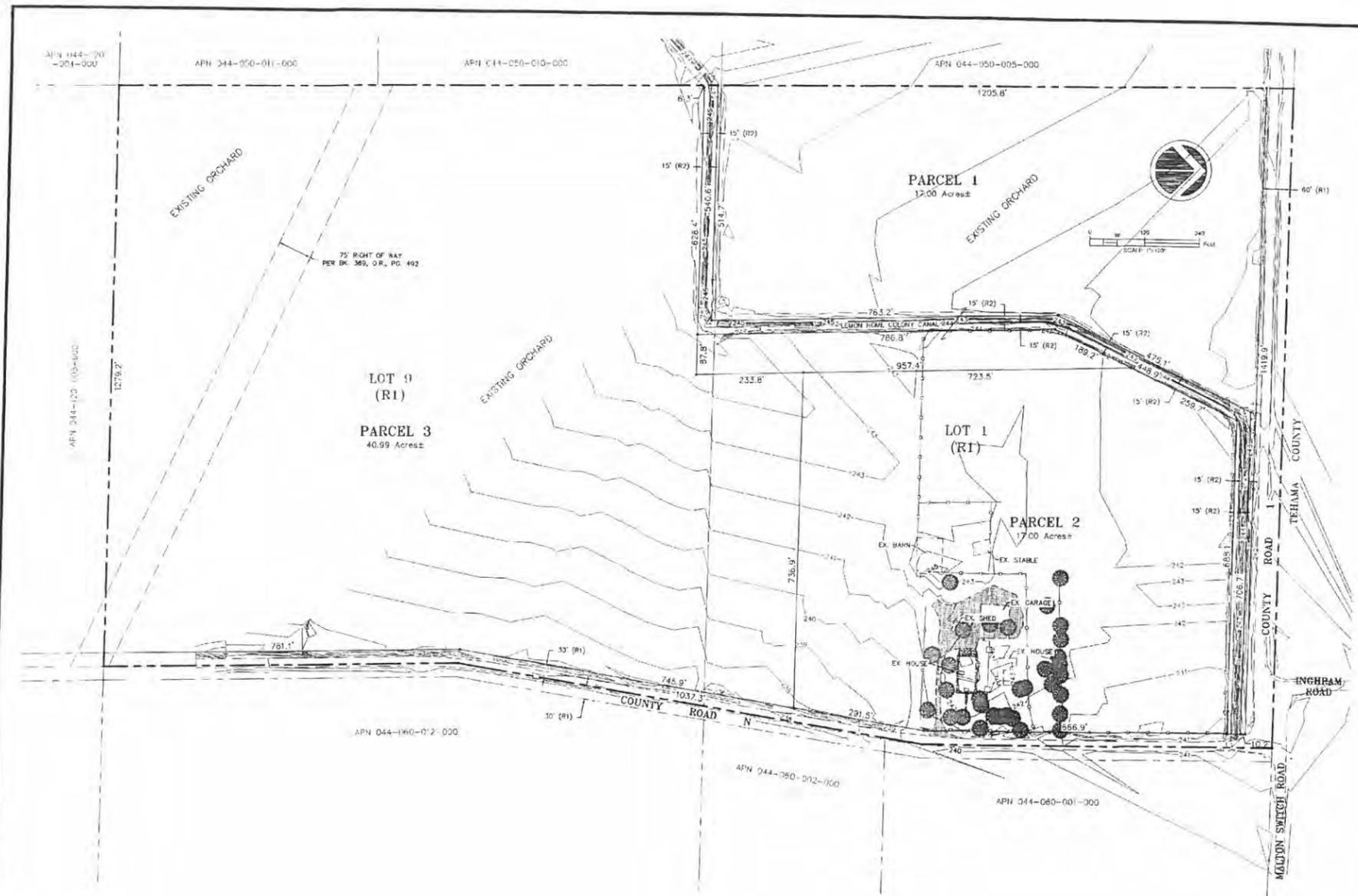


M. & S. Bk. 4, Pg. 1 - U.S.I.D. Sub'n No. 10

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 44 - Pg. 05  
 County of Glenn, Calif.

2012



**OWNER AND SUBDIVIDER:**  
 HOPSON FARMS, LLC  
 P.O. BOX 148  
 VINA, CA 96092  
 (760) 519-3246

**ENGINEER:**  
 W. GILBERT ENGINEERING  
 WESLEY E. GILBERT, R.C.E. 31689  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315

**ASSESSOR'S PARCEL NUMBER:**  
 044-050-006-000

**LAND USE:**  
 PRESENT: AG AND SINGLE FAMILY RESIDENTIAL  
 FUTURE: AG AND SINGLE FAMILY RESIDENTIAL

**ZONING:**  
 PRESENT: AE-20  
 FUTURE: AE-20

**UTILITIES:**  
 SANITARY SEWER: INDIVIDUAL SEPTIC TANKS AND LEACH LINES  
 WATER: INDIVIDUAL WELLS  
 POWER: PACIFIC GAS & ELECTRIC  
 COMMUNICATIONS: AT&T

**SUBDIVISION NOTES:**

- 1) PARCEL MAP INFORMATION:  
 TOTAL ACREAGE (GROSS): 80.410  
 NET ACREAGE: 76.574  
 TOTAL NUMBER OF PARCELS: 3  
 UNITS PER GROSS ACRE: 0.04  
 AVERAGE LOT SIZE: 25,000 ACRES±
- 2) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06021C01700 DATED AUGUST 2, 2010.

**RECORD REFERENCES:**

(R1) MAP OF SUBDIVISION NO. 10 OF THE U.S. IRRIGATION DISTRICT OF ORLAND, BOOK 1 OF MAPS AND SURVEYS, PAGE 178.

(R2) BOOK 43 OF DEEDS, AT PAGE 217

**LEGEND:**

- 742- EXISTING GROUND CONTOUR (NAVD 1988 DATUM)
- PARCEL MAP BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING EDGE OF PAVEMENT

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION BY: *Wesley E. Gilbert* DATE: 9/19/16  
 WESLEY E. GILBERT  
 R.C.E. 31689  
 EXPIRES: 12/31/16



**TENTATIVE PARCEL MAP**  
 for  
 HOPSON FARMS, LLC  
 BEING A DIVISION OF LOTS 1 AND 9, SHOWN ON THE MAP ENTITLED "MAP OF SUBDIVISION NO. 10 OF THE U.S. IRRIGATION DISTRICT ORLAND", RECORDED IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 178, COUNTY OF GLENN, STATE OF CALIFORNIA

W. GILBERT ENGINEERING  
 140 YELLOWSTONE DRIVE, SUITE 110  
 CHICO, CALIFORNIA 95973  
 (530) 809-1315