GLENN COUNTY
Planning & Community Development Services Agency

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GLENN COUNTY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: July 18, 2018

TO: Glenn County Planning Commission

FROM: Greg Conant, Assistant Planner

RE: Tentative Parcel Map 2018-002
"AE-40" 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

Athelee Wyckoff Trust, have proposed a tentative parcel map to divide one parcel totaling 312.00± acres into the following:

Parcel 1:	41 ± acres
Parcel 2:	44 ± acres
Parcel 3:	48 ± acres
Parcel 4:	52 ± acres
Parcel 5:	70 ± acres
Parcel 6:	59 ± acres

Subdivision Map Act §66426 states that a tentative and final map shall be required for all subdivisions creating five or more parcels except where an exemption occurs.

Exemption (d), Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section. All parcels being created will exceed 40 acres in size; therefore, the proposal will be processed as a tentative parcel map and upon approval, a parcel map may be recorded instead of a final map.

The 312 ± acre site is primarily used for agriculture. Proposed Parcel 5 has one residence, agriculture outbuildings in addition to being used primarily for agriculture. Proposed parcels 1, 2, 3, 4, and 6 undeveloped and being used for agriculture.

The project site is located at 368 County Road D Willows, CA 95988 on the east side of County Road D, south of County Road 68, west of County Road F and north of County Road 71, within the unincorporated area of Glenn County, California. The site consists of a portion of Section 19, Township18 North, Range 3 West, M.D.B. & M., Logandale Geological Survey (USGS) 7.5' topographic Quadrangle. The project site consists of the following Assessor's Parcel Number (APN): 014-160-006

The project site is zoned "AE-40" (Agriculture Exclusive, 36-acre minimum parcel size) and is designated "Intensive 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 Planning Commission grant a Negative Declaration for Tentative Parcel Map 2018-002 with the findings as presented in the Staff Report.

Staff also recommends that the Planning Commission approve Tentative Parcel Map 2018-002 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 area of existing agriculture uses. The resultant parcels will continue to be used for agriculture. 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 "Intensive Agriculture" in the Glenn County General Plan and is zoned "AE-40" (Agriculture Exclusive, 36-acre minimum parcel size). The project consists of a land division from one parcel totaling 312 ± acres into the following:

Parcel 1:	41 ± acres
Parcel 2:	44 ± acres
Parcel 3:	48 ± acres
Parcel 4:	52 ± acres
Parcel 5:	70 ± acres
Parcel 6:	59 ± acres

2.2.1 "AE" Exclusive Agricultural Zone (Glenn County Code Chapter 15.330)

Purpose (Glenn County Code §15.330.010)

This zoning classification is established for the following purposes:

A. 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;

B. To eliminate the encroachment of land uses which are incompatible with the agricultural use of land;

C. To prevent the unnecessary conversion of agricultural land to urban uses;

D. 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.

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

The minimum parcel size for the "AE-40" zone is 36-acres. The proposed parcel sizes are 41± acres for Parcel 1, 44 ± acres for parcel 2, 48 ± acres for parcel 3, 52 ± acres for parcel 4, 70 ± acres for parcel 5, and 59 ± acres for parcel 6; therefore, the parcels will meet the minimum parcel size for this zone and the project site is adequate in size and shape to accommodate the proposed project.

Minimum Yard Requirements (Glenn County Code §15.330.080):

The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing "County Right-of-Way" as shown on the adopted Glenn County Circulation Plan, or the existing right-of-way for the road along the front of or through the property. The minimum side and rear yards shall be twenty-five (25) feet). No structures are being proposed any future structures on the proposed Parcels will meet the required setback from the proposed lot line.

Northeast Center of the California Historic Resources Information

Northeast Center of the California Historic Resources Information was provided the application information. According to their attached letter no Prehistoric or Historic resources have been located within the project vicinity.

Public Works
Glenn county public works agency was provided the application information regarding the proposal and made the following comments and conditions of approval.

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

Conditions of Approval
That the right-of-way for County Road D and County Road F 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)

The access to all parcels not fronting a County maintained road shall conform to County Code Section 15.640.

The following note shall be shown on the face of the Parcel Map (15.640.080 GCC):

> "Parcels 2 and 3 are served by a private road. Maintenance of said road is not the responsibility of Glenn County. Owners of said parcel are hereby advised that they and/or others are solely responsible for maintenance of this road."

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) (15.540.120(A) GCC)

Environmental Health

Glenn County Environmental Health was provided the application information regarding the proposal and made the following comments

> 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 5 has an existing house, water well and onsite wastewater treatment system. Proposed parcel 1 has an existing Ag water well. Proposed parcels 1 thru 6 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."*

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-40" (Exclusive Agricultural Zone) and designated "Intensive Agriculture" in the General Plan. In accordance with General Plan §3.0.3 (Intensive 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 "Intensive Agriculture" land use designation. Section 3.0.3 states the following:

The Intensive Agriculture classification is used to identify areas suitable for commercial agriculture which provide a major segment of the county's economic base; to protect the agricultural to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic wellbeing of the agricultural community; to accommodate lands under Williamson Act contracts; to encourage the preservation of agricultural land, both in production and potentially productive, which contain State-designated Important Farmlands or Locally Significant Farmlands.

The project site is consistent with the land use classification. Section 5 of the General Plan has the following goals related to agriculture:

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

- 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 36 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 structural developments are 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.

While this property is in Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0675D, dated August 5, 2010 issued by the Federal Emergency Management Agency; as well as within the Butte Basin Designated Floodway no new developments are being proposed. All future construction and improvements will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). A Flood Elevation Certificate will be required to be submitted by a licensed land surveyor upon application for a building permit. It is concluded that there will be a less than significant impact due to existing regulations for new structures within a flood hazard area.

3 PROJECT REQUIREMENTS

1. There is a ten (10) day appeal period following the Director's action on this map.

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. An "Informational Note" shall be placed on the face of the map that states the following: *Parcels are subject to the provisions of Conditional Use Permit 1988-004, Amendment and all laws thereto appertaining.*

8. 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.

9. The right-of-way for County Road Y 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 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)

10. All easements and right of ways pertaining to the United States Bureau of Reclamation (USBR) and/or Orland-Artois Water District (OAWD) shall remain.

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 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 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. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 8 (Hazards and Hazardous Materials)

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

Finding 9 (Hydrology/Water Quality)

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

Finding 10 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The proposed project meets the requirements of the Glenn County Code and General Plan. The project will not conflict with any existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 11 (Mineral Resources)

The project will not have a significant impact on mineral resources. The project would not have a significant impact on aggregate or natural gas resources. Impacts are considered less than significant.

Finding 12 (Noise)

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

Finding 13 (Population and Housing)

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

Finding 14 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Impacts are considered less than significant.

Finding 15 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. 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 will be adequate access to the site. Access roads will provide adequate emergency access to the project site. Alternative transportation plans will not be significantly 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 no prehistoric or historic resources have been identified within 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 waste water treatment facility. 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 "Intensive Agriculture" and the zoning of "AE-40" (Exclusive Agricultural Zone, 36-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. 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. 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 agricultural 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.

5 SAMPLE MOTIONS:

5.1 Environmental Determination:

I move that the Planning Commission, with the Findings as presented in the Initial Study and Staff Report, adopt the proposed Negative Declaration for Tentative Parcel Map 2018-002.

5.2 Land Division:

I (further) move that the Planning Commission find that Tentative Parcel Map 2018-002 meets the requirements of Glenn County Code Chapter 15.230.010, and therefore, approve Tentative Parcel Map 2018-002 with the Findings in the Staff Report and the Conditions of Approval as attached.

CONDITIONS OF APPROVAL

Tentative Parcel Map 2018-002

Athelee Wyckoff Trust

APN: 014-160-006

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 & Community Development Services Agency.

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

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

6. Parcel 2 and 3 are served by a private road. Maintenance of said road is not the responsibility of Glenn County. Owners of said parcel are hereby advised that they are/or others are solely responsible for the maintenance of this road. This will be noted on the Face of the Parcel Map.

7. 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) (15.540.120(A) GCC)

We hereby declare that we have read the foregoing conditions that they are in fact the conditions that were imposed upon the granting of this **Tentative Parcel Map 2018-002**, and that we agree to abide fully by said conditions. Additionally, we have read the Staff Report and are aware of codified county, state, and/or federal standards and regulations that shall be met with the approval of this tentative parcel map.

Signed: _____ Date: _____

Sharalyn Armstrong
Athelee Wyckoff Trust

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NEGATIVE DECLARATION

Date:	July 2018
Project Title:	**Tentative Parcel Map 2018-002, Wyckoff Trust**
Lead Agency:	Glenn County Planning & Community Development Services Agency 777 North Colusa Street Willows, CA 95988
Contact Person:	Greg Conant, Assistant Planner 530-934-6540 gconant@countyofglenn.net
Project Location:	The project site is located at 368 County Road D Willows, CA 95988 on the east side of County Road D, south of County Road 68, west of County Road F and north of County Road 71, within the unincorporated area of Glenn County, California. The site consists of portions of Section 19, Township 18 North, Range 3 West, M.D.B. & M., Logandale Geological Survey (USGS) 7.5' topographic Quadrangle.
APN:	014-160-006 (312 ± acres)
Applicant/ Landowner:	Athelee Wyckoff Trust 1633 Paradisewood Drive, Paradise, CA 95969 (530) 872-2589
Surveyor:	Thomas Harris, Land Surveyor 908 Sixth Street Orland, CA 95963 (530) 865-5567 harrissurveying@sbcglobal.net
General Plan:	"Intensive Agriculture"
Zoning:	AE-40, (36-acre minimum)

Project Summary:

The project consists of a land division to divide one existing parcel totaling 312± acres into the following:

Parcel 1:	41 ± acres
Parcel 2:	44 ± acres
Parcel 3:	48 ± acres
Parcel 4:	52 ± acres
Parcel 5:	70 ± acres
Parcel 6:	59 ± 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 agriculture uses. Surrounding land uses and setting is further described in Section 2.1 below.

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

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

FINDINGS FOR NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)

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

Finding 2 (Agricultural and Forest Resources)

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

Finding 5 (Cultural Resources)

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

Finding 6 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. 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 and is consistent with the surrounding area. The project is also consistent with the Glenn County General Plan land use designation of "Multiple 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; according to the California Department of Conservation Mineral Lands Classification Map, the property does not contain Concrete-Grade Mineral Aggregates. Impacts are considered less than significant.

Finding 12 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. 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. Existing requirements for taxes and developmental impact fees are implemented to offset impacts.

Finding 15 (Recreation)

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

Finding 16 (Transportation/Traffic)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public and private 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; this site has routinely been disturbed through its current agriculture operation. 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 waste water treatment facility. Impacts are considered less than significant.

Finding 19 (Mandatory Findings of Significance)

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

CHAPTER 1
INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

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

1.2 LEAD AGENCY

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

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services Agency
777 North Colusa Street, Willows, CA 95988
(530) 934-6540, (530) 934-6533 fax, gconant@countyofglenn.net

1.3 SUMMARY OF FINDINGS

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

In accordance with §15064(f)(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

The project consists of a land division to divide one existing parcel totaling 312± acres into the following:

Parcel 1:	41 ± acres
Parcel 2:	44 ± acres
Parcel 3:	48 ± acres
Parcel 4:	52 ± acres
Parcel 5:	70 ± acres
Parcel 6:	59 ± acres

Subdivision Map Act §66426 states that a tentative and final map shall be required for all subdivisions creating five or more parcels except where an exemptions occurs.

Exemption (d), Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section. All parcels being created will exceed 40 acres in size; therefore, the proposal will be processed as a tentative parcel map and upon approval, a parcel map may be recorded instead of a final map.

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

Location:
The project site is located at 368 Co Rd D Willows, CA 95988 on the north side of County Road 68, East of County Road D, south of County Road 66 and west of County Road F, within the unincorporated area of County, California. The site consists of portions of Section 19, Township 18 North, Range 3 West, M.D.B. & M., Logandale Geological Survey (USGS) 7.5' topographic Quadrangle (**Figure 1 and 2**). The project site consists of the following Assessor Parcel Numbers (APN): 014-160-006 (312± acres).

Surrounding Land Uses and Setting:
The project site consists primarily of agricultural uses with one residence on the western portion of the property. There is access to Proposed Parcels One and Five from County Road D; access to Proposed Parcels Four and Six from County Road F. Provided plan shows parcel two and three being served by Non-Exclusive Easements.

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 Intensive Agriculture.

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	**General Plan**	**Zoning Designations**
Project Site	Agricultural Exclusive	*Intensive Agriculture*	AE-40
North	Exclusive Agricultural	Intensive Agriculture	AE-40
North West	Exclusive Agricultural	Intensive Agriculture	AE-40
East	Agricultural Preserve	Intensive Agriculture	AP-80
South	Exclusive Agricultural	Intensive Agriculture	AE-40
South West	Farmland Security	Intensive Agriculture	FS-80

Figure 4 shows an aerial photograph of the site and surroundings.

Topography at the project site is generally flat ranging from 112 to 120 feet. Parcels are supplied irrigation water from the Glenn Colusa Irrigation District. Proposed Parcel Five has an existing onsite wastewater treatment system, water well. Proposed Parcel One has an agricultural water well. 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.

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

DETERMINATION:
On the basis of this initial evaluation:

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

_____ _____

Signature Date

Greg Conant, Assistant Planner

I. AESTHETICS

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

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

Less Than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The project proposes to divide one parcel into two parcels. There are no designated scenic vistas on or adjacent to the subject property. The surrounding topography is generally flat. The project site itself is not a notably visible or scenic vista within the County. Available views in the area would generally continue to be available from the roadways and area surrounding the project site. It is concluded that there will be a less than significant impact.

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

No Impact. Scenic resources may be 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 may be considered scenic resources under CEQA.

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

Transportation.[1] The project, as proposed, will not damage scenic resources in the area. Therefore, impacts are 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 view shed. It is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

The project proposes is to divide one parcel into six. Resultant Parcel 5 has one residence and agricultural outbuildings. Proposed parcels 1, 2, 3, 4 and 6 are undeveloped and being used for agriculture. Potentially up 2 residences could be developed on each undeveloped parcel and 1 addition residence on parcel 5. Up to eleven new residences could be developed on the site. The proposed project is compatible with existing land uses in the area. Therefore, the existing visual character of the project site would not substantially be degraded. Impacts are considered less than significant.

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. Resultant Parcel 5 contains one residence and agricultural outbuildings. Parcels 1, 2, 3, 4, and 6 are undeveloped and currently used for agriculture. Up to eleven new residences could result from the project. The area surrounding the project site generally has low levels of ambient lighting, which emanate predominately from rural residential uses and vehicle headlights on county roads. The addition of eleven new residences on 312 acre site would not have a significant impact.

The installation of any future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.560.080 (Glare and Heat) requires that all exterior lighting accessory to any use be hooded, shielded or opaque. It further bans unobstructed beams of light from being directed beyond any exterior lot line. New exterior lighting is required to conform to this standard. These codified design standards reduce the potential impact to a less than significant level.

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

II. AGRICULTURE AND FOREST RESOURCES

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

	Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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, Farmland of Local Potential, Grazing Land, Urban and Built-Up Land, and Other Land.

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

The 2016 FMMP map designates a portion of the property as 'Prime Farmland' and a portion as 'Farmland of Statewide Importance'. California Department of Conservation defines 'Prime Farmland' as *"prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.* California Department of Conservation defines 'Farmland of Statewide Importance' as *"farmland of statewide importance is similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date".*[2]

The proposed parcels will remain at a sufficient size for intensive agricultural use. All future uses will be required to comply with the "AE-40" (Exclusive Agricultural Zone) zoning district. The project is consistent with agricultural uses and complies with the "AE-40" zone; therefore, this project will have a less than significant impact on agricultural resources.

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

No Impact. The subject property is not under a Williamson Act contract. The project proposes to divide one parcel into six parcels with each parcel retaining its agricultural zoning. The project is compatible with existing land uses and zoning in the area. The project will not result in the removal of Williamson Act land from agricultural use; therefore, 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

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

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 use nor are adjacent to lands. Also, there are no forestland or timberland resources on or surrounding the project site. The "FA" Foothill Agricultural/Forestry Zone and "TPZ" Timberland Preserve Zone (Chapters 15.320 and 15.450 of the Glenn County Code) were created to protect timber and forested lands. Areas zoned "FA" and "TPZ" are located within the Mendocino National Forest in the western part of Glenn County where timber resources located; therefore, the project will have no impact.

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

No Impact. Forest land is defined in Public Resources Code section 12220(g)) as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. This project will not result in the loss of forestland, as the project site does not contain land meeting the aforementioned definition. As a result, there is no impact because 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. As discussed in Section II. a), no conversion of land from agriculture to another use will occur as a result of the proposed project. Further, there are no timber or forest resources on the subject property. For these reasons, there will be no impacts.

III. AIR QUALITY

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

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

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_3), carbon monoxide (CO), course inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), sulfur oxides (SO_x), nitrogen dioxide (NO_2), 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 pollutants in Glenn County for which standards have been established include ozone and particulates (PM_{10}). Glenn County is designated as a non-attainment area for PM_{10} and attainment for ozone by the state.[3] Under the 2009, *Air Quality Attainment Plan* prepared for the Northern Sacramento Valley Planning Area (NSVPA) air 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.

The project consists of a land division to divide one existing parcel totaling 312± acres into six parcels farming operations will not be altered. There is the potential to develop up to eleven new residences on the site. The proposal will not conflict with or obstruct the implementation of the Air Quality Attainment Plan; therefore, there is not a significant impact.

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

Less Than Significant Impact.

The Air Quality section of the Glenn County General Plan Environmental Impact Report establishes mitigation measures designed to reduce particulate matter (PM) and ozone precursors in the ambient air to the furthest extent feasible. Individual projects are required to implement any measures available to reduce impacts to air quality.

Although no development is proposed on any parcel, they could potentially be developed with up to two residences as allowed by zoning. According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips.[4] If two new residences were constructed for each undeveloped parcel for a total of 11 new residences, an additional 104.83 vehicle trips per day during weekdays could be added to current traffic volumes. The increase in vehicle trips represents a slight

[3] California Environmental Protection Agency, Air Resources Board. March 2017. *2015 State Area Designations*. http://www.arb.ca.gov/desig/adm/adm.htm.

[4] Institute of Transportation Engineers. 1997. *Trip General Manual.*

increase to mobile source pollutants, but the increase in comparison overall existing emissions will have a less than significant impact on air pollution standards.

Particulate matter emissions can be reasonably expected during future construction and are already present due to continued farming operations. All equipment used will be maintained in compliance with the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board engine standards. The project would not significantly contribute to air quality impacts during future construction and continued farming operations. All future development must comply with the GCAPCD requirements. Given this information, it the impact from the proposal is less than significant.

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 b) above.

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM_{10}). Glenn County is designated as a 'nonattainment' area for PM_{10} by the state.[5] "Nonattainment" 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. These levels would only see a temporary increase during construction. Ambient levels should not increase above current levels with existing farm operations. 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

[5] California Environmental Protection Agency, Air Resources Board. March 2017. *2015 State Area Designations*. http://www.arb.ca.gov/desig/adm/adm.htm.

emissions (such as children and the elderly). Examples of receptors include schools, hospitals, churches, and residential areas.

The proposed project is located in an area zoned for agricultural uses. Land use within the vicinity of the project site is agricultural and low-density rural residences. There are no schools, churches, hospitals, recreation areas, or other public facilities within the vicinity of the project site.

All uses at the site are still 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. As none of these impacts are expected to occur beyond lawful limits and due to the lack of sensitive receptors in the area, 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 according to GCAPCD, which 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, indecent or offensive to the senses, interferes with the comfortable enjoyment of life or property, 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 land uses are 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. GCAPCD will regulate future uses that may generate objectionable odors through the enforcement of applicable law.

The project area consists of agricultural and low-density residential uses. It is anticipated that this project will not generate objectionable odors, which will affect a substantial number of people.

Any potential receptors in agricultural areas are subject to Glenn County's Right to Farm Ordinance and should expect inconveniences caused by odors associated with existing standard agricultural operations or practices. Homeowners must sign and acknowledge this ordinance prior to the construction of a home in or adjacent to an agricultural zone.
Given this information, impacts are considered less than significant.

IV. BIOLOGICAL RESOURCES

	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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*[6], 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 water bodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

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

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.[7] "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".[8] 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 is located in unincorporated Glenn County and is approximately 312± acres in size. Parcel five has one existing residence the rest of the proposed 70-acre property is agriculture. There are no structures on the other parcels County Road D will serve Parcel one and five; County Road F will serve parcels four and six. Parcels two and three will be served by a 40 foot "Non-Exclusive Easement". The site is generally flat with stable soils primarily used for farming rice. The soil is routinely disturbed in preparation for planting crops.

Surrounding Land Uses and Setting:

The project site is located at 368 Co Rd D Willows, CA 95988 on the north side of County Road 68, East of County Road D, south of County Road 66 and west of County Road F, within the unincorporated area of County, California. The site consists of a portion of Section 19, Township 18 North, Range 3 West, M.D.B. & M., Logandale Geological Survey (USGS) 7.5' topographic Quadrangle.

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

[8] 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, 015ento, CA.

This project will not have a substantial adverse effect on species identified as a candidate, sensitive, or special status species. The California Natural Diversity Database (CNDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).[9] According to the CNDDB, sensitive species have not been documented within the project site. These species were documented within this area with varying degrees of accuracy and certainty.

Species observed within a 5-mile radius of the project boundary include the following:

- Conservancy Fairy Shrimp
- Swainson's Hawk
- Giant Gartersnake
- Hoover's Spurge
- Vernal Pool Tadpole Shrimp
- Vernal Pool Tadpole Shrimp
- Palmate-Bracted Salty Bird's-Beak
- Hairy Orcutt Grass

The project site is not located in the vicinity of one of the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan.[10] These important biological areas are primarily 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.[11]

Many plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats. The project is not adjacent to or in a position to impact these or other sensitive natural communities as none of these habitat areas exist on the project site.

In addition, a search of the following records showed no special status species 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 Imagery from 2018.

Agricultural uses will continue on-site; consequently, the habitat value of the project site will remain the same. Birds, such as the Swainson's Hawk, may continue to forage within agricultural fields located in the surrounding area. No endangered plant species exist within

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

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

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

the project site due to the sites long history of agricultural use and soil disturbance. The project does not include activities that would adversely affect fisheries because the site is not located near major watercourses approximate.

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

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

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.[12] The project site is not located in the vicinity of any riparian communities. See Section IV. a) for additional information current develop status of the project site.

The project site is not located in the vicinity of any of the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan.[13] These important biological areas are primarily 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.[14]

The project does not involve changes to the physical environment, which would alter or destroy sensitive natural communities. All present land uses will continue on the project site; therefore, 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

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

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

[14] 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.[15]

A 1.9 acres "riverine" is and Hunters Creek are shown to be adjacent to the project site according to the National Wetlands Inventory (NWI) of the U.S. Fish and Wildlife Service. This project will not directly remove, fill, interrupt the hydrology of, or otherwise impact federally protected wetlands. Therefore, it is concluded that there will be a less than significant impact on federally protected wetlands as a result of this project.

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

Less Than Significant Impact. According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.[16] 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 not have a significant impact on migratory waterfowl and other birds migrating through the region because no physical alterations of the property are being proposed.

The project does not involve new activities on undisturbed ground The project activities would not alter, impede or destroy migratory wildlife corridors. The project site does not contain native wildlife nursery habitat. The proposed project would have a less than significant impact upon the movement of any native resident or migratory wildlife species given the spacious rural character of the project site and surrounding area. It is concluded that there will be a less than significant impact.

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

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

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

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, 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; consequently, there will be no impact.

V. CULTURAL RESOURCES

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

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 February 28, 2018.

Prehistoric Resources
According to the records of the NEIC, no sites of this type have been recorded in the project area of 1-mile project vicinity. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources
According to the records of the NEIC, no historic sites have been recorded in the project area. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that the Hunters Creek, roads, a stream and structures are located within the project area, while the Glenn Colusa Canal, Colusa County line, Liberty School, siphons, levees, roads, stream and structures are located within the general proximity vicinity.

The City of Willows began as a watering hole, which was later filled in. The watering hole and nearby springs were used in cattle operations since the late 1840s. Willows was a large shipping point for large barley and wheat ranches after the construction of the Central Pacific railroad. Willows is now the county seat for Glenn County. According to the Historic Property Data File, the Willows post office, Glenn County Courthouse, Public Library, as well as numerous historic homes in Willows are designated as historic properties.

Additionally, the Willows Post Office is listed on the national Register of Historic Places; The Willows and nearby Kanawha are listed as Points of Interest; and the City of Willows, Glenn County Courthouse, and Kanawha are listed on the California Inventory of Historic Resources. A copy of the original 1855 GLO survey plat map depicting Willow Creek, sloughs, and a historic road in the project vicinity is enclosed. Also enclosed is a copy of the historic Willows (1906) quad map depicting Willows, canals, railroads, roads, and structures in the project 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.

Discovery of Cultural Resources

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

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

Less Than Significant Impact. The project site contains no known paleontological resources or unique geologic sites. The condition of approval in Section b) above will assist in dealing with the accidental discovery of paleontological resources.

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

Less Than Significant Impact. The majority of the project site is currently graded and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(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.	☐	☐	☒	☐
	ii)	Strong seismic ground shaking?	☐	☐	☒	☐
	iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?		☐	☐	☒	☐
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?		☐	☐	☒	☐
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?		☐	☐	☒	☐
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?		☐	☐	☒	☐

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 generally inactive seismic area. There are no Alquist-Priolo Special Studies Zones within the County. During the past 100 years, the County has experienced only minor earthquakes within its boundaries and secondary impacts from earthquakes centered out of the area. Projections of future impacts are low to moderate.[17] 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.[18] 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 Rick 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 occurring in the

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

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

next fifty years.[19] Glenn County, as well as areas on the west side of the central valley, are rated as 10%–30% on a scale of 0%–100%. Additionally, no earthquake greater than a magnitude 5.5 has occurred in Glenn County in over 200 years.[20]

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

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is defined as the transformation of a granular material from a solid state into a liquefied state resulting from 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.[21] Further, the California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is a less than significant impact.

Also see a) i-ii) above.

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

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

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

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 with the least potential for landslide.[22] The topography of the site and surrounding area is generally 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 stream bank erosion. The project site is generally flat. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. 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).

<u>On or Off-Site Landslide</u>
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.[23]

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

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

Lateral Spreading

There is a low probability for lateral spreading to occur because of the area's seismic stability. All future construction is required to meet the standards set by the 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.[24]

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.[25] Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

There are no known areas of substantial subsidence within Glenn County at this time. However, the issue is potentially widespread, 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 possible subsidence. Farming intensity at the project site will not increase and will not have a significant impact on subsidence.

Liquefaction/Collapse

Liquefaction occurs when loosely packed sandy or silty materials saturated with water are shaken 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.

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

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

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

moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil. According to Figure 4-5 of Volume II of the Glenn County General Plan, most of Glenn County has high expansive soils.[26] Soils containing a high clay content often exhibit a generally 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 future structures to address soil conditions. 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 on the use of septic tanks for the disposal of wastewater, as there is no municipal sewer system available in the area of the project.

The Glenn County Environmental Health Department replied to the Request for Review with the following comments: *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 5 has an existing house, water well and onsite wastewater treatment system. Proposed parcel 1 has an existing Ag water well. Proposed parcels 1 thru 6 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." It is concluded that there is a less than significant impact.

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

VII. GREENHOUSE GAS EMISSIONS

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

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_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), and

chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting back to earth visible light and infrared radiation.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. In the last 200 years, substantial quantities of GHGs have been released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to cause global warming. While manmade GHGs include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO_2) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO_2 each year, far outweighing the seven billion tons of manmade emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes such as photosynthesis by land and ocean-dwelling plant species cannot keep pace with this extra input of manmade CO_2, and consequently the gas is building up in the atmosphere.

Methane (CH_4) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH_4 are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH_4 concentrations in the atmosphere are increasing. [27]

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

Less Than Significant Impact. The proposed Parcel 5 has one residence and agriculture outbuildings and the remainder of the parcel agriculture. Parcel one, two, three, four and six are undeveloped and used for agriculture. No changes are proposed for any parcel, as all existing uses will continue. This project will not create significant changes in GHG emissions. The GHG emissions associated with the agricultural operations at the site will continue to occur, with or without the project.

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

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

Based on the analysis provided above, it is concluded that the proposed project would have a less than significant impact on emissions of GHG's and climate change.

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

Less Than Significant Impact. See discussion in section VII a) above. AB 32 is the State of California's primary GHG emissions regulation. There are no local plans in place with respect the GHG reduction. The project would not conflict with the state's goals to achieve the reduction targets under AB 32. Impacts are anticipated to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐

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

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

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

The routine transport of hazardous materials is not relevant to this project, which is a tentative parcel map to divide one parcel into two parcels. Any future uses involving the storage and handling of chemicals would be monitored by the Glenn County Air Pollution Control District (GCAPCD). Therefore, it is concluded that impacts would be less than significant.

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.

Uses involving the storage and handling of hazardous materials are 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 reduce impacts to the public and the environment to a less than significant level.

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

Less than Significant Impact. The 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 within one-quarter mile of the project; therefore, it is concluded that there will be no impact as a result of this project.

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

No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.[28] Therefore, 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 would not result in a safety hazard for people residing or working in the project area; therefore, 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?

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

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. The private airports listed within Glenn County are the Diamond M Ranch Airport located near Elk Creek and the Notes Airport located near Willows. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. The project would not result in a safety hazard for people residing or working in the project area; therefore, there is 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 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.[29] 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, there is no impact.

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

Less Than Significant Impact. The proposed project 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.[30] 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.[31] The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be a less than significant impact on the project from wildland fires.

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

[30] 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.

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
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?	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
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?	☐	☐	☒	☐
j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

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

Less Than Significant Impact. The proposed project will not violate water quality standards or waste discharge requirements. There is no integrated sewer system in the project area. Agricultural uses will continue with approval of this project. Any new structures at the project site, which require sewage disposal, will utilize on-site sewage disposal systems and will be required to comply with Glenn County Environmental Health Department standards; consequently, there will be a less than significant impact.

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.[32]

The project site is used for agriculture, which will continue independently of this project. Water uses associated with future development is not anticipated to include heavy uses of water and would not have a significant impact upon groundwater decline. Surrounding orchard cultivation on lands previously used for unirrigated pasture or other crops is expected to have considerable impact on area groundwater; however, these actions are independent of this project.

Irrigation using surface water is currently used to support agricultural uses in the vicinity of the project. Irrigation of agricultural fields using available surface water is a major contributor to groundwater recharge. Soils in the project area allow a moderate amount of water percolation. Groundwater in the area is recharged it appears, in part, by the irrigation of field crops in the surrounding areas. Groundwater recharge in the project area will potentially continue to take place as crops are irrigated, therefore there will be a less than significant impact on groundwater supplies and groundwater recharge.

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?

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

Less Than Significant Impact. The drainage pattern of the project site will not significantly change; therefore, there will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site.

The project will not alter the course of a stream or river. On-site surface water will be retained on-site or will drain with the natural grade. All drainage systems are established. The project site is generally flat and has been previously graded and leveled.

All drainage and drainage changes are required to comply with the drainage requirements for subdivisions outlined under Glenn County Code Chapter 15.650 to prevent erosion and siltation. In addition, the project site is required to comply with the leveling of land and drainage changes ordinance outlined under Glenn County Code Chapter 15.700. It is concluded that there will be a less than significant impact as a result of this project.

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

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

The proposed project site is generally flat. Given that the drainage pattern of the project site will not significantly change, there will not be a significant increase in surface runoff, which would result in flooding on- or off-site. Therefore, it is concluded that there will be a less than significant impact.

e) Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. The project would not create or contribute runoff water, which would exceed the current capacity. The existing uses on the property will remain as previously stated. Stormwater drainage systems are not proposed for this project. The project will not generate substantial additional sources of polluted runoff as current land uses will not change; therefore, 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 source of pollution affecting water quality would be generated with approval of this project. The project site will continue to be utilized for agricultural uses. Construction activities resulting in a land disturbance of greater than one acre must be permitted by Central Valley Regional Water Quality Control Board. 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?

Less Than Significant Impact. The project is not located within a 100-year flood hazard area. The project site lies within Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0825D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. The project is not within a flood zone and no structures are being proposed; therefore, there will be a Less than significant Impact. All future construction and improvements will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code).

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. A portion of proposed Parcel five is developed with one residences and agriculture structures remaining parcels are being used for agriculture. No changes are proposed for the resultant parcels, as all existing uses will continue. 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 or dam that could fail and cause flooding.

Black Butte Reservoir dam is located north central area of the County. 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 outline evacuation routes and begin the evacuation process. This project lies outside of any designated inundation area; consequently, there will be a less than significant impact as a result of this project.

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?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) Would the project physically divide an established community?

No Impact. The proposed project would not physically divide an established community. The proposed project is not of the scale or nature that could physically divide an established community. The project proposes to divide a single parcel into two parcels. The project would not block a public street, trail, or other access route or result in a physical barrier that would divide a community; therefore, no impacts would occur.

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 "Intensive Agriculture" and the zoning designation is "AE-40" (Exclusive Agricultural Zone, 36-acre minimum parcel size). The proposed project would meet the density requirements for this designation. This project is consistent with and will not conflict with the "AE" zoning designation (Glenn County Code Chapter 15.330). The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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. [33]

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

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 Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County, produced by the California Department of Conservation, the project area is located within a mineral resource zone MRZ-2b. These zones are areas that have a high likelihood of containing significant aggregate deposits.[34] The project site is located within the "AE-40" (Exclusive Agricultural) zone. Mining and related processing activities are allowed in the "AE-40" zone with approval of a conditional use permit and a reclamation plan endorsed by the state. Mineral extraction activities are not present at the project site and no such activities have occurred on the project site in the past. These activities would not be precluded by this project as the resource would still be accessible. Glenn County does not contain oil or geothermal fields but contains several natural gas fields.[35] Additionally, no oil or geothermal resources have been discovered in the County.[36] The project site does not lie within a known natural gas field. Natural gas wells have been located within the project vicinity and is adjacent to the Greenwood Gas, South natural gas well administrative area as designated by the Division of Oil, Gas, and Geothermal Resources. The project would not 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.

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

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

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

XII. NOISE

	Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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 agricultural uses. There are no proposed land use changes, which would increase the existing noise levels on-site. Glenn County Code §15.160.100 states that agricultural equipment when operated on property zoned for agricultural activities (provided standard, reasonable practices are being followed) are exempt from local noise standards. 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. It is concluded that there will be a less than significant impact.

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. Ambient noise in the area is primarily the result of traffic on adjacent roadways and noise generated from nearby agricultural uses. It is anticipated that noise levels will continue to remain similar to current levels at the project site. Noise generated as a result of this project will not exceed the area's existing ambient noise levels. No substantial permanent increase in ambient noise levels in the project vicinity will result. Therefore, impacts are concluded to be less than significant.

See also 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. The predominant land use in this part of the Glenn County is agriculture. Noise in the area is generated from farming activities and agricultural related traffic. There may be periodic increases in noise during future construction activities. This increase in noise will be sporadic and temporary. 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 public airport or public use airport. Therefore, there would be no impact to people residing or working in the project area from noise levels generated from public airports.

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

No Impact. The private airports listed within Glenn County are the Diamond M Ranch Airport located near Elk Creek and the Noltas Airport located near Willows. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. There are no private airports or private airstrips located within the vicinity of the project site; therefore, 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)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Population impacts are often associated with substantial increases in population from a project. Housing impacts may result directly from the construction of new housing units or indirectly from

changes in housing demand associated with new non-residential development, such as office, manufacturing, and industrial uses that increase employment in an area.

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

Less Than Significant Impact. The proposed project would not induce substantial population growth directly or indirectly. Parcel 5 is developed with a residence and outbuildings related to farming. Parcel 1, 2, 3, 4 and 6 have no structures and being used for agriculture. While no new houses are being proposed, up to two residences per parcel could be constructed as allowed by zoning. A total of 11 new homes 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 possible with this project; therefore, 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?	☐	☐	☒	☐
ii)	Police protection?	☐	☐	☒	☐
iii	Schools?	☐	☐	☒	☐
iv)	Parks?	☐	☐	☒	☐
v)	Other public facilities?	☐	☐	☒	☐

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 areas that have paid firefighter personnel. The project site is served by the Willows Rural Fire Protection District. Response time would not be affected by the proposed project. County roads will provide adequate transportation routes to reach the project site in the event of a fire.

All future uses at the site 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 are applicable to any future development. 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 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. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) Schools?

Less Than Significant Impact. The project site lies within the Willows Unified School District. To help offset the impacts of development, the District assesses a development fee per square foot of the development. The proposed project does not require the use of school facilities. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on schools. Therefore, it is concluded that there will be a less than significant impact.

iv) Parks?

Less Than Significant Impact. The County provides for maintenance and upkeep of the existing parks within the unincorporated area. The proposed project would not affect the County's ability to provide recreational opportunities facilitated by parks and no demands on the current facilities would be generated by this proposal. The proposed project does not involve the use of parks and will not increase park use. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks. Therefore, it is concluded that 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. 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. The project will not significantly affect the ability of such utilities as electricity or telephone to provide service. Therefore, 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

No Impact. The project does not involve the use of recreational facilities. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks. The project would not result in substantial physical deterioration of recreational facilities. Therefore, it is concluded that there will be no 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?

c) No Impact. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, there will be no impact from the proposed project.

XVI. TRANSPORTATION/TRAFFIC

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e)	Result in inadequate emergency access?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Glenn County Roads Overview:

The major north-south road is Interstate 5 (I-5), which provides major connection between Glenn County and major cities to the north, such as Red Bluff and Redding, and to the south to cities such as Sacramento. East of I-5, Routes 32 and 162 are the major east-west roads. Route 32 provides a connection through Orland to Chico, the closest of the major urban areas of California to Glenn County residents. To the south, approximately 16 miles, Highway 162 provides a similar connection to Oroville. The next major east-west road to the south is Highway 20 (approximately 23 miles south of Highway 162), which provides a connection to the Yuba City- Marysville area. Highway 45 is the only major north-south road east of I-5. It serves adjoining land uses as well as providing a connection between State Routes 32, 162, and 20.

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

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

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

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

The proposed project will be served by County Roads D and F as well as private roads. Traffic in the area of the project is related to agricultural and rural residential uses. The rural areas of Glenn County experience a wide array of agricultural related traffic. Additional vehicle traffic as a result of this project would not have a significant impact on current access roads or nearby connecting roads.

County roads in the area of the project have limited attraction with low traffic volumes of pedestrians, bicyclists, and leisure drivers due to the sparse local population and distance from residential areas. The surrounding areas are zoned for agricultural uses.

An increase in traffic could result if the 6 new parcels are developed to their maximum of 2 residences per residence totaling 11 new residences. According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips. Eleven new residences would potentially result in 104.83 vehicle trips per day during weekdays. This increase in traffic would not be substantial in relation to the existing traffic volumes or road capacities. 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 project site has frontage along County Road D and County Road F. Project related traffic would not adversely affect the Average Dailey Traffic (ADT) that currently exists on County Road D and F of approximately 88.4 respectively. 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. County Road D and County Road F will provide adequate ingress and egress to the resultant parcels.

e) Would the project result in inadequate emergency access?

Less Than Significant Impact. There will be adequate emergency access to the project site and the project will not inhibit emergency vehicle access to surrounding parcels. Emergency services agencies have been contacted and have no objections to the proposal. The site will be accessible to fire, ambulance, and law enforcement vehicles. 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:		☐	☐	☒	☐
	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.	☐	☐	☒	☐

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

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

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

i) and ii) Less than significant.

The proposed project will not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074. A request for project review was sent to the Northeast Information Center of the California Historical Resources Information System. According to their records, there are no prehistoric or historic resources at the project site. Therefore, no significant adverse impacts are identified or anticipated.

Discovery of Cultural Resources

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

XVIII. UTILITIES AND SERVICE SYSTEMS

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

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. Each proposed parcel will rely on individual sewage disposal systems for wastewater treatment. 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; therefore, 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 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. Drainage systems are established; therefore, 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. Future development may 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 method of providing sewage disposal for the project area. New sewage disposal systems would be required to meet the standards set forth in Chapter 07.10 of the Glenn County Code and by the Glenn County Environmental

Health Department. No municipal 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 generated from the proposals maximum buildout of an additional 11 residences would not have a significant impact of existing or future waste disposal. According to Environmental Impact Agency the average person generated 4.82 pounds of solid waste per day. On average there are 2.58 persons per household, with 11 possible new residences there is the potential to create ~136 pounds of solid waste per day. 136 additional pounds of solid waste per day would not have a significant impact on Glenn County Landfill Operations. This project would also not have a significant impact on the transition to a transfer station. The cumulative impacts on the landfill will be offset in the future from increased requirements for sorting and diversion and/or increases in disposal costs. It is concluded that there will be a less than significant impact.

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

No Impact. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

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

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. Most resource materials are on file in the office of the Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988, Phone (530) 934-6540.

Records of, or consultation with the following:

LANDOWNER:
Athelee Wyckoff Trust
1633 Paradisewood Drive
Paradise, CA 95969

SURVEYOR:
Thomas Harris, Land Surveyor
908 Sixth Street
Orland, CA 95963
harrissurveying@sbcglobal.net

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.

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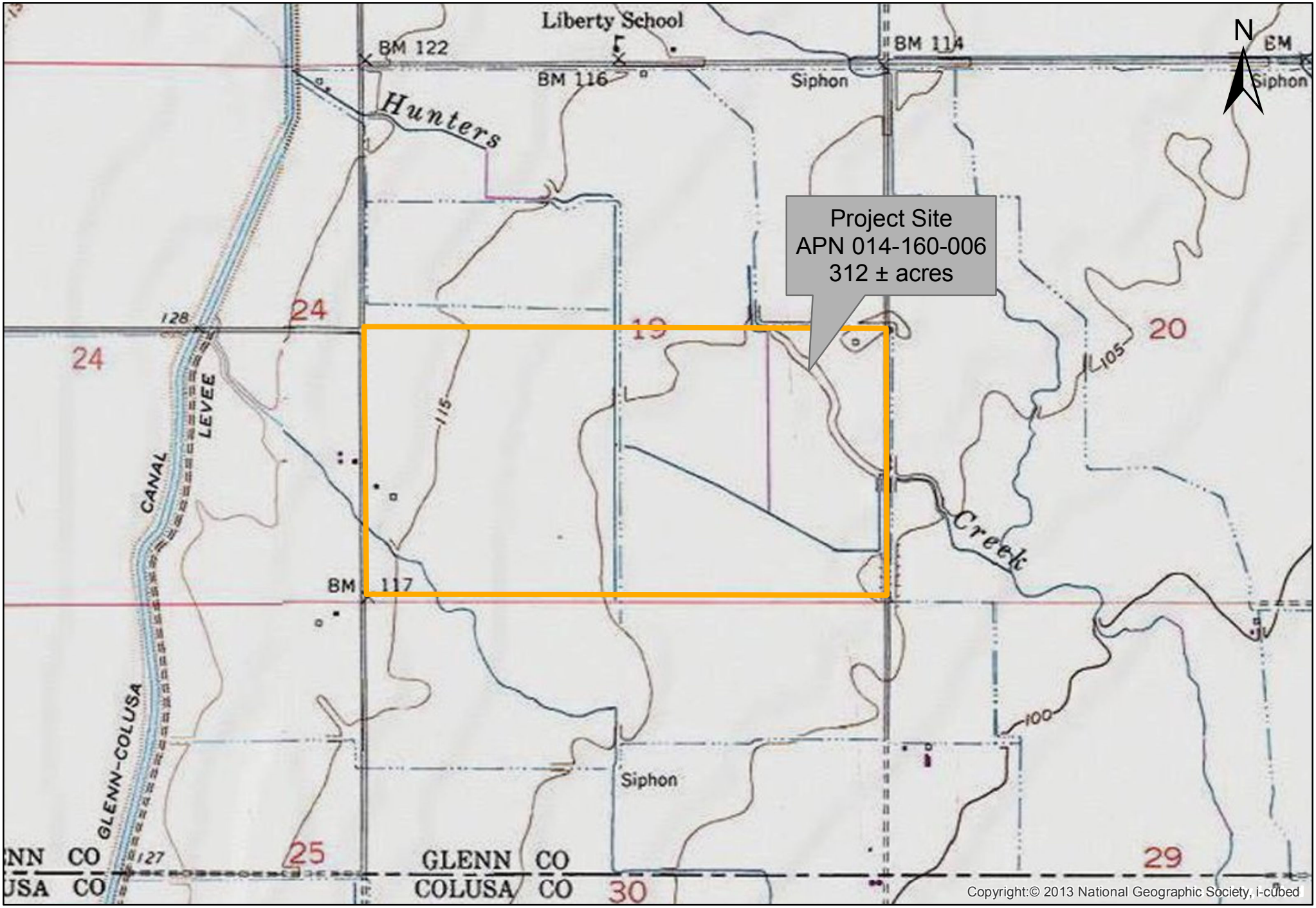
FIGURES

Figure 1. Topographic Map
Figure 2. Assessor's Map
Figure 3. Tentative Parcel Map
Figure 4. Aerial Photograph of Site



Project TPM 2018-002

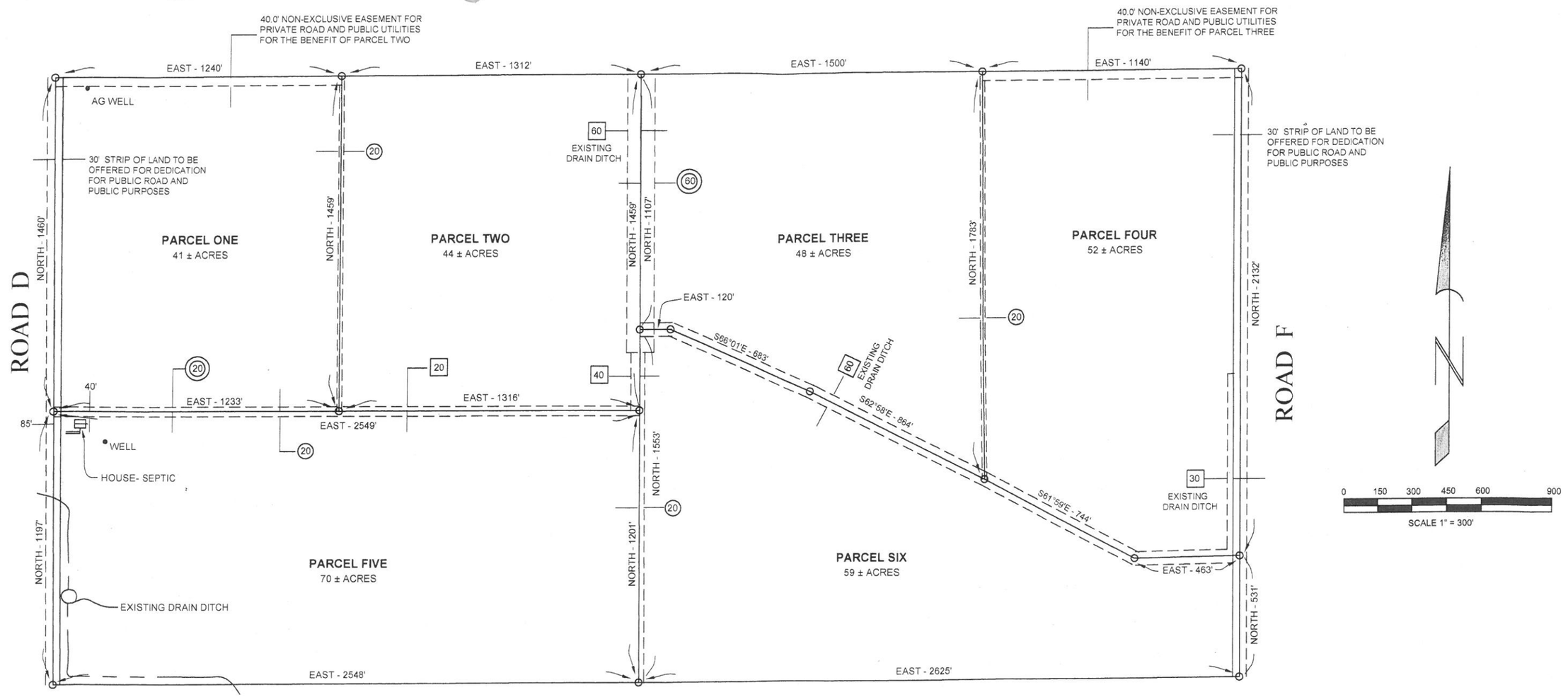
Project Site

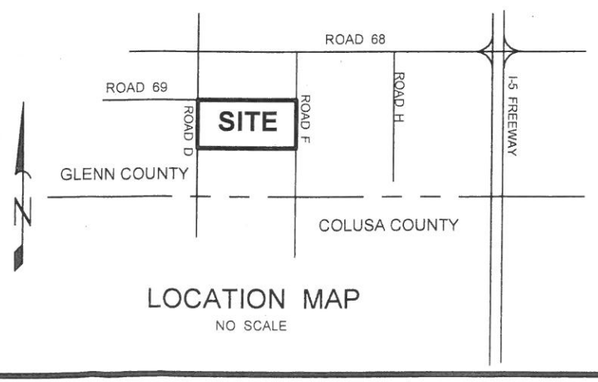
0 0.25 0.5 1 Miles

Produced by Glenn County Planning and Community Development Services Agency 2018

USGS 7.5 Minute Quadrangle Map
Section 19, T18W, R3W

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





LOCATION MAP
NO SCALE

EASEMENTS TO BE RESERVED

- (20) 20.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS
- [60] 60.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRAINAGE PURPOSES
- [40] 40.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRAINAGE PURPOSES
- [30] 30.0' NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES
- [20] 20.0' NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES
- (60) 60.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR IRRIGATION PURPOSES
- (20) 20.0' NON-EXCLUSIVE EASEMENT FOR IRRIGATION PURPOSES

OWNER'S INFORMATION

LISTED BELOW IS THE OWNER OF THE REAL PROPERTY AS SHOWN HEREON AND BY THE SIGNATURE ON THE APPLICATION, CONSENT TO THE PREPARATION OF THIS TENTATIVE PARCEL MAP AS SHOWN.

ATHELEE WYCKOFF TRUST
SHARALYN ARMSTRONG, TRUSTEE

SHARALYN ARMSTRONG
1633 PARADISEWOOD DRIVE
PARADISE, CALIF. 96968

LICENSED LAND SURVEYOR
THOMAS E. HARRIS
NO. 8532
STATE OF CALIFORNIA

03-23-2018

APN 014-160-006

APN 014-160-006

TENTATIVE PARCEL MAP

BEING THE SOUTH HALF OF SECTION 19, T.18N., R.3W., M.D.M., SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

FEBRUARY 2018

SCALE 1"= 300'

ATHELEE WYCKOFF TRUST
SHARALYN ARMSTRONG, TRUSTEE

PREPARED BY:

THOMAS E. HARRIS
LAND SURVEYOR
908 6TH STREET, ORLAND, CA. 95963

18-018

REDUCED PRINT

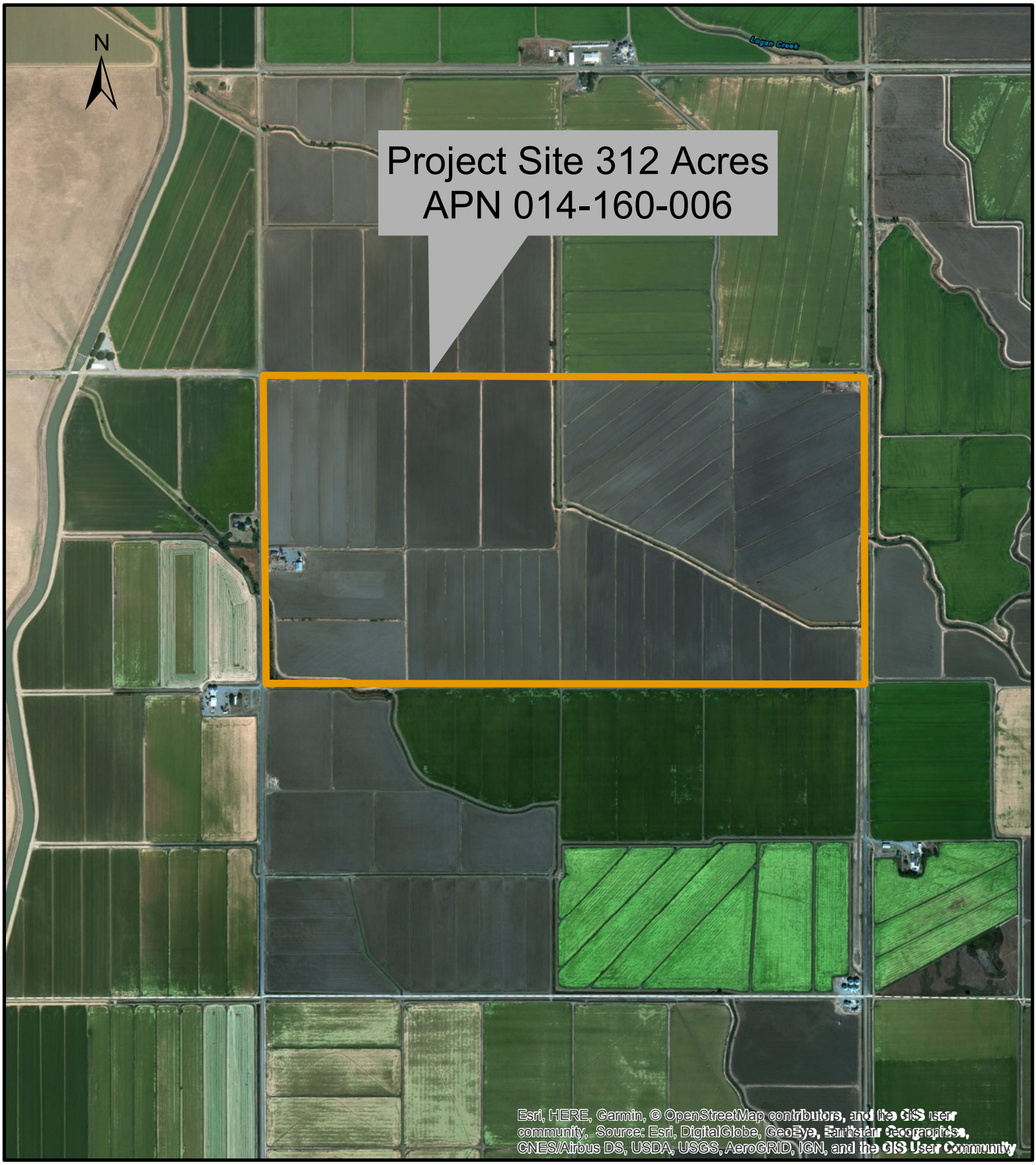


Figure 4

USGS 7.5' Quadrangle Map: Logandale
Portion of section 19, T18N, R3W, M.D.B. & M.

Project Site

0 0.125 0.25 0.5 Miles

Map Prepared by Glenn County Planning

COUNTY OF GLENN
HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez	**Amy Lindsey**	**Bill Wathen**	**Grinnell Norton**	**Vacant**
Deputy Director Administration	Deputy Director Behavioral Health	Deputy Director Social Services	Deputy Director Public Health Director of Nursing	Deputy Director Community Action

Environmental Health Department
247 N. Villa Avenue
Willows CA 95988

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

Date: April 10, 2018

To: Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services Agency
(Via Email)

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

Re: TPM 2018-002, Wyckoff, APN 014-160-006 (Land Division)

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 5 has an existing house, water well and onsite wastewater treatment system. Proposed parcel 1 has an existing Ag water well. Proposed parcels 1 thru 6 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.

Equal opportunity employer/program. Auxiliary aids and services available upon request to individuals with disabilities

Conditions of Approval

Tentative Parcel Map 2018-001

Athelee Wyckoff Trust

Comments

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

Conditions

That the right-of-way for County Road D and County Road F 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)

The access to all parcels not fronting a County maintained road shall conform to County Code Section 15.640.

The following note shall be shown on the face of the Parcel Map (15.640.080 GCC):

> "Parcels 2 and 3 are served by a private road. Maintenance of said road is not the responsibility of Glenn County. Owners of said parcel are hereby advised that they and/or others are solely responsible for maintenance of this road."

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) (15.540.120(A) GCC)

By: Michael Biggs
Engineering Technician III
4/23/2018

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

April 18, 2018

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APR 26 2018
Glenn County
PPWA

Glenn County Planning & Community
Development Services Agency
P.O. Box 1070
Willows, CA 95988
Attn: Mr. Greg Conant

I.C. File # Y18-2
Project Review

RE: TPM 2018-002/Athelee Wyckoff Trust/APN 014-160-006
T19N, R3W, Section 19 MDBM
USGS Logandale 7.5' and Maxwell (1952) 15' quadrangles
312 acres (Glenn County)

Dear Mr. Conant,

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

RESULTS:

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

Historic Resources: According to our records, no sites of this type have been recorded in the project area or 1-mile project vicinity. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that Hunters Creek, roads, a stream, and structure are located within the project area, while the Glenn Colusa Canal, Colusa County line, Liberty School, siphons, levees, roads, streams, and structures are located within the general project vicinity.

A copy of the historic Maxwell (1906) quad map depicting roads and a structure within the project area is enclosed. Also enclosed is a copy of the historic Logandale (1952) quad map depicting roads and structures within the project area.

Previous Archaeological Investigations: According to our records, a portion of the project area has been previously surveyed for cultural resources. The study is listed below.

Moratto, Michael J., Thomas L. Jackson, Richard Pettigrew, Randall F. Schalk, David Chavez, Eric C. Gibson, Claudia B. Hemphill, Christian J. Miss, Barry A. Price, Melinda Romano, C. Kristina Roper, Brian P. Wickstrom, Michael S. Burney, Clayton G. Lebow, Jon Silvermoon, and Michael K. Crist (INFOTEC Research, Inc. and BioSystems Analysis, Inc.)

1990 *Cultural Resources Assessment Report, PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California; Phase 1: Survey, Inventory, and Preliminary Evaluation of Cultural Resources.*
NEIC Report 001357
Resources:
Numerous resources

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012), **California Register of Historical Resources** (2012), **California Points of Historical Interest** (2009), **California Investigation of Historic Resources** (1976), **California Historical Landmarks** (2012), **Gold Districts of California – Bulletin 193** (2012), **Historic Spots in California – Fifth Edition** (2002), **Handbook of North American Indians, Vol. 8, California** (1978), and **Directory of Properties in the Historic Property Data File for Glenn County** (2012).

RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be sensitive for prehistoric, protohistoric, and historic cultural resources. Patwin populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for farming and transportation opportunities.

Therefore, because the entire project area has not been previously surveyed and because the previous survey is more than ten years old, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the entire project area. The consultant can offer recommendations for avoidance and protection of any newly identified resources. In addition, any existing structures should be evaluated for potential historical significance. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at www.chrisinfo.org.

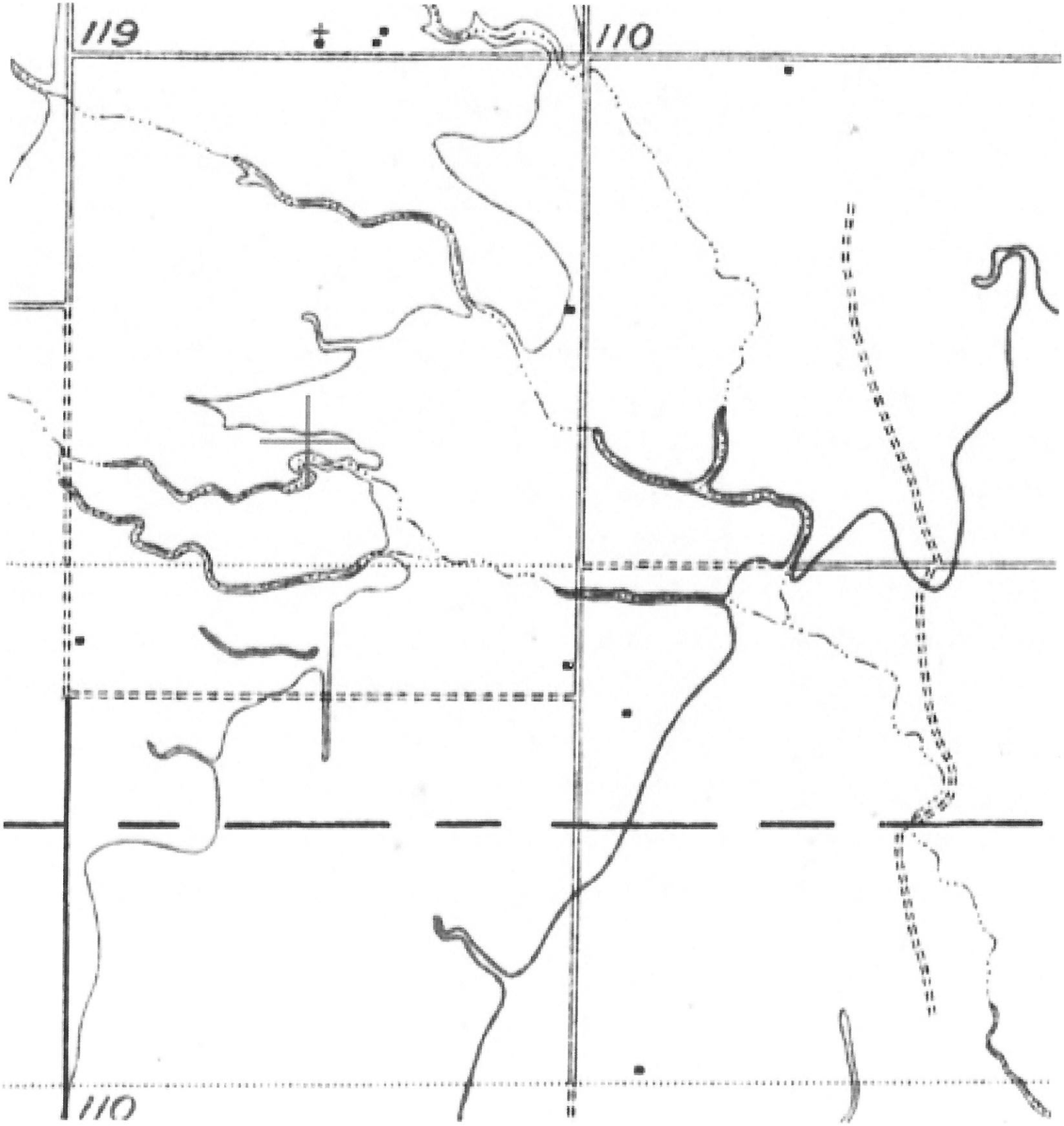
The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find is intended for accidental discoveries made during construction activities, and is not intended as a substitute for the recommended cultural resources survey.

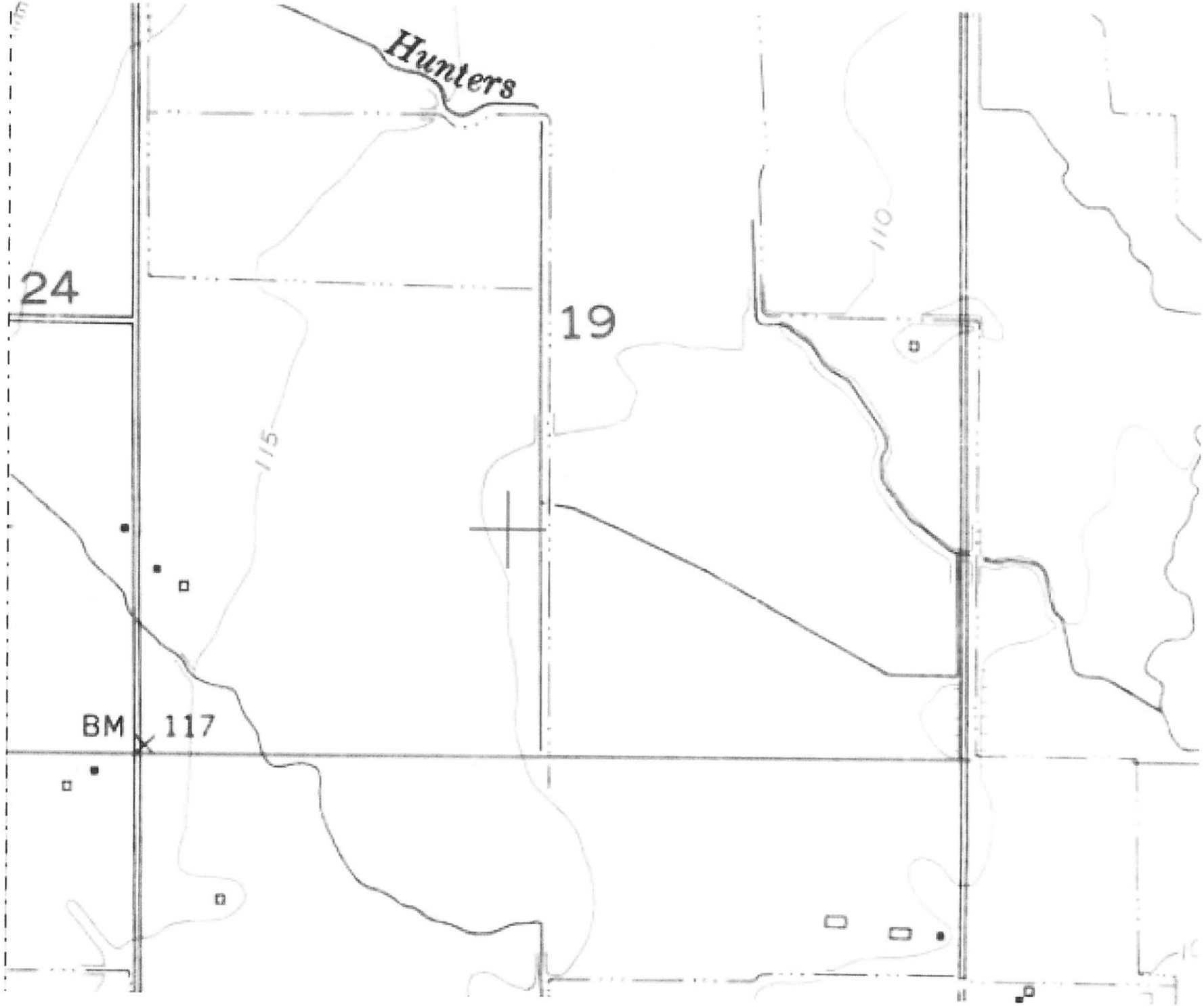
The fee for this project review is $75.00 (1 hour of Project Review Time @ $75.00 per hour). Payment for this project review was received on April 10, 2018 (Check # 1076). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritages, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

Adrienne Springsteen
Research Associate



Maxwell (1906)



Logandale (1952)

GLENN COUNTY
Planning & Community Development Services Agency

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

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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

FEDERAL AGENCIES

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

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

OTHER

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Orland
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☒ Fire Protection District: Willows Rural
- ☐ Glenn County Resource Conservation District
- ☒ Grindstone Rancheria of Wintun-Wailaki
- ☒ Northeast Center of the California Historical Resources Information System
- ☒ Paskenta Band of Nomlaki Indians
- ☒ Mechoopda Indian Tribe of Chico Rancheria
- ☒ Middletown Rancheria of Pomo Indians California
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Railroad:
- ☒ Reclamation District: No. 2047
- ☒ School District: Willows
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☒ Water/Irrigation District: Glenn Colusa Irrigation District

DATE: April 4, 2018

PROJECT: Tentative Parcel Map 2018-002, Wyckoff

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

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

REQUEST FOR REVIEW

DATE:	April 4, 2018
PROJECT:	**Tentative Parcel Map 2018-002, Wyckoff**
PLANNER:	Greg Conant, Assistant Planner; gconant@countyofglenn.net
APPLICANT/ LANDOWNER	Athelee Wyckoff Trust 1633 Paradisewood Drive Paradise, CA 95969 (530) 872-2589
SURVEYOR:	Thomas Harris, Land Surveyor 908 Sixth St., Orland, CA 95963 (530) 865-5567 harrissurveying@sbcglobal.net
PROPOSAL:	**Tentative Parcel Map 2018-002, Wyckoff** The project consists of a land division to divide one existing parcel totaling 312± acres into the following: Parcel 1: 41 ± acres Parcel 2: 44 ± acres Parcel 3: 48 ± acres Parcel 4: 52 ± acres Parcel 5: 70 ± acres Parcel 6: 59 ± acres
APN:	014-160-006 (312 ± acres)
LOCATION:	The project site is located at 368 Co Rd D Willows, CA 95988 on the north side of County Road 68, East of County Road D, south of County Road 66 and west of County Road F, within the unincorporated area of County, California.

ZONING: AE-40, 36-acre minimum

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0825D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Monday, April 23, 2018,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

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

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

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

4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

TPM 2018-002

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

APPLICATION FOR TENTATIVE PARCEL MAP

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

1. Applicant(s):

   Name: Athelee Wyckoff Trust
   Sharalyn Armstrong, Trustee

   Address: 1633 Paradisewood Drive, Paradise, CA 95969

   Phone:(Business) 872-2589 (Home) _____

   Fax: _____ E-mail: _____

2. Property Owner(s):

   Name: Same as Applicant

   Address: _____

   Phone:(Business) _____ (Home) _____

   Fax: _____ E-mail: _____

3. ~~Engineer~~/Surveyor:

   Name: Thomas Harris

   Mailing Address: 908 Sixth Street, Orland, CA 95963

   Phone:(Business) (530) 865-5567 (Home) _____

   Fax: (530) 865-5568 E-mail: harrissurveying@sbcglobal.net

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MAR 26 2018
Glenn County
PPWA

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: Thomas Harris

   Mailing Address: 908 Sixth Street, Orland, CA 95963

5. Is There a Deed of Trust on the Property? Yes_____ No_____

   (If Yes, list the person(s):

   Name: _____

   Mailing Address: _____

6. Request or Proposal: Parcel Map

7. Address and Location of Project: 368 Road D, Willows

8. Current Assessor's Parcel Number(s): 014-160-006

9. Existing Zoning: AE-40

10. Existing Use of Property: Farming

11. Proposed Use of Property: Farming

12. Number of Existing Residential Dwelling Units on each Resultant Parcel: _____
    The existing residence will be on Parcel Five

13. Number of Parcels to be Created: 6

14. Size for Each Parcel: Pcl. 1 = 41± Ac., Pcl. 2 = 44± Ac., Pcl. 3 = 48± Ac., Pcl. 4 = 52± Ac., Pcl. 5 = 70± Ac. & Pcl. 6 = 59± Ac.

15. Request for Waiver: Yes _____ No X
    (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: Proposed parcel boundaries follow existing field roads or drain ditches.

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: Sharalyn Armstrong

Print: Athelee Wyckoff Trust, Sharalyn Armstrong, Trustee

Date: 3-20-18

Address: 1633 Paradisewood Drive, Paradise, CA 95969

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: Sharalyn Armstrong

Print: Athelee Wyckoff Trust, Sharalyn Armstrong, Trustee

Date: 3-20-18

Address: 1633 Paradisewood Drive, Paradise, CA 95969

Case _____

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

ENVIRONMENTAL INFORMATION FORM

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

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

I. GENERAL INFORMATION:

1. Name: Athelee Wyckoff Trust, Sharalyn Armstrong, Trustee
   Address, City, State, Zip: 1633 Paradisewood Drive, Paradise, CA 95969
   Telephone: 872-2589 Fax: _____
   E-mail: _____

2. Name: _____
   Address, City, State, Zip: _____
   Telephone: _____ Fax: _____
   E-mail: _____

3. Address and Location of Project: 368 Road D, Willows, CA

4. Current Assessor's Parcel Number(s): 014-160-006

5. Existing Zoning: AE-40

6. Existing Use: Farming

7. Proposed Use of Site (project for which this form is prepared): Farming

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: None

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 is level, having slopes of less than 1% and is currently used for rice farming. The irrigation system is by flood irrigation and is water supplied by the Glenn-Colusa Irrigation District. There are no known cultural, historical or scenic aspects.

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: Rice farming

East: Rice farming

South: Rice farming

West: Rice farming

3. Describe noise characteristics of the surrounding area (include significant noise sources): General noise that is associated with a rice farming operation

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): No increase

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

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

Are there any gullies or areas of soil erosion? (Please explain): None

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): Glenn-Colusa Irrigation District and private Ag well

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

3. Liquid Waste Disposal:

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

If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems: The septic system would be leach field disposal as may be approved by County Health

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?
Disposal at the County solid waste facility

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?:
P.G. & E. and propane gas

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

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

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

6. Fire Protection:

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

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

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

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

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

2. Percentage of lot coverage: N/A

3. Amount of off-street parking provided: N/A

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

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

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

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

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

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

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

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: N/A

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

12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions: N/A

V. CERTIFICATION:

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

Date: 03-26-2018 Signature: [signature]

For: _____

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

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

CIOS ENCLOSED

2017-2208

Recorded at the request of:
ATTORNEY

05/24/2017 03:30 PM
Fee: $20.00 Pgs: 5

OFFICIAL RECORDS
Charles M. Mariam, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GARNER LAW OFFICE
Attorneys at Law
P.O. Box 908
Willows, California 95988

AFFIDAVIT--DEATH OF TRUSTEE

SHARALYN D. ARMSTRONG, of legal age, being first duly sworn, says:

ATHELEE WYCKOFF, as Settlor and Trustee, executed a Trust Declaration on March 21, 2001, establishing the ATHELEE WYCKOFF TRUST (sometimes "Trust"). The Trust was amended by the First Amendment to the Trust Declaration dated January 5, 2006.

Real property was conveyed to ATHELEE WYCKOFF, as Trustee of the ATHELEE WYCKOFF TRUST, by deed recorded on August 28, 2002, as Instrument No. 2002-4684, in the official records for Glenn County, California, conveying the real property located in the County of Glenn, State of California commonly known as, 368 County Road D, Willows, CA 95988 and is more particularly described as attached in "Exhibit A".

On or about March 4, 2016, ATHELEE WYCKOFF, the decedent mentioned in the attached certified copy of Certificate of Death and Trustee of the ATHELEE WYCKOFF TRUST, died.

The First Amendment to the ATHELEE WYCKOFF TRUST dated January 5, 2006, provided in the event of the death, resignation, or refusal or inability of ATHELEE WYCKOFF to act as Trustee, Settlor's son, LARRY R. WYCKOFF, should become the successor Trustee of ATHELEE WYCKOFF TRUST.

ATHELEE WYCKOFF, prior to her death, resigned as Trustee and a copy of her resignation is attached hereto.

Upon the resignation of ATHELEE WYCKOFF, an Affidavit of Successor Trustee, was executed by LARRY R. WYCKOFF and recorded on September 2, 2009, as Instrument No. 2009-4211, in the official records for Glenn County, California, stating that pursuant to the terms of the ATHELEE WYCKOFF TRUST, as amended, he would thereafter act as Successor Trustee of the Trust.

The First Amendment to the ATHELEE WYCKOFF TRUST dated January 5, 2006, provided in the event of the death, resignation, or refusal or inability of ATHELEE WYCKOFF to act as Trustee, and in the event of the death, resignation, or refusal or inability of LARRY R. WYCKOFF to act as Trustee Settlor's daughter, SHARALYN D. ARMSTRONG, shall become the Successor Trustee of the Trust.

At this time, LARRY R. WYCKOFF is unable to serve as Trustee due to his health.

As a result of the death of ATHELEE WYCKOFF, her resignation as trustee, and the inability of LARRY R. WYCKOFF to act as Trustee as a result of his health, SHARALYN D. ARMSTRONG, shall become the Successor Trustee of the Trust and having accepted the office of Successor Trustee, is now qualified and acting as Successor Trustee of the ATHELEE WYCKOFF TRUST.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and was executed on May 5, 2017, at Willows, California.

Dated: May 5, 2017

Sharalyn D. Armstrong
SHARALYN D. ARMSTRONG

2017-2208 2 of 5

PRELIMINARY REPORT

To:
RANDY GARNER
109 NORTH MARSHALL AVE
P.O. BOX 908
WILLOWS, CA 95988

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

ESCROW NO: 137066

Property Address:
368 COUNTY ROAD D
WILLOWS, CA, 95988-9640

Title No:
137065-UPDATE 1 AMENDED

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

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

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

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

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

The form of Policy of title insurance contemplated by the report is:
ALTA STANDARD OWNER'S POLICY
ALTA LOAN POLICY
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: JANUART 29, 2018 at 8:00 a.m.

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

Fee Simple

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

SHARALYN D. ARMSTRONG, SUCCESSOR TRUSTEE OF THE ATHELEE WYCOFF TRUST DATED JANUARY 5, 2006

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

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE.

2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018.

FIRST INSTALLMENT:	$3,325.07	**PAID**
SECOND INSTALLMENT:	$3,325.07	NOT MARKED PAID
PENALTY:	$342.50	IF PAID AFTER 04/10/2018
TAX RATE AREA:	084063	
ASSESSMENT NO.:	014-160-006-000	

3. THE LIEN OF DEFAULTED TAXES FOR THE FISCAL YEAR 2016, AND ANY SUBSEQUENT DELINQUENCIES.

TAX RATE AREA:	084063
APN:	014-160-006-000
AMOUNT TO REDEEM:	$7,571.11
VALID THROUGH:	FEBRUARY 28, 2018
AMOUNT TO REDEEM:	$7,663.89
VALID THROUGH:	MARCH 31, 2018
AMOUNT TO REDEEM:	$7,756.67
VALID THROUGH:	APRIL 30, 2018

4. 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.

5. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF GLENN-COLUSA IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.

6. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF RECLAMATION DISTRICT NO. 2047 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.

7. RIGHTS OF WAY FOR ROADS, POLE LINES, DITCHES, CANALS OR LATERALS AS THEY MAY EXIST.

8. RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE HEREIN DESCRIBED LAND AS LIES WITHIN THE BOUNDARIES OF ANY PUBLIC HIGHWAY OR ROAD.

9. EASEMENTS AND RIGHTS NECESSARY FOR THE EXPLORATION AND TESTING FOR HYDROCARBONS AND MINERALS, TOGETHER WITH THE RIGHT TO DRILL FOR, PRODUCE, AND USE WATER FROM THE SAID REAL PROPERTY IN CONNECTION WITH THE DRILLING OR MINING OPERATIONS THEREON, AS SET FORTH IN THE DEED FROM CAPITAL COMPANY TO NIELS MARKUSSEN, A SINGLE MAN, DATED APRIL 7, 1943 AND RECORDED MAY 20, 1943 IN BOOK 156 OF OFFICIAL RECORDS, AT PAGE 170. (AFFECTS PARCEL ONE)

10. AN OIL AND GAS LEASE EXECUTED BY ATHELEE WYCKOFF, LARRY R. WYCKOFF JR., AND MARILYN WYCKOFF AS LESSOR AND NANA OIL & GAS, INC., A CALIFORNIA CORPORATION AS LESSEE, RECORDED MARCH 17, 1994 AS INSTRUMENT NO. 94-1516 OF GLENN COUNTY OFFICIAL RECORDS.

    THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE LEASE ARE NOT SHOWN HEREIN. (AFFECTS PARCEL TWO AND OTHER PROPERTY)

11. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.

12. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION

13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

14. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

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

15. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:

A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.

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

LEGAL DESCRIPTION

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

PARCEL ONE:

THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS

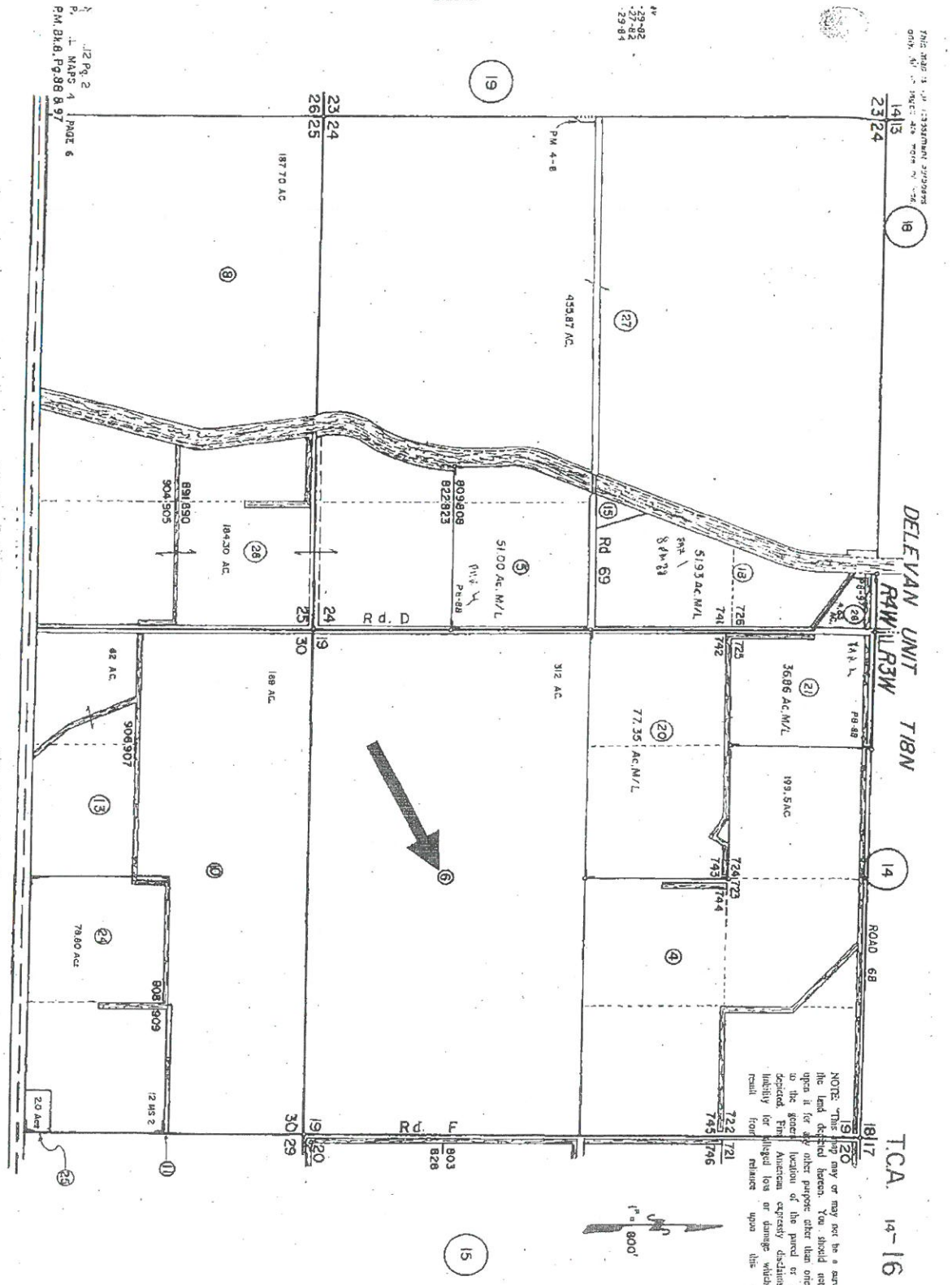
PARCEL TWO:

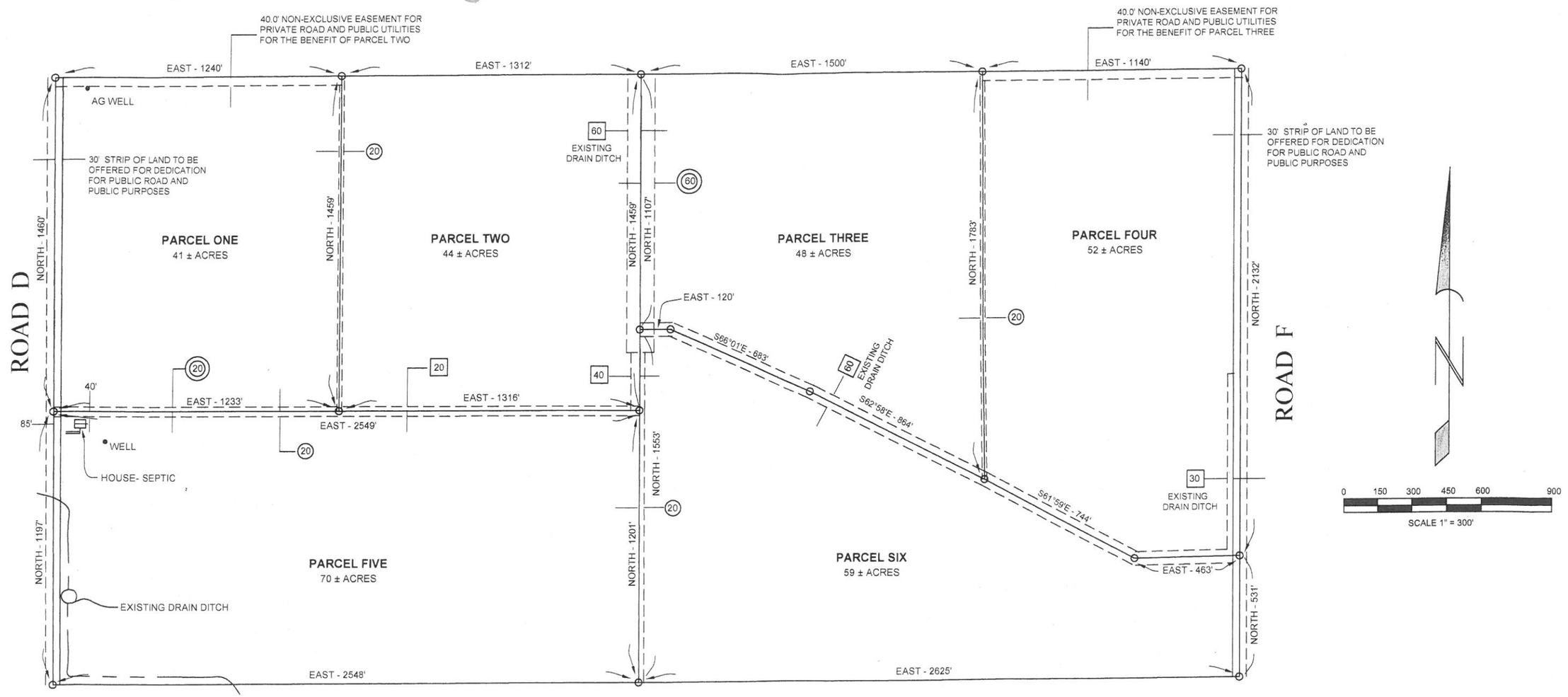
THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

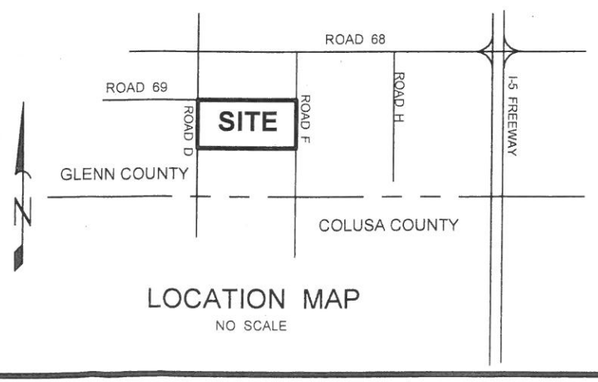
APN: 014-160-006-000

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

MAP







LOCATION MAP
NO SCALE

EASEMENTS TO BE RESERVED

- (20) 20.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS
- [60] 60.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRAINAGE PURPOSES
- [40] 40.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR DRAINAGE PURPOSES
- [30] 30.0' NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES
- [20] 20.0' NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES
- (60) 60.0' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR IRRIGATION PURPOSES
- (20) 20.0' NON-EXCLUSIVE EASEMENT FOR IRRIGATION PURPOSES

OWNER'S INFORMATION

LISTED BELOW IS THE OWNER OF THE REAL PROPERTY AS SHOWN HEREON AND BY THE SIGNATURE ON THE APPLICATION, CONSENT TO THE PREPARATION OF THIS TENTATIVE PARCEL MAP AS SHOWN.

ATHELEE WYCKOFF TRUST
SHARALYN ARMSTRONG, TRUSTEE

SHARALYN ARMSTRONG
1633 PARADISEWOOD DRIVE
PARADISE, CALIF. 96968

LICENSED LAND SURVEYOR
THOMAS E. HARRIS
NO. 8532
STATE OF CALIFORNIA

03-23-2018

APN 014-160-006

APN 014-160-006

TENTATIVE PARCEL MAP

BEING THE SOUTH HALF OF SECTION 19, T.18N., R.3W., M.D.M., SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

FEBRUARY 2018

SCALE 1"= 300'

ATHELEE WYCKOFF TRUST
SHARALYN ARMSTRONG, TRUSTEE

PREPARED BY:

THOMAS E. HARRIS
LAND SURVEYOR
908 6TH STREET, ORLAND, CA. 95963

18-018

REDUCED PRINT