

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Donald Rust, Director

Curtis & Shellie Amago
1272 Merritt-Horning Road
Chico, CA 95928

RE: **Tentative Parcel Map 2020-002, Amaro**

September 1, 2020

To whom it may concern,

On Wednesday, August 19, 2020, the Glenn County Planning Commission approved Tentative Parcel Map 2020-002 with the Conditions of Approval enclosed with this letter. Please sign the document where indicated and submit to the Glenn County Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988.

Should you have any questions regarding this matter, please contact the Glenn County Planning & Community Development Services Agency.

Sincerely,

John Lanier
Assistant Planner
ilanier@countyofglenn.net

cc: Glenn County Assessor

Glenn County Engineering & Surveying

Glenn County Environmental Health Department

Gerald White

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Donald Rust, Director

GLENN COUNTY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: August 19, 2020
TO: Glenn County Planning Commission
FROM: John Lanier, Assistant Planner
RE: Tentative Parcel Map 2020-002
"AP-80" Zoning District

Attachments:

1. Conditions of Approval
2. Negative Declaration - Initial Study
3. Figure 1, Topographic Map
4. Figure 2, Assessors Map
5. Figure 3, Parcel Map
6. Figure 4, Aerial Map
7. Agency Comments
8. Request for Review and Application Information
9. Exhibit "A" Tentative Parcel Map

1 PROJECT SUMMARY

The applicant has proposed a Tentative Parcel Map to divide one parcel totaling 194.2± acres into the following:

Parcel One:	96.8± acres
Parcel Two:	97.4± acres

The project site is located on the east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road, within the unincorporated area of Glenn County, California. The site consists of portions of Section 5, Township 18 North, Range 2 West, M.D.B. & M., Princeton Geological Survey (USGS) 7.5' topographic Quadrangle. The project site consists of the following Assessor's Parcel Numbers (APNs): 013-220-020 & 013-230-001.

The 194.2± acre site is being used exclusively for agriculture. There are no structures on either proposed parcel. The project site is zoned "AP-80" (Agricultural Preserve Zone, 72-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 2019-001 with the findings as presented in the Staff Report.

Staff also recommends that the Planning Commission approve Tentative Parcel Map 2020-002 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 “AP-80” (Agricultural Preserve Zone, 72-acre minimum parcel size). The project consists of a land division from one parcel totaling 194.2± acres into the following:

Parcel One:	96.8± acres
Parcel Two:	97.4± acres

2.2.1 “AP” Agricultural Preserve Zone (Glenn County Code Chapter 15.460)

Site Area (Glenn County Code §15.460.050):

The minimum parcel size for the “AP-80” zone is 72-acres. The proposed parcel sizes are 96.8± acres for proposed Parcel One and 97.4± acres for proposed Parcel Two; therefore, the parcels will meet the minimum parcel size for this zoning and the project site is adequate in size and shape to accommodate the proposed project.

Minimum Yard Requirements (Glenn County Code §15.460.080):

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. There are no existing structures on the project site; additionally, no structures are being proposed. Any future structures on the proposed Parcels will meet the required setback from the proposed lot line.

Williamson Act Land Divisions (California Government Code §66474.4):

The California Code requires that any land divisions on parcels with a Williamson Act contract create resultant parcels that are capable of sustaining agricultural uses. Each resultant parcel must be over ten acres in areas designated as prime farmland. The land division proposed in this project will create two parcels of sufficient size to sustain agricultural use; no new residential buildings are being proposed. Each proposed parcel will be over 90 acres and will continue to be utilized as rice paddies. Any future home sites will conform to Glenn County Code §15.460, ensuring adequate area is relegated to agricultural uses.

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 AP-80" (Agricultural Preserve 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.

- 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 72 acres stated under Glenn County Code Chapter 15.460. There is sufficient area to accommodate potential future development allowed under Chapter 15.460 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. Compliance with Glenn County Environmental Health standards would ensure that any septic systems are properly operating and would be safe for the treatment and disposal of wastewater as well as the protection of groundwater quality

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

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

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

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

property is not hazardous for development as discussed in the Initial Study attached to this report.

3 PROJECT REQUIREMENTS

1. There is a ten (10) day appeal period following the Planning Commission action on this map. The parcel map may not be recorded until this ten-day appeal period has expired (Glenn County Code §15.050.010).
2. All approved or conditionally approved tentative maps shall expire 24 months after such approval or conditional approval unless they are extended. If the applicant fails to submit for processing and recording an approved parcel map before the expiration of the tentative map, the tentative map shall be null and void. If a parcel map is not filed for recording prior to the expiration of the tentative map, a new tentative map shall be required to be submitted, processed, and approved (Glenn County Code §15.250.030).
3. The location, identification and description of known or found survey monuments on or adjacent to the site shall be shown and noted on the Parcel Map (Glenn County Code Chapter 15.680).
4. 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.
5. Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (Glenn County Code §15.120).
6. The access to all parcels not fronting a County maintained road shall conform to County Code Section 15.640.
7. All areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map (Subdivision Map Act §66434.2).
8. The following shall be referenced on the recorded map and recorded concurrently with the recorded map "This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."

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

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

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 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 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 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not with conflict or obstruct a state or local plans for renewable or efficient energy.

Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. 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 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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 9 (Hazards and Hazardous Materials)

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

Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not

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

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project 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 "Intensive Agriculture". The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 12 (Mineral Resources)

The project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not contain Concrete-Grade Mineral Aggregates. Impacts are considered less than significant.

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts.

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public 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 18 (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 19 (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 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risk, and no new infrastructure is being proposed. The site is relatively flat and there will be no change in drainage. Impacts are considered less than significant.

Finding 21 (Mandatory Findings of Significance)

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

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 “AP-80” (Agricultural Preserve Zone, 72-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. For all uses that require discharge of wastewater, on-site sewage disposal will likely be used. Such systems will be required to meet health & safety requirements as administered by Glenn County Environmental Health

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 2020-002.

5.2 Land Division:

I (further) move that the Planning Commission find that Tentative Parcel Map 2020-002 meets the requirements of Glenn County Code Chapter 15.230.010, and therefore, approve Tentative Parcel Map 2020-002 with the Findings in the Staff Report and the Conditions of Approval as attached.

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

CONDITIONS OF APPROVAL TENTATIVE PARCEL MAP 2020-002

Tentative Parcel Map 2020-002: Pursuant to the approval of the Glenn County Planning Commission, Tentative Parcel Map 2020-002 is hereby granted subject to the Conditions of Approval set forth herein. Tentative Parcel Map 2020-002 is hereby granted Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of these Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

Project Summary: The project consists of a land division to divide one legal lot (194.2± acres) into the following:

Parcel One:	96.8± acres
Parcel Two:	97.4± acres

The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-40” (Exclusive Agriculture Zone). Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Project Location: The project site is located on the east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road in the Codora area of unincorporated Glenn County, California. The site consists of a portion of Section 5, Township 18 North, Range 2 West, M.D.B. & M. Princeton Geological Survey (USGS) 7.5’ topographic Quadrangle; Assessor Parcel Numbers: 013-220-020 and 013-230-001.

ON GOING

Condition of Approval 1: The Parcel Map shall substantially conform to the Tentative Parcel Map being identified as Exhibit “A” as submitted and on file at the Glenn County Planning & Community Development Services Agency.

Condition of Approval 2: There is a ten (10) day appeal period following the Planning Commission action on this map. The parcel map may not be recorded until this ten-day appeal period has expired (Glenn County Code §15.050.010).

Condition of Approval 3: 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).

Condition of Approval 4: 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).

Condition of Approval 5: 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.

Condition of Approval 6: Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (Glenn County Code §15.120).

Condition of Approval 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)

Condition of Approval 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.

Cultural Resources

Condition of Approval 9: CR-1 (Cultural Resources): In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the Glenn County Planning and Community Development Services Agency Director. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.

Prior to Recording

Condition of Approval 10: 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.

Concurrent with Recording:

Condition of Approval 11: The following statement shall be referenced on the recorded map and be 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."

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Tentative Parcel Map, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this permit.

Signed: _____
Curtis G. Amaro, Applicant/Landowner

Date: _____

Signed: _____
Shellie Lee Amaro, Landowner

Date: _____

Signed: _____
John H. Webster, Landowner

Date: _____

Signed: _____
Cathy Webster, Landowner

Date: _____

Signed: _____
Gerald W. White, Surveyor

Date: _____

TABLE OF CONTENTS

NEGATIVE DECLARATION	1
1.1 INTRODUCTION AND REGULATORY GUIDANCE	7
1.2 LEAD AGENCY	8
1.3 SUMMARY OF FINDINGS.....	8
CHAPTER 2	9
PROJECT DESCRIPTION	9
2.1 PROJECT DESCRIPTION	9
TABLE 1: EXISTING USES AND LAND USE DESIGNATIONS	9
CHAPTER 3	10
ENVIRONMENTAL CHECKLIST	10
I. AESTHETICS	12
II. AGRICULTURE AND FOREST RESOURCES	14
III. AIR QUALITY	17
IV. BIOLOGICAL RESOURCES	20
V. CULTURAL RESOURCES.....	27
VI. ENERGY	29
VII. GEOLOGY AND SOILS	30
VIII. GREENHOUSE GAS EMISSIONS	36
IX. HAZARDS AND HAZARDOUS MATERIALS	38
X. HYDROLOGY AND WATER QUALITY	42
XI. LAND USE AND PLANNING	46
XII. MINERAL RESOURCES.....	47
XIII. NOISE	48
XIV. POPULATION AND HOUSING	50
XV. PUBLIC SERVICES	51
XVI. RECREATION	53
XVII. TRANSPORTATION	54
XVIII. TRIBAL CULTURAL RESOURCES	56
XIX. UTILITIES AND SERVICE SYSTEMS	58
XX. WILDFIRE	60
XXI. MANDATORY FINDINGS OF SIGNIFICANCE	62
REFERENCES	64
FIGURES	67

NEGATIVE DECLARATION

Date: May 2020

Project Title: **Tentative Parcel Map 2020-002, Amaro-Webster**

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

Contact Person: John Lanier, Assistant Planner
530-934-6540
janier@countyofglenn.net

Project Location: The project site is located east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road, in the Codora area of unincorporated Glenn County, California. The site consists of portions of Section 5, Township 18 North, Range 2 West, M.D.B. & M., Princeton Geological Survey (USGS) 7.5' topographic Quadrangle.

APNs: 013-220-020, 013-230-001 (194.2± acres)

Applicant: Curtis Amaro
12721 Merritt Horning Road
Chico, CA 95928

Landowners: Curtis & Shellie Amaro
12721 Merritt Horning Road
Chico, CA 95928

&

John H. & Cathy S. Webster
P.O. Box 2053
Woodland, WA 98674

Surveyor: Gerald W. White PLS
1070 W Wood Street
Willows, CA 95988

General Plan: "Intensive Agriculture"

Zoning: AP-80, (72-acre minimum)

Project Summary:

The project consists of a land division to divide one existing legal lot totaling 194.2± acres into the following:

Parcel One:	96.8± acres
Parcel Two:	97.4± 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 whose 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 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 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 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not with conflict or obstruct a state or local plans for renewable or efficient energy.

Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. 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 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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 9 (Hazards and Hazardous Materials)

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

Finding 10 (Hydrology/Water Quality)

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

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project 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 "Intensive Agriculture". The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 12 (Mineral Resources)

The project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property

does not contain Concrete-Grade Mineral Aggregates. Impacts are considered less than significant.

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts.

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public 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 18 (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 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems and does not involve a public wastewater treatment facility. Impacts are considered less than significant.

Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risk, and no new infrastructure is being proposed. The site is relatively flat and there will be no change in drainage. Impacts are considered less than significant.

Finding 21 (Mandatory Findings of Significance)

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

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 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:

John Lanier, Assistant Planner
Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA 95988
(530) 934-6540, janier@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 legal lot totaling 194.2± acres into the following:

Parcel One:	96.8± acres
Parcel Two:	97.4± acres

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

Location:

The project site is located east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road, in the Codora area of unincorporated Glenn County, California. The site consists of portions of Section 5, Township 18 North, Range 2 West, M.D.B. & M., Princeton Geological Survey (USGS) 7.5' topographic Quadrangle. (**Figure 1 and 2**). The project site consists of the following Assessor Parcel Numbers (APNs): 013-220-020, 013-230-001 (194.2± acres).

Surrounding Land Uses and Setting:

The project site as well as bordering parcels are currently being utilized for agriculture. Proposed Parcel One will have access to County Road SS, and Parcel Two will have access to County Road SS through Non-Exclusive Easements.

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

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

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

Based upon topographic maps the project site is relatively flat ranging from approximately 80 to 83 feet above mean sea level. Proposed Parcel One and Parcel Two are being utilized for Agriculture; additionally, there are no residences or other structures on either parcel.

CHAPTER 3 ENVIRONMENTAL CHECKLIST

PURPOSE OF THIS INITIAL STUDY

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

JPL-signed copy on file

 John Lanier, Assistant Planner

 July 24, 2020
 Date

I. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. There are no designated scenic vistas on or adjacent to the subject property. The surrounding topography is 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 in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

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

The existing visual scenario consists of rice fields. The project will not substantially degrade the existing visual character or quality of the site or its surroundings. The existing visual character of the project location will not change because of this proposal. Therefore, it is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

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

Less Than Significant Impact. Proposed Parcel One as well as Proposed Parcel Two are being utilized for Agriculture this would not be altered as a result of this proposal. Currently the zoning the would allow up to two residences, after the division up to four new residences could possibly be approved. 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 four new residences on the 194.2±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.

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

New exterior lighting is required to conform to this standard. These codified design standards reduce the potential impact to a less than significant level.

II. AGRICULTURE AND FOREST RESOURCES

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

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

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

Less Than Significant Impact. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categories land with respect to agricultural resources. Farmland is classified according to its ability to support crops or livestock. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Farmland of Local Potential, Grazing Land, Urban and Built-Up Land, and Other Land.

The designation of Prime Farmland or Farmland of Statewide Importance covers the majority of the valley portion of Glenn County.

The 2016 FMMP map designates the property as “Prime Farmland”.²

California Department of Conservation defines “Prime Farmland” as *“Irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.”*

At 96.8± acres for proposed Parcel One and 97.4± for Parcel Two, both parcels will remain at a sufficient size for intensive agricultural use. All future uses will be required to comply with the “AP-80” (Agricultural Preserve Zone) zoning district. The project is consistent with agricultural uses and complies with the “AP-80” zone; therefore, this project will have a less than significant impact on agricultural resources.

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

Less Than Significant Impact. The property is under a Williamson Act Contract 2004-02. The project proposes to divide the property into Parcel One and Parcel Two, both parcels will retain their agriculture zoning (Agricultural Preserve Zone) as well as remain within Farmland Security Zone Contract 2004-02. 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 a less than significant impact.

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

² California Department of Conservation, Division of Land Resource Protection. *Farmland Mapping and Monitoring Program*. <https://maps.conservation.ca.gov/DLRP/CIFF/>

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 lands; 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 forestland 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 district or air pollution control district may be relied upon to make the following determinations.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Less Than Significant Impact. Air quality standards are set at both the federal and state levels. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. The GCAPCD sets operational rules and limitations for businesses that emit significant amounts of criteria pollutants. The GCAPCD is supervised by the U.S. Environmental Protection Agency. Under the federal Clean Air Act, local air quality districts must produce and implement plans for cleaning up any pollutant that exceeds federal standards.

Local air districts are not able to enact rules that restrict "mobile sources" including cars, trucks, locomotives, and other vehicles. Only "stationary sources" of air

pollution fall under their control. Mobile sources are regulated by the California Air Resources Board.

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as an attainment area for ozone; while particulates (PM₁₀) are designated nonattainment by the state. Pursuant to the California Clean Air Act of 1988, an updated 2018 Air Quality Attainment Plan has been prepared for the Northern Sacramento Valley Planning Area (NSVPA). The NSVPA Districts have committed to jointly prepare and adopt the uniform air quality attainment plan for the purpose of achieving and maintaining healthful air quality throughout the air basin.

The 2018 triennial update of the NSVPA Air Quality Attainment Plan (2018 Plan) assesses the progress made in implementing the previous triennial update and proposes modifications to the strategies necessary to attain the California Ambient Air Quality Standards by the earliest practicable date. The 2018 Plan includes an assessment of progress towards achieving the control measure commitments in the previous Triennial Plan, a summary of the last three years of ozone data, a comparison of the expected versus actual emission reductions for each measure committed to in the previous Triennial Plan, updated control measure commitments, and updated growth rates of population, industry, and vehicle related emissions.

There is not anticipated to be a significant increase in vehicle miles traveled as a result of this project. The project consists of a land division to divide one existing parcel totaling 194.2± acres into two parcels; farming operations will not be altered. There is the potential to develop up to four 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 result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Less Than Significant Impact.

See Section III a) above.

Each project with emissions falling under regulatory standards must individually comply with the GCAPCD regulations. When adopting the General Plan in 1993, the Glenn County Board of Supervisors adopted a Statement of Overriding Considerations finding that the unavoidable impact to air quality could be

overridden because any project would represent a cumulative impact and that the General Plan employed all feasible mitigations. In addition, each project would be required to utilize the best available control technology to mitigate impacts to air quality.

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as an attainment area for ozone; while particulates (PM₁₀) are designated nonattainment by the state. An "Attainment" area is defined as a geographic area that meets or exhibits values lower than the level of a criteria air pollutant allowed by the federal standards; a "Nonattainment" area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards. This project is not anticipated to increase Vehicle Miles Traveled nor is it anticipated to increase population, both of which are major contributors to pollutants including (PM₁₀); it is concluded that the impact from the proposal is less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

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

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Odors are generally labeled as a nuisance and not a health risk to a community. It is a violation for odor to cause a nuisance 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). These requirements include, but are 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. 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.

The project would not directly result in the creation of objectionable odors as the project does not include any features that would create objectionable odors. Given this information, impacts are considered less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Background

Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates, are all considered special-status species.

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

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation*

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

Streams, Lakes, and Riparian Habitat

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.⁴ “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

³ Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.

⁴ 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.

on, and occurs because of, the stream itself.”⁵ 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 194.2± acres in size. The project site, as well as bordering parcels, are currently being utilized for agricultural uses. There are no residential or other structures on either proposed parcel. Proposed Parcel One will have access to County Road SS, and proposed Parcel Two will have access to County Road SS through a Non-Exclusive Easement. Based upon Topographic Maps the project site is relatively flat ranging from approximately 79 to 83 feet above mean sea level (msl).

Surrounding Land Uses and Setting:

The project site is located on the east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road, in the Codora area of unincorporated Glenn County, California. The site consists of portions of Section 5, Township 19 North, Range 2 West, M.D.B. & M., Princeton Geological Survey (USGS) 7.5' topographic Quadrangle.

This project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species. The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).⁶ According to the CNDDDB, sensitive species have not been documented within the project site and no sensitive species have been documented within 1.5-miles of the site.

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.⁷ These important biological areas are primarily located within the riparian zones of the Sacramento

⁵ California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, 015ento, CA.

⁶ California Department of Fish and Wildlife. *California Natural Diversity Database*. <http://www.dfg.ca.gov/biogeodata/cnddb/>.

⁷ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Table 2-5.

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.⁸

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. No endangered plant species exist within the project site due to the site's 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.

The project will have a less than significant impact 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 Game or U.S. Fish and Wildlife Service.

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

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.⁹ The project site is located in the vicinity of Willow Creek. See Section IV. a) for additional information about 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.¹⁰ These important biological areas are primarily located within the riparian zones of the Sacramento

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

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

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

River. The project site is also not located within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.¹¹

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 managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.¹²

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹³, wetlands do not exist at the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹⁴, the project site is not designated as a protected wetland site. The project will not directly remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be a less than significant impact on federally protected wetlands as a result of this project.

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

¹² Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

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

¹⁴ California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

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

Less Than Significant Impact. According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.¹⁵ Major migration corridors are located in the western part of the County. Based on the project site's location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

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

The project site has routinely been graded; the project does not involve new activities on undisturbed ground. The project activities would not alter or destroy migratory wildlife corridors. The project site does not contain native wildlife nursery habitat. The project would not significantly impede migratory wildlife corridors. Therefore, it is concluded the proposed project would have a less than significant impact upon the movement of any native resident or migratory wildlife species.

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

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

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

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

¹⁵ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

V. CULTURAL RESOURCES

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

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

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

Less Than Significant Impact with Mitigation Incorporated. 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 April 2, 2020.

Prehistoric Resources

According to the records of the NEIC, no prehistoric sites have been recorded in the project area or the vicinity. The project is located in a boundary region utilized by Konkow Maidu, Nomlaki, and Patwin populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources

According to the records of the NEIC, one site of this type has been recorded in the project area. The site, CA-GLE-603H, consists of the Provident Main Canal (aka, Brush Canal). Unrecorded historic cultural resources may be located in the project area.

The USGS Princeton 7.5' quad map indicates that the project area lies in the Larkins Childrens Rancho and the Quint Canal, Provident Main Canal, unnamed canals, roads, and levees are located in the project area, while Willow Creek, the Sacramento River, roads, and structures are located in the project vicinity.

In 1844, John Bidwell searched for a suitable land grant for the children of Thomas Larkin. His first trip was unsuccessful, but he eventually found the land grant in 1845 which was named Larkins Childrens Rancho.

The Provident Main/Brush Canal was constructed between 1916 and 1917 by the Provident Irrigation Syndicate (later the Provident Irrigation District). The canal, which is about 16 miles long, draws water from the Sacramento River at Sidd's landing and irrigates agricultural land west of the Sacramento River and southwest of the town of Princeton.

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. This site has been farmed for many years and the ground has been levelled and tilled repeatedly, therefore the likelihood of discovering anything of historic value is minimal. 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.

Mitigation:

Mitigation Measure CR-1 (Cultural Resources): *In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report, will be determined by the Glenn County Planning and Community Development Services Agency Director. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting*

archaeologist, subject to scientific analysis, professional museum curation, and documented according to current professional standards.

Timing/Implementation: During construction/excavation activities

Enforcement/Monitoring: Glenn County Planning & Community Development Services Agency

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. 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. It is concluded there will be a less than significant impact.

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. Energy

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----	--------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. No development is being proposed at this time, however, the division could allow for the permitting of additional residences. Any future development must comply with California Green Building Standards as well as California Energy Code. Impacts are anticipated to be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. This proposal will not conflict with any state or local renewable energy plan or efficiently. This proposal is required to conform with the Glenn County Energy Element. Future development would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

VII. GEOLOGY AND SOILS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	iv)	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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.¹⁶ Glenn

¹⁶ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

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.¹⁷ The UBC establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. The UBC also classifies all of Glenn County as being within a Seismic Risk Zone 3. Seismic risk zones are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes. A Seismic Risk Zone 3 requires that special precautions be taken, in accordance with the UBC, during construction to avoid or minimize earthquake damage.

The United States Geologic Survey (USGS) and California Geologic Survey (CGS) produced a Seismic Shaking Hazards in California map (revised April 2003), which depicts the peak ground acceleration (pga) percentage that has a 10% potential of occurring in the next fifty years.¹⁸ Glenn County, as well as areas on the west side of the central valley, are rated as 10%–30% on a scale of 0%–100%. Additionally, no earthquake greater than a magnitude 5.5 has occurred in Glenn County in over 200 years.¹⁹

The seismic history of Glenn County shows the area to be generally stable. Glenn County’s stability can be correlated with its location away from tectonic plate boundary convergence/divergence and its location away from major active faults with high slip rates. 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.

¹⁷ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.4, Earthquakes.

¹⁸ United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

¹⁹ California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However, since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.²⁰ Further, the California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is a less than significant impact.

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.²¹ 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.

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,

²⁰ United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*.
http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

²¹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

lateral spreading, subsidence, liquefaction, or collapse. Soils and the geology of the project site are generally stable because of the area's seismic stability and low relief (see Section VI. a) i) above).

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.²²

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 UBC, 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.²³

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²⁴ Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

Glenn County is being monitored for subsidence through 58 monitoring stations. There have been no cases of subsidence at the project site²⁵. The closest monitoring station is located approximately 1 mile southeast of the project site. All future construction is required to meet the standards set by the UBC, 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

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

²³ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet - 165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

²⁴ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

²⁵ CA. Department of Water Resources. February 2015. Glenn County GPS Subsidence

because of the area's seismic stability. Future construction in compliance with the UBC 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 direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil. According to Figure 4-5 of Volume II of the Glenn County General Plan, most of Glenn County has high expansive soils.²⁶ Soils containing a high clay content often exhibit a 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 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*

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

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

Proposed parcels one and two are undeveloped and proposed for agricultural use. 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.”

Compliance with Glenn County Environmental Health standards would ensure that any septic systems are properly operating and any expansion of the system is designed with respect to on-site soil capabilities for the safe treatment and disposal of wastewater and the protection of groundwater quality. Therefore, this impact would be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The project site contains no known paleontological resources or unique geologic sites.

VIII. GREENHOUSE GAS EMISSIONS

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

Legislative/Regulatory

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

greenhouse gas emissions to 1990 levels by the year 2020, which would be a 25 percent reduction from forecasted emission levels.

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

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

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

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

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

Methane (CH₄) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual

emissions of CH₄ are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH₄ concentrations in the atmosphere are increasing.²⁷

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

Less Than Significant Impact. No changes are proposed for either 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. 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.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

The Glenn County Air Pollution Control District (GCAPCD) is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances. The 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 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 or excessive noise 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 or excessive noise for people residing or working in the project area; therefore, there is no impact.

- f) **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.

- g) **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

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

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

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.

X. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	result in a substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

	iv)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems, and the proposal will require a permit for onsite wastewater treatment systems issued by Glenn County Environmental Health. It is concluded that there will be a less than significant impact as a result of this project.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The proposed project would not substantially decrease groundwater supplies or interfere 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

There is the potential for an additional four residences to be developed as a result of this proposal. The average residence will use approximately 232 gallon of water per day; for a total of 928 gallons as a result of this proposal³³. 928 gallons of water would not significantly deplete groundwater supplies or interfere substantially with groundwater recharge. The project site is primarily used for agriculture, which will continue independently of this project. Water use associated with future development is not anticipated to include heavy uses of water and would not have a significant impact upon groundwater decline.

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

³³ U.S. Geological Survey's. <https://water.usgs.gov/edu/qa-home-percapita.html>

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) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
- i) **result in a substantial erosion or siltation on- or off-site;**
 - ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

Less Than Significant Impact. Based on the approximate project site topography the project site is relatively flat with an elevation of approximately 83 feet, with the lowest elevation of approximately 80 feet within the southern portion of the project site; the site currently drains to the south of the property. Quint Canal is located east of the project site and is adjacent to the site. The drainage pattern of the site is not anticipated to change as a result of this project, there is anticipated to be no substantial increase in erosion or siltation. Given that the drainage pattern of the project site will not substantially change as a result of this project there will not be a significant impact to surface runoff, which would result in flooding on- or off-site.

- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

Less Than Significant Impact. There will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site. All future construction is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes). As is the case under current land use designations and zoning, future development would be required to adhere to standard practices designed to prevent erosion and siltation, such as slope protection and dust control. Any future drainage changes shall meet the requirements of Chapter 15.650 of the County Code. The project will not generate substantial additional sources of polluted runoff. It is concluded that there will be a less than significant impact.

iv) impede or redirect flood flows?

Less Than Significant Impact. This project will not impede or redirect flood flows. The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. All future construction and improvements of the project will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). The project will not have a significant impact in impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. Tsunamis are large ocean waves generated by major seismic events. 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.

The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

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 on release of pollutants due to existing regulations for new structures within a flood hazard area.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact. The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of pollution affecting water quality would be generated with approval of this project. Construction activities resulting in a land disturbance of greater than one acre would require permitting through the Central Valley Regional Water Quality Control Board. An expansion of a septic system or a new system could degrade water quality. However, compliance with Glenn County

Environmental Health standards would ensure the safe treatment and disposal of wastewater and the protection of groundwater quality. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no increases in groundwater use are planned. It is concluded that there will be a less than significant impact.

XI. LAND USE AND PLANNING

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

a) Would the project physically divide an established community?

No Impact. The proposed project would not physically divide an established community. The 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 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AP-80” (Agricultural Preserve Zone, 72-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 “AP-80” zoning designation (Glenn County Code Chapter 15.470). The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

XII. MINERAL RESOURCES

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

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

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

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

Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.³⁴

- 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

³⁴ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

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.³⁵ The project site is located within the “AP-80” (Agricultural Preserve) zone. Mining and related processing activities are not an allowed in the “AP-80” zone. 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.³⁶ Additionally, no oil or geothermal resources have been discovered in the County.³⁷ 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.

XIII. NOISE

Would the project result in:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

³⁵ California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.

³⁶ California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2001. *Oil, Gas, and Geothermal Fields in California*.

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

a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

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

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

There is not anticipated to be any noise generated as a result of this proposal as no new development is being proposed, however, the proposal does have the potential to create up to four new residences. Any noise generated would not be 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 agriculture uses.

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

There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. The operation of the project may increase noise levels in the project vicinity; however, there are no residences within 1,000 feet of the project site. Therefore, it is concluded there will be less than significant impact.

b) **Generation of excessive groundborne vibration or groundborne noise levels??**

Less Than Significant Impact. The proposed project would not generate excessive groundborne vibrations. Vibrations are regulated by Glenn County Code §15.560.130, which states that no use shall generate ground vibrations which are perceptible without instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are

exempt from the vibration performance standard as stated under Glenn County Code §15.560.130. Potential residential construction work in the future would not cause significant groundborne vibration. Since the duration of impact would be brief and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related groundborne vibration and groundborne noise is considered less than significant.

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

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally the project sites is located outside of airport land use planning boundaries and is approximately 8 miles southeast from the Willows-Glenn County Airport.³⁸ This airport is the closest public use airport to project site. The project site is outside of the noise contour based on the Community Noise Equivalent Level (CNEL) as defined in the Willows Glenn County Airport Master Plan. It is concluded that there will be a less than significant impact as a result of this project.

XIV. POPULATION AND HOUSING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

³⁸ Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf

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

Less Than Significant Impact. The proposed project would not induce substantial population growth directly or indirectly. The site is currently undeveloped. While no new houses are being proposed, up to two residences per parcel could be constructed as allowed by zoning. A total of four new homes would at 2.75 persons per household, would total 11 new people, not a substantial increase to the 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.

XV. PUBLIC SERVICES

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

v)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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

i) **Fire protection?**

Less Than Significant Impact. Glenn County is primarily serviced by volunteer fire protection districts. The community of Hamilton City and the City of Willows are the only areas that have paid firefighter personnel. The project site is served by the Willows Rural Fire Protection District. 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 would need to 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 Princeton Joint 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 greatly increase park use. The proposed project could induce population growth of 11 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.

XVI. RECREATION

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

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

No Impact. The project does not involve the use of recreational facilities. The proposed project could induce population growth of 11 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?

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.

XVII. TRANSPORTATION

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Glenn County Roads Overview:

The major north-south road is Interstate 5 (I-5), which provides major connection between Glenn County and major cities to the north, such as Red Bluff and Redding, and to the south to cities such as Sacramento. East of I-5, 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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The project will not conflict with an applicable plan, ordinance or policy addressing the circulation system.

The proposed project will be served by Non-Exclusive Easements and County Road SS. 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 each resultant parcel is developed to its maximum of two residences per parcel totaling four new residences. According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips. Four new residences would potentially result in 38.12 vehicle trips per day during weekdays. An increase of 38.12 vehicle trips would not be substantial for existing traffic volumes or road capacities. It is concluded that there will be a less than significant impact on transportation and traffic.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)

§ 15064.3 Determining the Significance of Transportation Impacts

(b) Criteria for Analyzing Transportation Impacts

(1) Land Use Projects. *“Vehicles miles traveled exceeding an applicable thresholds of significant may indicate a significant impact. Generally, projects within one-half mile of either an existing major transportation stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant impact. Projects that decrease vehicle miles traveled in the project area*

compared to existing conditions should be presumed to have a less than significant impact”.

Less Than Significant Impact. Vehicle Miles Traveled (VMT) are not anticipated to significantly increase as a result of this proposal. No development is being proposed at this time. While the proposal does have the potential to create four additional residences, it would not significantly increase VMT. With an additional population of 11, VMT would increase 421.63. The project is along an existing transit connector, County Road 60, the proposal is also not anticipated to significantly increase VMT; therefore; it is concluded there will be a less than significant impact.

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact. The proposed project would not substantially increase traffic hazards due to geometric design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. Non-exclusive easements to County Road SS 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.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

i) and ii) Less than significant Impact . The proposed project will not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074. A request for project review was sent to local native tribes as well as the Northeast Information Center of the California Historical Resources Information System (NEIC). No comments were received from native tribes. According to NEIC records, there are no prehistoric or historic resources at the project site. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

Discovery of Cultural Resources

This site has been used for farming for many years, and as such has been tilled repeatedly, greatly reducing the chance that Cultural Resources will be discovered. 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. See Mitigation Measure CR1 for additional information.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. There is no municipal wastewater treatment facility proposed with this project. The project will not require or result in new or expanded municipal facilities that could cause

significant environmental effects. The proposal will rely on individual sewage disposal systems for wastewater treatment.

The project site has been graded to accommodate existing uses. The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. Current land drainage is not expected to significantly change. Any leveling of land or drainage changes must comply with Chapter 15.700 of the Glenn County Code, as well as State and Federal regulations. The project will not require significant alterations to existing electric power, natural gas, or telecommunications facilities. It is concluded there will be a less than significant impact as a result of this project.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The project will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. While no new development is being proposed, the project does have the potential to create up to four new residences. Existing groundwater resources would be sufficient to serve the project and reasonably foreseeable development. Any residential development would be required to have county permitted water sources, making this impact less than significant. 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.

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

Less Than Significant Impact. There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.010 of the Glenn County Code and by the Glenn County Environmental Health Department. No sewage disposal systems are located on the site and none are proposed. Future development shall meet all Environmental Health and Safety codes.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. 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 Transfer Station. While future development at the project site would generate solid waste,

the amount of additional waste generated from the proposal's maximum buildout of an additional four residences would not have a significant impact of existing waste disposal. According to Environmental Protection Agency, the average person generated 4.82 pounds of solid waste per day. On average there are 2.58 persons per household, with four possible new residences there is the potential to create ~49.74 pounds of solid waste per day. An additional 49.74 pounds of solid waste per day would not have a significant impact on Glenn County Transfer Station Operations. The cumulative impacts on the Transfer Station 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.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. In compliance with guidelines set forth by AB 939 (California Integrated Waste Management Act of 1989), the County of Glenn has adopted a Source Reduction and Recycling Element (SRRE) to define goals and objectives for waste reduction, recycling, and diversion. The SRRE defines guidelines to implement these goals and objectives through seven main programs, consisting of Source Reduction, Recycling, Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

XX. Wildfire

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not located within a fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The project site is relatively flat with minimal slope. The site has an elevation of approximately 83 feet, with the lowest elevation of approximately 80 feet within the southern portion of the project site. The project site has no features that would exacerbate wildfire risk including slope or prevailing winds; therefore, it is concluded there will be a less than significant impact.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. This project would not require the installation or maintenance of additional infrastructure that may exacerbate fire risk impacts to the environment. It is concluded there will be no impact.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The project site is relatively flat with an elevation of approximately 83 feet, with the lowest elevation of approximately 80 feet within the southern portion of the project site. The drainage pattern of the site is not anticipated to change as a result of this project. No people or structures will be exposed to a significant risk due to post-fire slope instability or drainage changing. It is concluded there will be a less than significant impact.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

- a) **Does the project have the potential to substantially 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, substantially 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 V and VI 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, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

Records of, or consultation with the following:

LANDOWNERS:

Curtis & Shellie Amaro
12721 Merritt-Horning Road,
Chico, CA 92528

&

John H. & Cathy S. Webster
P.O. Box 2053,
Woodland, WA 98674

SURVEYOR:

Gerald W. White, PLS
California Engineering Company, Inc.
1070 West Wood Street, Suite D,
Willows, CA 95988

California Department of Conservation, Division of Land Resource Protection
California Department of Fish and Wildlife
Central Valley Regional Water Quality Control Board
Glenn County Agricultural Commissioner
Glenn County Air Pollution Control District/Certified Unified Program Agency
Glenn County Environmental Health Department
Glenn County Planning & Community Development Services, Building Inspection Division
Glenn County Planning & Community Development Services, Environmental Health
Glenn County Planning & Public Works Agency, Engineering & Surveying Division
Glenn County Sheriff's Office
Grindstone Rancheria of Wintun-Wailaki
Mechoopda Indian Tribe of Chico Rancheria
Middletown Rancheria of Pomo Indians California
Northeast Information Center (NEIC) of the California Historical Resources Information System
Willows Rural Fire Protection District
Willows School District
Pacific Gas and Electric Company (PG&E)
Paskenta Band of Nomlaki Indians

- California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.
- California Department of Conservation, Division of Land Resource Protection. *Farmland Mapping and Monitoring Program*. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources. 2001. *Oil, Gas, and Geothermal Fields in California*.
- California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.
- California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.
- California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.
- California Department of Fish and Wildlife. *California Natural Diversity Database*. <https://www.wildlife.ca.gov/Data/CNDDB>
- California Department of Forestry and Fire Protection. 2007. *Fire Hazard Severity Zones in State Responsible Areas (SRA, Fire and Resource Assessment Program (FRAP))*. http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg.
- California Department of Justice, Office of the Attorney General. *Global Warming*. <http://ag.ca.gov/globalwarming/index.php>
- California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.
- California Department of Transportation. *Officially Designated State Scenic Highways*. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.
- California Environmental Protection Agency, Air Resources Board. *Climate Change Program*. <http://www.arb.ca.gov/cc/cc.htm>
- California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.
- Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.
- Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*. http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIGURES

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

Figure 2

PACKER TRACT

Sacramento Valley Colony No. 4

T.C.A. 13-23

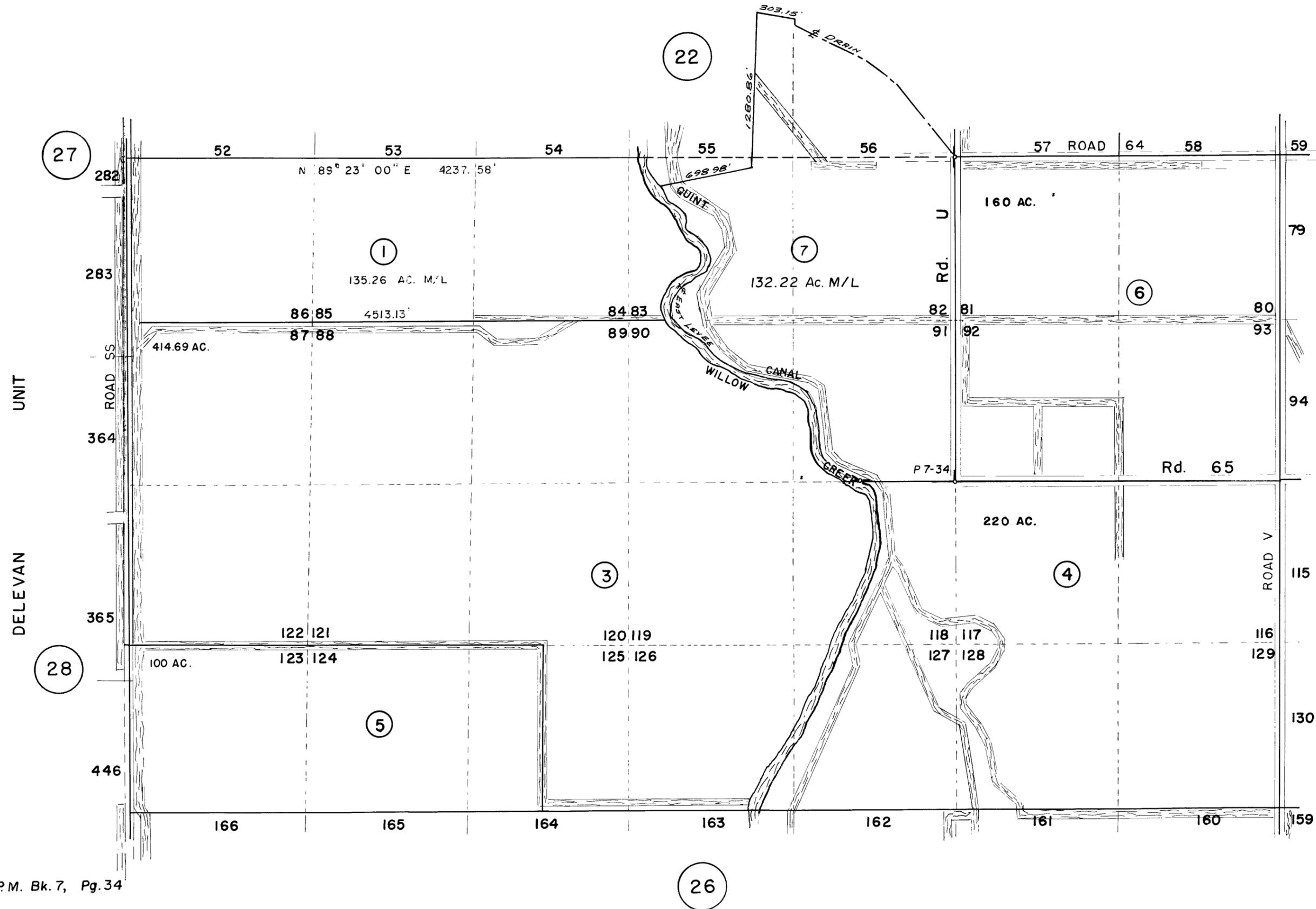


Figure 4

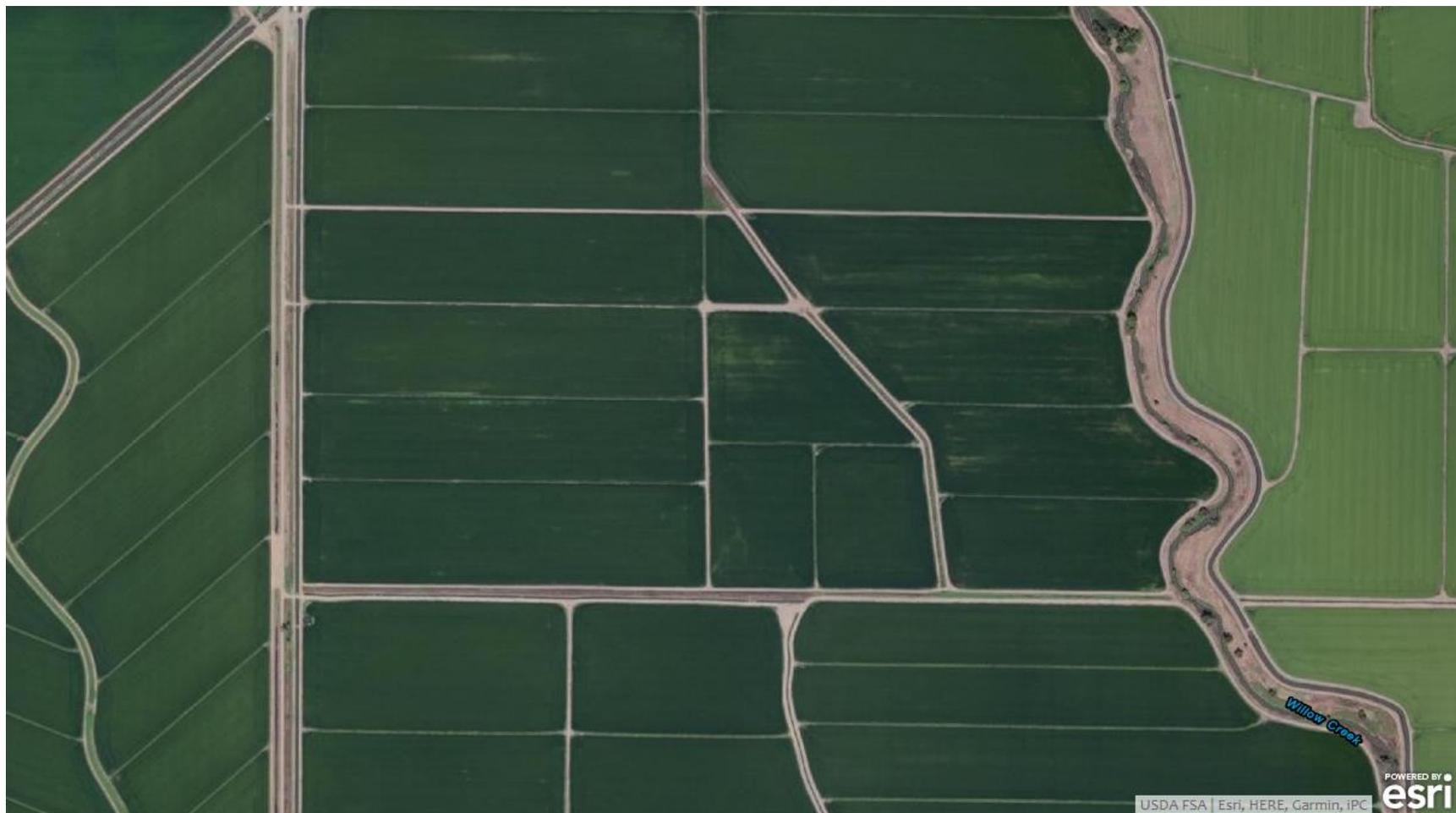


Figure 4: Aerial Image of Project Site



March 12, 2020

John Lanier
County of Glenn
225 N Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear John Lanier,

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

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

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

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

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

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

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



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

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

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

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

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

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

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

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

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

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



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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

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



Attachment 2 – Electric Facilities

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

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



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

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

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

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

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

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

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

GLENN COUNTY
Planning & Community Development Services Agency
Environmental Health Department

225 N Tehama St.
Willows, CA 95988
Tel: 530.934.6102 Fax: 530.934.6103
www.countyofglenn.net



DONALD RUST, Director

Date: March 18, 2020

To: John Lanier, Assistant Planner
Glenn County Planning & Community Development Services Agency (PCDSA)
(Via Email)

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

Re: TPM 2020-002, Amaro-Webster, APN 013-220-020, 013-230-001 (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/requirements:

Proposed parcels one and two are undeveloped and proposed for agriculture use. 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.



PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor
Transit

Cole Grube, P.E., Director

March 25, 2020

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

Attn: John Lanier, Assistant Planner

Subject: Tentative Parcel Map 2020-002 – Conditions of Approval
Landowners: Curtis & Shellie Amaro and John & Cathy Webster

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 SS 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)

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

Michael Biggs
Engineering Technician III
Glenn County Public Works

NOTICE OF DETERMINATION

To: County Clerk, County of Glenn,
516 W. Sycamore Street, 2nd Floor, Willows, CA 95988
From: Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA 95988

Lead Agency Contact Person:

John Lanier, Assistant Planner

225 North Tehama Street, Willows, CA 95988

Email: planning@countyofglenn.net

Phone: 530.934.6540

Subject: Filing Notice of Determination in compliance with Section 21152 of the Public Resources Code and CEQA Guidelines Section 15075.

State Clearinghouse Number: None

Project Title: Tentative Parcel Map 2020-002, Amaro-Webster

Applicant/Landowners:

Curtis & Shellie Amaro
12721 Merritt Horning Road
Chico, CA 95928

John H. & Cathy S. Webster
P.O. Box 2053
Woodland, WA 98674

Project Location: The project site is located on the east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road, in the Codora area of unincorporated Glenn County, California. The site consists of portions of Section 5, Township 18 North, Range 2 West, M.D.B. & M., Princeton Geological Survey (USGS) 7.5' topographic Quadrangle. The project site comprises the following Assessor's Parcel Numbers (APNs): Parcel one 013-220-020 (58.93± acres), Parcel two 013-230-001 (135.26± acres).

Project Description:

The project consists of a land division to divide one legal lot totaling 194.2± acres into the following:

Parcel One: 96.8 ± acres & Parcel Two: 97.4 ± acres

This is to advise that the Glenn County Planning Commission approved the above-described project on August 19, 2020, and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval is available to the General Public at: Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988



Donald Rust, Director

Glenn County Planning & Community Development Services Agency

Date: August 25, 2020

GLENN COUNTY

Planning & Community Development Services Agency

225 N. Tehama Street
Willows, CA 95988
530.934.6540

www.countyofglenn.net



Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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

FEDERAL AGENCIES

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

OTHER

- AT&T
- California Water Service Co. (Chico)
- California Association of RC&D
- City of 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

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

- 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:
- School District: Princeton Joint Unified
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office
- Water/Irrigation District: GCID

DATE: March 11, 2020

PROJECT: Tentative Parcel Map 2020-002, Amaro-Webster

PLANNER: John Lanier, Assistant Planner, janier@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

225 N. Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Donald Rust, Director

REQUEST FOR REVIEW

DATE: March 11, 2020

PROJECT: **Tentative Parcel Map 2020-002, Amaro-Webster**

PLANNER: John Lanier, Assistant Planner, jlancier@countyofglenn.net

**APPLICANT/
LANDOWNER:** Curtis & Shellie Amaro
12721 Merritt-Horning Road, Chico, CA 92528
530-517-0800, cgamaro@yahoo.com
John H. & Cathy S. Webster
P.O. Box 2053, Woodland, WA 98674

SURVEYOR: Gerald W. White, PLS
California Engineering Company, Inc.
1070 W. Wood Street, Suite D, Willows, CA 95988
(530) 934-7055
gwhite@cecusa.net

PROPOSAL: **Tentative Parcel Map 2020-002, Amaro-Webster**

The project consists of a land division to divide one legal lot totaling approximately 194.2± acres into the following:

Parcel One:	96.8± acres
Parcel Two:	97.4± acres

APNs: 013-220-020, 013-230-001

LOCATION: The project site is located on the east side of County Road SS, south of County Road 61, west of Willow Creek, and north of Norman Road, in the Codora area of unincorporated Glenn County, California.

ZONING: AP-80, 72-acre minimum

GENERAL PLAN: “Intensive Agriculture”

FLOOD ZONE: Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, March 27, 2020**, 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 2020-002

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: Curtis Amaro

Address: 12721 Merritt Horning Rd., Chico, Ca 95928

Phone:(Business) _____ (Home) 530-517-0800

Fax: _____ E-mail: _____

2. Property Owner(s):

Name: Curtis & Shellie Amaro & John H. & Cathy Webster

Address: 12721 Merritt Horning Rd., Chico, Ca 95928

Phone:(Business) _____ (Home) 530-517-0800

Fax: _____ E-mail: _____

3. Engineer/Surveyor:

Name: Gerald W. White. PLS

Mailing Address: 1070 W. Wood St., Ste. D, Willows, Ca 95988

Phone:(Business) 530-934-7055 (Home) _____

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

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).
Name: Curtis & Shellie Amaro, John H. & Cathy Webster
Mailing Address: 12721 Merritt Horning Rd., Chico, Ca 95928
5. Is There a Deed of Trust on the Property? Yes _____ No X
(If Yes, list the person(s):
Name: _____
Mailing Address: _____
6. Request or Proposal: _____

7. Address and Location of Project: County Rd. SS, South of Rd. 61
8. Current Assessor's Parcel Number(s): 013-220-020 & 013-230-001
9. Existing Zoning: AP80
10. Existing Use of Property: Farming
11. Proposed Use of Property: Farming
12. Number of Existing Residential Dwelling Units on each Resultant Parcel: N/A
13. Number of Parcels to be Created: 2
14. Size for Each Parcel: 96.8+- Acres and 97.4+- Acres
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: Farm Management

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: Curtis Amaro Shellie Amaro

Print: Curtis Amaro Shellie Amaro

Date: 2/28/20 2/28/2020

Address: 12721 Merritt Horning Rd. Chico, Ca. 95928

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: John H. Webster Cathy S. Webster

Print: John H. Webster Cathy S. Webster

Date: 3/4/20

Address: PO Box 2053, Woodland, WA 98674

Case TPM 2020-002

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

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: Curtis & Shellie Amaro
Address, City, State, Zip: 12721 Merritt Horning Rd., Chico, Ca 95928
Telephone: 530-517-0800 Fax: _____
E-mail: _____
2. Name: John H. & Cathy Webster
Address, City, State, Zip: 12721 Merritt Horning Rd., Chico, Ca 95928
Telephone: 530-517-0800 Fax: _____
E-mail: _____
3. Address and Location of Project: County Rd. SS, South of Rd. 61

4. Current Assessor's Parcel Number(s): 013-220-020 & 013-230-001

5. Existing Zoning: AP80

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:

No

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.

Existing rice fields.

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 fields

East: Rice fields

South: Rice fields

West: Rice fields

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

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

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

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? Private carrier

5. Source of Energy:

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

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

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

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

6. Fire Protection:

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

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

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

1. Number and sizes of existing and proposed structures: _____

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

2. Percentage of lot coverage: _____

3. Amount of off-street parking provided: _____

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

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

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

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

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

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

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

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

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

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

V. CERTIFICATION:

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

Date: 3/11/20 Signature: [Handwritten Signature]
For: Curtis Amaro et al

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

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

PRELIMINARY REPORT

To:

CALIFORNIA ENGINEERING CO INC
1070 W WOOD ST, STE D
WILLOWS, CA 95988
ATTN: JERRY WHITE

Title Officer:

TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
750 MAIN STREET
RED BLUFF, CA 96080
PHONE NO.: 530-988-5532

ESCROW NO: 71-00163792

Property Address:

013-230-001-000, 013-220-020-000
BUTTE CITY, CA, 95920

Title No:

71-00163791

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

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

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

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

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

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

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

Dated as of: Jan 24, 2020 at 8:00 a.m.

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

A FEE AS TO PARCEL ONE; AN EASEMENT AS TO PARCELS TWO AND THREE

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

CURTIS G. AMARO AND SHELLIE LEE AMARO, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST; AND JOHN H. WEBSTER AND CATHY WEBSTER, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2020-2021 THAT ARE A LIEN NOT YET DUE.
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.
5. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE RECLAMATION DISTRICT NO. 2047 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
6. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE PROVIDENT IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.
7. RESERVATIONS OF LATERALS, DITCHES, ETC., TOGETHER WITH FUTURE RIGHTS OF WAY AS CONTAINED IN THE DEED FROM PROVIDENT IRRIGATION DISTRICT TO C.L. WOLCOTT AND FLORENCE WOLCOTT, AS JOINT TENANTS, DATED JULY 9, 1940 AND RECORDED NOVEMBER 19, 1940 IN BOOK 131 OF OFFICIAL RECORDS, AT PAGE 171.
8. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES CONVEYED TO WINTON GEORGE WOLCOTT AND TIMOTHY LEON CARNAHAN, AS TRUSTEES OF THE CHESTER IRVING WOLCOTT TRUST A, AN UNDIVIDED 17.30% INTEREST AND WINTON GEORGE WOLCOTT AND TIMOTHY LEON CARNAHAN, AS TRUSTEES OF THE CHESTER IRVING WOLCOTT TRUST B, AN UNDIVIDED 82.70 INTEREST IN THE DOCUMENT RECORDED JULY 27, 2004 AS INSTRUMENT NO. 2004-4939 OF OFFICIAL RECORDS.
9. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN A DOCUMENT EXECUTED PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (WILLIAMSON ACT) AND RECORDED DECEMBER 15, 2004 AS INSTRUMENT NO. 2004-8493 OF OFFICIAL RECORDS.
10. AN OIL AND GAS LEASE EXECUTED BY L.J. FARMS, A GENERAL PARTNERSHIP AS LESSOR AND VENOCO, INC., A DELAWARE CORPORATION AS LESSEE, RECORDED OCTOBER 5, 2007 AS INSTRUMENT NO. 2007-6063 OF GLENN COUNTY OFFICIAL RECORDS.

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE LEASE ARE NOT SHOWN HEREIN.
11. AN EASEMENT FOR A DRAIN DITCH AND ROAD EASEMENT AND INCIDENTAL PURPOSES CONVEYED TO WINTON GEORGE WOLCOTT AND TIMOTHY LEON CARNAHAN, AS TRUSTEES OF THE CHESTER IRVING WOLCOTT TRUST B IN THE DOUCMENT RECORDED APRIL 5, 2017 AS INSTRUMENT NO, 2017-1465 OF OFFICIAL RECORDS.
12. 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.
13. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

15. 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.

16. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ETSEQ), THE PACKERS AND STOCKYARDS ACT (7 U.S.C. 181, ETSEQ) OR UNDER SIMILAR FEDERAL OR STATE LAWS.

NOTICE

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

NOTES:

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

NONE

B. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.

C. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.

D. CANCELLATION FEES

NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF \$400.00

E. TAXES FOR PRORATION PURPOSES FOR THE FISCAL YEAR 2019-2020

1ST INSTALLMENT:	\$2,768.57	PAID 12/06/2019
2ND INSTALLMENT:	\$2,768.57	PAID 01/10/2020
ASSESSMENT NO.:	013-230-001-000	

1ST INSTALLMENT:	\$1,270.47	PAID 12/06/2019
2ND INSTALLMENT:	\$1,270.47	PAID 01/10/2020
ASSESSMENT NO.:	013-220-020-000	

LEGAL DESCRIPTION

PARCEL ONE:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 84, 85, 86, AND PORTIONS OF LOTS 52, 53, 54, 55, AND 83 OF THE SACRAMENTO VALLEY COLONY NO. 4, LYING WEST OF THE CENTERLINE OF THE WEST LEVEE OF WILLOW CREEK, AS SHOWN ON THAT CERTAIN PLAT FILED IN THE GLENN COUNTY RECORDER'S OFFICE IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE, 156, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" BRASS CAPPED IRON PIPE STAMPED L.S. 3747, SAID POINT BEING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN AND ACCEPTED AS BEING A POINT ON THE WEST BOUNDARY OF THE SACRAMENTO VALLEY COLONY NO. 4; THENCE SOUTH 1° 11' 10" EAST, 1711.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1° 11' 08" EAST, 1911.37 FEET TO THE SOUTHWEST CORNER OF LOT 86 OF THE SACRAMENTO VALLEY COLONY NO. 4; THENCE NORTH 89° 23' 00" EAST, 4513.13 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 83 OF THE SACRAMENTO VALLEY COLONY NO. 4 AND THE CENTER LINE OF THE WEST LEVEE OF WILLOW CREEK; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF THE WEST LEVEE OF WILLOW CREEK THE FOLLOWING COURSES: NORTH 47° 27' 09" WEST, 18.92 FEET; THENCE NORTH 28° 09' 27" WEST, 106.70 FEET; THENCE NORTH 13° 19' 32" WEST, 125.48 FEET; THENCE NORTH 17° 05' 49" EAST, 67.67 FEET; THENCE NORTH 38° 01' 15" EAST, 140.51 FEET; THENCE NORTH 56° 59' 08" EAST, 205.16 FEET; THENCE NORTH 26° 10' 31" EAST, 57.14 FEET; THENCE NORTH 9° 35' 53" WEST, 43.96 FEET; THENCE NORTH 37° 06' 42" WEST, 72.09 FEET; NORTH 43° 50' 23" WEST, 68.51 FEET; THENCE NORTH 61° 48' 00" WEST, 250.00 FEET; THENCE NORTH 46° 37' 26" WEST, 127.72 FEET; THENCE NORTH 29° 23' 55" WEST, 71.56 FEET; THENCE NORTH 16° 23' 49" WEST, 176.01 FEET; THENCE NORTH 4° 19' 30" WEST, 91.73 FEET; THENCE NORTH 7° 56' 03" WEST, 95.88 FEET; THENCE NORTH 12° 32' 36" WEST, 46.31 FEET; THENCE NORTH 9° 59' 53" EAST, 135.01 FEET; THENCE NORTH 21° 30' 51" EAST, 66.55 FEET; THENCE NORTH 26° 30' 30" EAST, 204.60 FEET; THENCE NORTH 13° 53' 07" EAST, 75.44 FEET; THENCE NORTH 8° 42' 24" WEST, 55.55 FEET; THENCE NORTH 23° 03' 57" WEST, 24.74 FEET; THENCE LEAVING SAID CENTER LINE OF THE WEST LEVEE OF WILLOWS CREEK, SOUTH 89° 29' 13" WEST, 2125.86 FEET; THENCE NORTH 37° 44' 20" WEST, 249.39 FEET; THENCE SOUTH 2° 11' 00" EAST, 207.77 FEET; THENCE SOUTH 89° 21' 53" WEST 2105.23 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE NORTHERLY LINE OF LOTS 49, 50, AND 51 OF THE SACRAMENTO VALLEY COLONY NO. 4 WHICH BEARS NORTH 89° 23' 00" EAST ON THAT CERTAIN PLAT ON FILE AT THE GLENN COUNTY RECORDER'S OFFICE IN BOOK 4 OF MAPS AND SURVEYS, AT PAGE 17.

NOTICE OF VOLUNTARY MERGER RECORDED DECEMBER 15, 2004 AS INSTRUMENT NUMBER 2004-8494 OF OFFICIAL RECORDS.

PARCEL TWO:

A PORTION OF LOTS 52, 53, 54 AND 55 OF THE SACRAMENTO VALLEY COLONY NO.4, LYING WEST OF THE CENTERLINE OF THE WEST LEVEE OF WILLOW CREEK, AS SHOWN ON THAT CERTAIN PLAT FILED IN THE GLENN COUNTY RECORDER'S OFFICE IN BOOK 1 OF MAPS AND SURVEYS AT PAGE 156, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT FOR INGRESS AND EGRESS OVER A 10.00 FOOT WIDE STRIP OF LAND LYING CONTIGUOUS WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 2-1/2" BRASS CAPPED IRON PIPE STAMPED LS 3747, SAID POINT BEING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST, MOUNT DIABLO MERIDIAN AND ACCEPTED AS BEING A POINT ON THE WEST BOUNDARY OF THE SACRAMENTO VALLEY COLONY NO.4; THENCE SOUTH 01° 11' 10" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 1711.71 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE NORTH 89° 21' 53" EAST, ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 2105.23 FEET; THENCE NORTH 02° 11'00" WEST, ALONG THE EASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 207.77 FEET; THENCE SOUTH 37° 44' 20" EAST, ALONG THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 249.39 FEET; THENCE NORTH 89° 29' 13" EAST, ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 2125.86 FEET, MORE OR LESS, TO THE CENTER LINE OF THE WEST LEVEE OF WILLOW CREEK AND THE TERMINUS OF THIS EASEMENT DESCRIPTION. THE SIDELINES OF SAID EASEMENT SHALL BE PROLONGED OR SHORTENED TO PROVIDE A CONTINUOUS 10.00 FOOT WIDE EASEMENT.

PARCEL THREE:

AN EXISTING IRRIGATION DITCH AND ROAD EASEMENT 30 FEET IN WIDTH, ALONG WITH THE RIGHT TO MAINTAIN AND GENERALLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE LINE OF LOT 51 OF THE SACRAMENTO VALLEY COLONY NO. 4 AS SHOWN ON THAT CERTAIN PLAT FILED IN THE GLENN COUNTY RECORDER'S OFFICE IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE, 156, NEAR THE NORTHWEST CORNER OF SAID LOT 51 WHERE THE IRRIGATION DITCH ENTERS SAME THENCE EASTERLY ALONG SAID DITCH TO A POINT WHERE THE DITCH TURNS SOUTH, THENCE SOUTHERLY ALONG THE EXISTING IRRIGATION DITCH TO A POINT WHERE THE DITCH ENTERS INTO THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 14, 2000, AS INSTRUMENT NO. 2000-2049 AND THE END OF SAID EASEMENT.

SAID EASEMENT IS FOR THE BENEFIT OF THAT CERTAIN PARCEL CONTAINED IN DEED RECORDED APRIL 14, 2000, AS INSTRUMENT NO. 2000-2049 AND OVER THAT CERTAIN PARCEL CONTAINED IN DEED RECORDED NOVEMBER 3, 1989, AS INSTRUMENT NO. 1989-4673.

APN: 013-230-001-000, 013-220-020-000

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

- In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.
 6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

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

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

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

- In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
 2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
 3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
 4. Failure to pay value for your title.
 5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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

EXCEPTIONS FROM COVERAGE

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

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

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

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

EXCEPTIONS FROM COVERAGE

- This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
 6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990
SCHEDULE B**

EXCEPTIONS FROM COVERAGE

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

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

Former Customers

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

Confidentiality and Security

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

Information Obtained Through Our Web Site

Business Relationships

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

Cookies

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

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

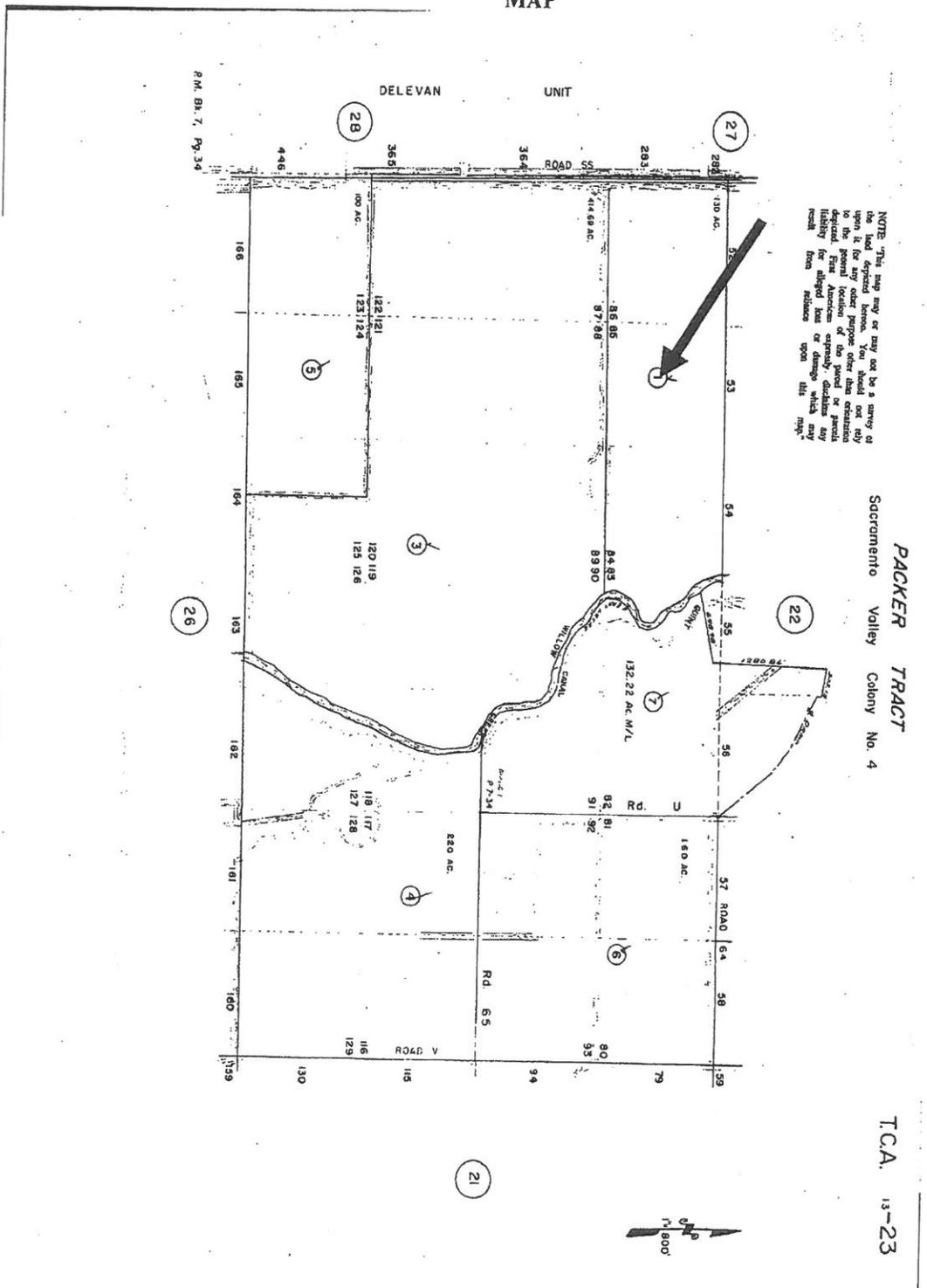
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

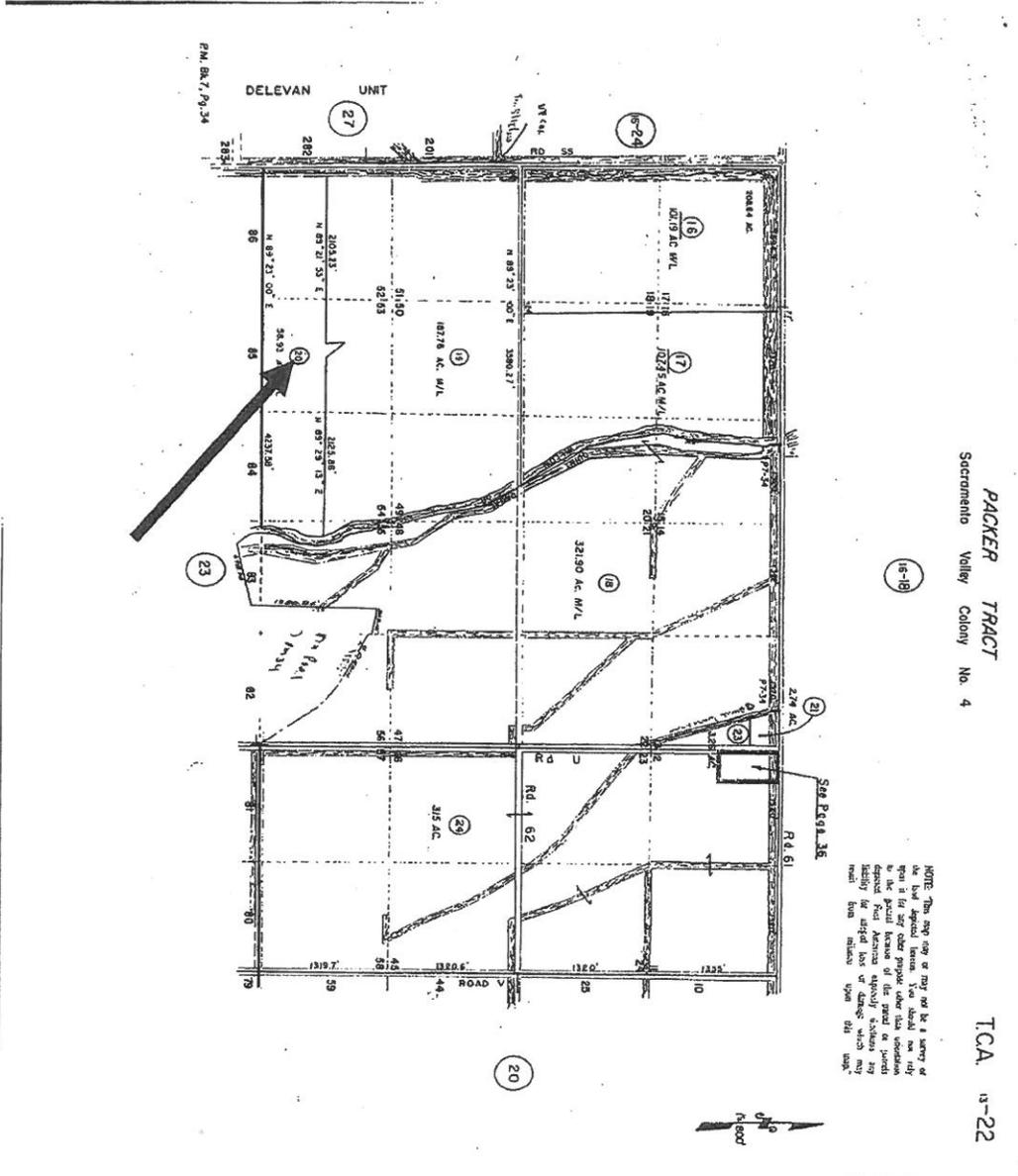
The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and its Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms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

MAP



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



Larkins Childrens Rancho

Section 5

013-270-021
MONTIZ BROS. FARMS

COUNTY ROAD "SS"

(N 00°11'08" W 1911.37')D

60' WIDE EASEMENT FOR INGRESS,
EGRESS AND PUBLIC UTILITY
PURPOSES FOR THE BENEFIT OF
PARCEL TWO TO BE CREATED WITH
THE FILING OF THE PARCEL MAP

(N 89°21'53" E 2105.23')D

LOT 52

SACRAMENTO VALLEY COLONY NO. 4

LOT 53

S 36°19'49" E
611.34'
Centerline of Drain

S 89°23'00" W
471.96'
Existing Field Break

(S 89°29'13" E 2125.86')D

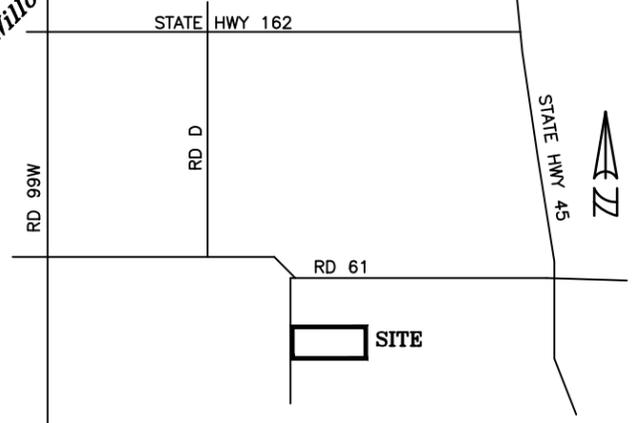
LOT 54

013-220-018
HANSEN

LOT 55



Willows



VICINITY MAP
NOT TO SCALE

PARCEL ONE
96.8± ACRES

LOT 86
RICE FIELD

PARCEL TWO
97.4± ACRES

LOT 84
RICE FIELD

LOT 85
Centerline of Existing Field Road
N 00°11'08" W 1424.25'

CENTERLINE OF THE WEST LEVEE

LOT 83
Willow Creek

013-230-007
HANSEN

2102.10'

(N 89°23'00" E 4513.13')D

2408.03'

LOT 87

LOT 88

013-230-003
MOORE

LOT 89

LOT 90

GENERAL NOTES:

ASSESSOR PARCEL NO.: 013-220-020 & 013-230-001
ZONING: AP 80
PRESENT USE: FARMING
PROPOSED USE: FARMING
POWER BY: PG & E
DRAINAGE BY: SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT
SEWAGE BY: INDIVIDUAL SEPTIC SYSTEM
IRRIGATION WATER BY: PROVIDENT IRRIGATION DISTRICT
DOMESTIC WATER BY: PRIVATE WELLS



SURVEYOR

GERALD W. WHITE, PLS 3653
CALIFORNIA ENGINEERING COMPANY - LONDON DIVISION
1070 WEST WOOD STREET, SUITE D
WILLOWS, CA 95888 (530) 934-1055

OWNERS AND SUBDIVIDERS:

APN 012-220-020 & 013-230-001
CURTIS G. AMARO & SHELLIE LEE AMARO
JOHN H. WEBSTER & CATHY WEBSTER
12721 MERRITT HORNING ROAD
CHICO, CA 95828 (530) 517-0000

TENTATIVE PARCEL MAP

SHOWING A PARCEL DIVISION
WITHIN THE
SACRAMENTO VALLEY COLONY NO. 4
LARKINS CHILDRENS RANCHO, T. 18 N., R. 2. W., M.D.M.
COUNTY OF GLENN STATE OF CALIFORNIA

FOR
CURTIS G. AMARO & SHELLIE LEE AMARO
AND
JOHN H. WEBSTER & CATHY WEBSTER

PREPARED BY
CALIFORNIA ENGINEERING COMPANY - LONDON DIVISION
1070 WEST WOOD STREET, SUITE D
WILLOWS, CALIFORNIA 95888
MARCH, 2020

JOB NO. L17-178 SHEET 1 OF 1

EXCEPTION AND/OR WAIVER IS HEREBY REQUESTED FOR:

TREE GROUPS, PUBLIC UTILITY LOCATIONS AND SOILS REPORT, FOR THE FOLLOWING REASONS:

1. PRIMARY USE IN AREA IS FARMING AND NO SIGNIFICANT CHANGE REQUIRING A BUILDING PERMIT IS ANTICIPATED.
2. NO PERMANENT STRUCTURES ARE ON PARCELS
3. NO CHANGE WILL BE MADE IN THE ENVIRONMENT OR GENERAL PLAN BY THE GRANTING OF EXCEPTIONS.

NOTES:

1. PARCELS ARE LOCATED IN FLOOD ZONE "A" PER FIRM MAP 06021C0050D EFFECTIVE AUGUST 5, 2010.

LEGEND

- PARCEL BOUNDARY
- - - ADJOINING PARCEL BOUNDARY
- - - SECTION LINE
- () D RECORD INFORMATION PER DEED