

GLENN COUNTY

Planning & Community Development Services Agency

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



Mardy Thomas, Director

STAFF REPORT

MEETING DATE: April 17, 2024
TO: Glenn County Planning Commission
FROM: Courtney Paget, Assistant Planner
RE: Tentative Parcel Map 2024-001, Alcatraz

Attachments:

1. Conditions of Approval/Mitigation Measures
2. Mitigated Negative Declaration - Initial Study
3. Agency Comments
4. Request for Review and Application Information
5. Exhibit "A" Tentative Parcel Map

1 PROJECT SUMMARY

The applicant has proposed a Tentative Parcel Map to divide one parcel (273.7± acres of land) into the following:

Parcel One: 132.7± acres

Parcel Two: 141± acres

The project site is located at 6569 County Road 27, west of Detour Road, north of County Road 30, east of County Road 99w, south of County Road 27, in the unincorporated area of Glenn County, California.

The 273.7± acre site is being used for rural residential and agricultural uses. The project site is zoned “AE-40” (Exclusive Agriculture, 36-acre minimum parcel size) and is designated “Intensive Agriculture” in the General Plan. Additional project information is included in the Mitigated Negative Declaration and Initial Study attached to this report, as well as the application documentation.

1.1 RECOMMENDATIONS

Staff recommends that the Planning Commission grant a Mitigated Negative Declaration for Tentative Parcel Map 2024-001 with the findings as presented in the Staff Report.

Staff also recommends that the Planning Commission approves Tentative Parcel Map 2024-001 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 being utilized for Agriculture uses as well as Residential uses. The resultant parcels will continue to be consistent with surrounding land uses. The proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

2.1 ENVIRONMENTAL DETERMINATION

A copy of the proposed Mitigated 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 Mitigated Negative Declaration has been prepared.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated “Exclusive Agriculture” in the Glenn County General Plan and is zoned “AE-40” (Intensive Agriculture, 36-acre minimum parcel size). The project consists of a land division from one parcel totaling 273.7± acres into the following:

Parcel One:	132.7± acres
Parcel Two:	141± acres

2.2.1 “AE” Exclusive Agriculture Zone (Glenn County Code Chapter 15.33)

Site Area (Glenn County Code §15.33.020)

The minimum parcel size for the “AE-40” zone is 36-acres. The proposed parcel sizes are 132.7 for Parcels One and 141 acres for 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 §15.33.080)

No structures are being proposed at this time. Proposed Parcel One has an existing house, garage, storage buildings, office building, barns, water wells, onsite wastewater treatment system (OWTS) and replacement area. Proposed Parcel Two is open land, and is not approved for any wastewater discharge. The minimum yard requirements for Exclusive Agriculture Zone will be met. §15.33.080. Any future structures on the proposed parcels are required to meet the setback from the proposed and existing lot lines §15.33.080.

2.2.2 Land Divisions (Glenn County Code Chapter 15.230)

Findings (Glenn County Code §15.23.010)

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

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

The project site is zoned “AE-40” (Exclusive Agriculture Zone) and designated “Intensive Agriculture” in the General Plan. In accordance with General Plan §LU-5 (Intensive Agriculture), the proposed project will not violate the population and building intensity standards outlined therein. The uses of the site are consistent with the “Intensive Agriculture” land use designation. Section LU-5 states the following:

The Intensive Agriculture classification is utilized to identify areas suitable for commercial agriculture which provide a major segment of the county's economic base; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being 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 intensive agricultural uses and meet the minimum parcel size of 36 acres stated under Glenn County Code Chapter 15.33. There is sufficient area to accommodate potential future development allowed under Chapter 15.33 of the Glenn County Code. The proposed parcels will have adequate access for ingress and egress.

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

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

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

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

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

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

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

There is no sewer system that serves the project area; therefore, this project will not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board. The proposed parcels are or 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 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, 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, 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.

3 PROJECT REQUIREMENTS

Condition of Approval 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 §15.05.010).

Condition of Approval 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 §15.25.030).

Condition of Approval 3: Prior to submitting the Parcel Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above

requirement, the Tax Collector's Certificate may be placed on the face of the Parcel Map. The Tax Collector's Certificate shall conform to Section 20.08.011 of the Board of Supervisors Book of Administrative Policies and Procedures.

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 §15.68).

Condition of Approval 5: Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (15.12 GCC).

Condition of Approval 6: That the right-of-way for County Roads "27", and "M" 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. (15.64.040 GCC)

Condition of Approval 7: That Right of Way lines at the intersection of County Roads "27" and "M" shall be rounded with a curve having a radius of 20 feet. (15.64.110 GCC)

Condition of Approval 8: That all areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (Glenn County Code §15.64.040)

Condition of Approval 9: The existing water well and OWTS shall be checked, tested and confirmed to be in good working condition and meets current standards and regulations. (Note: Proposed Parcel One has an existing water well, onsite wastewater treatment system (OWTS) and replacement area. Proposed Parcel Two has an existing agricultural water well).

Condition of Approval 10: Test holes shall be conducted on these parcels to confirm that wastewater discharge would be feasible before any development is approved. (Note: Proposed Parcel Two is undeveloped and not approved for any wastewater discharge.)

Condition of Approval 11: Water well setbacks from onsite wastewater treatment system (OWTS) shall be a minimum of 150 feet. Domestic water wells shall only serve the parcel which they are located on and shall not cross property lines.

Condition of Approval 12: All water wells and onsite wastewater treatment system (OWTS) shall be permitted through the Environmental Health Department.

Condition of Approval 13: (Mitigation Measure CR-1 (Cultural Resources))

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgement. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
 - 1) is not eligible for the NRHP or CRHR; or
 - 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn Butte County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains.
- If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Timing/Implementation: During Construction/Excavation Activities

Enforcement/Monitoring: Planning & Community Development Services Agency

Condition of Approval 14: (Mitigation Measure TCR-1 (Tribal Cultural Resources))

In the event that any prehistoric or historic subsurface cultural (including Tribal) 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) and corresponding tribal representative 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 and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal 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, tribal representative, and documented according to current professional standards.

Timing/Implementation: During Construction/Excavation Activities

Enforcement/Monitoring: Planning & Community Development Services Agency

4 FINDINGS

4.1 FINDINGS FOR MITIGATED 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 Mitigated 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 significantly 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 with mitigation measures incorporated.

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 any state or local plans for renewable or efficient energy. Impacts are considered less than significant.

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 “Rural Residential”. 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 less than significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property may contain Concrete-Grade Mineral Aggregates. However, the location is used for agricultural and residential purposes and less conducive for a gravel mining operation.

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 with mitigation measures incorporated. Native Tribes were sent project documentation; additionally, the Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. It is concluded this proposal will not have a significant impact with mitigation measures incorporated.

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.

4.2 FINDINGS FOR APPROVAL OF TENTATIVE PARCEL MAP

4.2.1 Land Divisions (Glenn County Code Chapter 15.23)

According to Glenn County Code Section 15.23.010, *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 “Exclusive Agriculture” and the zoning of “AE-40” (Intensive Agriculture Zone, 36-acre minimum parcel size) because the proposed parcels meet the land use and zoning requirements of the General Plan and County Code.

Finding 2 (Physical Suitability)

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

Finding 3 (Environmental Impact)

The design of proposed land division will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat 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 (Wastewater 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. For all uses that require discharge of wastewater, on-site sewage disposal will 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 more housing 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. The project site is not hazardous for development because of flooding, adverse soil or geologic conditions,

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 Mitigated Negative Declaration for Tentative Parcel Map 2024-001.

5.2 Land Division

I (further) move that the Planning Commission find that Tentative Parcel Map 2024-001 meets the requirements of Glenn County Code Chapter 15.23.010, and therefore, approve Tentative Parcel Map 2024-001 with the Findings in the Staff Report and the Conditions of Approval and Mitigation Measures as attached.

**GLENN COUNTY PLANNING AND
COMMUNITY DEVELOPMENT SERVICES AGENCY
MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL**

TENTATIVE PARCEL MAP 2024-001, Alcatraz

Tentative Parcel Map 2024-001: Pursuant to the approval of the Glenn County Planning Commission, Tentative Parcel Map 2024-001 is hereby granted subject to the Conditions of Approval set forth herein. Tentative Parcel Map 2024-001 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 seeks to divide one existing parcel (273.7± acres of land) into the following:

Parcel One:	132.7± acres
Parcel Two:	141± 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 at 6569 County Road 27, west of Detour Road, north of County Road 30, east of County Road 99w, south of County Road 27, in the unincorporated area of Glenn County, California. The site consists of a portion of Section 15, Township 21 North, Range 3 West, M.D.B. & M. Kirkwood Geological Survey (USGS) 7.5’ topographic Quadrangle. The project site consists of the following Assessor Parcel Number (APN): 024-100-017 (273.07± acres).

Conditions of Approval

Condition of Approval 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 §15.05.010).

Condition of Approval 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 §15.25.030).

Condition of Approval 3: Prior to submitting the Parcel Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above requirement, the Tax Collector's Certificate may be placed on the face of the Parcel Map. The Tax Collector's Certificate shall conform to Section 20.08.011 of the Board of Supervisors Book of Administrative Policies and Procedures.

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 §15.68).

Condition of Approval 5: Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (15.12 GCC).

Condition of Approval 6: That the right-of-way for County Roads "27", and "M" 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. (15.64.040 GCC)

Condition of Approval 7: That Right of Way lines at the intersection of County Roads "27" and "M" shall be rounded with a curve having a radius of 20 feet. (15.64.110 GCC)

Condition of Approval 8: That all areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (Glenn County Code §15.64.040)

Condition of Approval 9: The existing water well and OWTS shall be checked, tested and confirmed to be in good working condition and meets current standards and regulations. (Note: Proposed Parcel One has an existing water well, onsite wastewater treatment system (OWTS) and replacement area. Proposed Parcel Two has an existing agricultural water well).

Condition of Approval 10: Test holes shall be conducted on these parcels to confirm that wastewater discharge would be feasible before any development is approved. (Note: Proposed Parcels Two is undeveloped and not approved for any wastewater discharge.)

Condition of Approval 11: Water well setbacks from onsite wastewater treatment system (OWTS) shall be a minimum of 150 feet. Domestic water wells shall only serve the parcel which they are located on and shall not cross property lines.

Condition of Approval 12: All water wells and onsite wastewater treatment system (OWTS) shall be permitted through the Environmental Health Department.

Condition of Approval 13: (Mitigation Measure CR-1 (Cultural Resources))

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgement. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
 - 1) is not eligible for the NRHP or CRHR; or
 - 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn Butte County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains.

- If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Timing/Implementation: During Construction/Excavation Activities

Enforcement/Monitoring: Planning & Community Development Services Agency

Condition of Approval 14: (Mitigation Measure TCR-1 (Tribal Cultural Resources))

In the event that any prehistoric or historic subsurface cultural (including Tribal) 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) and corresponding tribal representative 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 and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal 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, tribal representative, and documented according to current professional standards.

Timing/Implementation: During Construction/Excavation Activities

Enforcement/Monitoring: Planning & Community Development Services Agency

Acknowledgements:

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: _____

Thomas E. Harris, Land Surveyor

Date: _____

Signed: _____

Alcatraz Farming, Inc., Applicant/Landowner

Date: _____

TABLE OF CONTENTS

MITIGATED NEGATIVE DECLARATION	1
1.1 INTRODUCTION AND REGULATORY GUIDANCE	7
1.2 LEAD AGENCY	7
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	15
III. AIR QUALITY	18
IV. BIOLOGICAL RESOURCES	22
V. CULTURAL RESOURCES	27
VI. ENERGY	29
VII. GEOLOGY AND SOILS	30
VIII. GREENHOUSE GAS EMISSIONS	36
IX. HAZARDS AND HAZARDOUS MATERIALS	39
X. HYDROLOGY AND WATER QUALITY	43
XI. LAND USE AND PLANNING	47
XII. MINERAL RESOURCES	48
XIII. NOISE	50
XIV. POPULATION AND HOUSING	52
XV. PUBLIC SERVICES	53
XVI. RECREATION	55
XVII. TRANSPORTATION.....	56
XVIII. TRIBAL CULTURAL RESOURCES	59
XIX. UTILITIES AND SERVICE SYSTEMS.....	61
XX. WILDFIRE	64
XXI. MANDATORY FINDINGS OF SIGNIFICANCE	66
REFERENCES	68

MITIGATED NEGATIVE DECLARATION

Date: April 17, 2024

Project Title: **Tentative Parcel Map 2024-001, Alcatraz Farming, Inc.**

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

Contact Person: Courtney Paget, Assistant Planner
cpaget@countyofglenn.net
(530) 934-6540

Project Location: The project site is located at 6569 County Road 27, west of Detour Road, north of County Road 30, east of County Road 99w, south of County Road 27, in the unincorporated area of Glenn County, California.

Existing APN: 024-100-017 (273.07± acres)

Applicant/
Landowner: Alcatraz Farming, Inc.
P.O. Box 875
Kentfield, CA 94914
(415) 308-1589

Surveyor: Thomas E. Harris
908 Sixth Street
Orland, CA 95963
(530) 865-5567
tom@harrislandsurveying.com

General Plan: "Intensive Agriculture"

Zoning: "AE-40" Exclusive Agricultural Zone
(36-acres, minimum parcel size)

Project Summary: The project consists of a land division to divide one existing parcel (273.7± acres) into the following:

Parcel One:	132.7± acres
Parcel Two:	141± acres

Surrounding Land Uses and Setting:

Surrounding land uses and setting is further described in Section 2 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 MITIGATED 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 Mitigated 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 with mitigation measures incorporated.

Mitigation Measure CR-1 (Cultural Resources)

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgement. The following notifications shall apply, depending on the nature of the find:

- *If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.*
- *If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
 - 1) *is not eligible for the NRHP or CRHR; or*
 - 2) *that the treatment measures have been completed to their satisfaction.**
- *If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn Butte County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead*

agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

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 conflict with or obstruct a state or local plans for renewable or efficient energy. Impacts are considered less than significant.

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 (GHG). 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 land division 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 consists of a land division to divide one existing parcel into two parcels. 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 ““AE-40” Zoning District. 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 is not likely to 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. Impacts are considered less than significant.

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 with mitigation measures incorporated. Native Tribes were sent project documentation; additionally, the Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. It is concluded this proposal will not have a significant impact with mitigation measures incorporated.

Mitigation Measure TCR -1 (Tribal Cultural Resources)

In the event that any prehistoric or historic subsurface cultural (including Tribal) 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) and corresponding tribal representative 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 and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal 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, tribal representative, and documented according to current professional standards.

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

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:

Courtney Paget, Assistant Planner
Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA 95988
(530) 934-6540

1.3 SUMMARY OF FINDINGS

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) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, that the proposed project would have a significant effect on the environment. It is proposed that a MND be adopted in accordance with the CEQA Guidelines.

CHAPTER 2

PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

The project consists of a land division to divide one existing parcel (273.7± acres) into the following:

Parcel One:	132.7± Acres
Parcel Two:	141± Acres

Location

The project site is located at 6569 County Road 27, west of Detour Road, north of County Road 30, east of County Road 99w, south of County Road 27, in the unincorporated area of Glenn County, California.

Surrounding Land Uses and Setting

The current use of the project site is an almond orchard. Proposed Parcel One will be provided access by County Road 27. Proposed Parcel Two will also be provided access by County Road 27.

The site is zoned “AE-40” Exclusive Agricultural (36-acre, minimum parcel size). One Residence per parcel is permitted within the Exclusive Agriculture zoning district as well as one-second residence per parcel (with an approved Administrative Permit). Currently three new residences could be permitted on the project site. Two new residences could be established on Proposed Parcel Two if fully developed, and one additional residence on Proposed Parcel One if fully developed. A total of three additional residences could be established as a result of this proposal if the environmental circumstances are acceptable (well and septic areas).

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:	Residential/Agricultural	Intensive Agriculture	AE-40
North:	Residential/Agricultural	Intensive Agriculture	AE-40
East:	Agricultural	Intensive Agriculture	AE-40
South:	Residential/Agricultural	Intensive Agriculture	FS-80/AE-40
West:	Residential/Agriculture	Intensive Agriculture	AE-40

Based upon Digital Elevation Data the project site is relatively flat with an elevation of approximately 215 feet above mean sea level¹.

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

¹ <https://elevation.arcgis.com/arcgis/rest/services/WorldElevation/Terrain/ImageServer>, ArcGIS Online, Terrain: Elevation Tinted Hillshade.

					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 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 checked="" 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.

signed copy on file

 Courtney Paget, Assistant Planner

 March 25, 2024

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 type="checkbox"/>	<input checked="" 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 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?	<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?

No 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. Therefore, it is concluded there will be no 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.² The project, as proposed, will not damage scenic resources in the area. Therefore, it is concluded there is no impact.

- 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 surrounding residential and agricultural uses. The project will not substantially degrade the existing visual character or quality of the site or its surroundings. The project site's zoning of Exclusive Agriculture would allow for one additional second residence on Lot 1, and a maximum of two residences on Lot 2, if fully developed, however they are not approved through environmental health for any wastewater discharge. The existing visual character of the project site has the potential to change as a result of this proposal. However, three residences would not result in a significant impact on the existing visual character or quality of the site and its surroundings. Therefore, it is concluded that there will a less than significant impact.

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

Less Than Significant Impact. The site is used for intensive agriculture use and this will not be altered as a result of this proposal. Currently, the project site zoning would allow up to one additional residence for Lot 1, and two residences for Lot Two. 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 installation of any future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.56.080 (Glare and Heat) requires that all

² California Department of Transportation. *Officially Designated State Scenic Highways*.
<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

exterior lighting accessory to any use be hooded, shielded or opaque. It further bans unobstructed beams of light from being directed beyond any exterior lot line. New exterior lighting is required to conform to this standard. These codified design standards reduce the potential impact from future development to a less than significant level. Eight residences would not create a new source of substantial light of glare which would adversely affect day or nighttime views in the area due to Glenn County Code §15.56.080. It is concluded there will be a less than significant impact on light and glare.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

No Impact. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categories land with respect to agricultural resources. Farmland is classified according to its ability to support crops or livestock. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, 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. Based on the most recent FMMP map, the project site is designated as Unique Farmland.³

California Department of Conservation defines Unique Farmland as *“Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.”*

The site is currently being utilized for agriculture and a residence and the project site is zoned primarily for exclusive agriculture use; therefore, this project will have no significant impact on agricultural resources. It is concluded that there will be a less than significant impact.

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

No Impact. The project site is not subject to an agricultural contract under the Williamson Act and would not convert agricultural land to non-agricultural use. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

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

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 15.32 and 15.45 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 area of

³ California Department of Conservation. *Farmland Mapping & Monitoring Program*.
<https://www.conservation.ca.gov/dlrp/fmmp>

Glenn County where timber resources are 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 unhealthy pollutant concentrations. Examples of criteria pollutants (according to California Ambient Air Quality Standards) include ozone (O₃), carbon monoxide (CO), sulfur oxides (SO_x) and nitrogen dioxide (NO₂)⁴.

Geographic areas are classified under the federal and California Clean Air Act (CAA) as in either attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards have been achieved. The CAA requires air districts which have been designated as a nonattainment area for California Ambient Air Quality Standards for ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide to prepare and submit a plan for attaining and maintaining the standards. Glenn County is within the Northern Sacramento Valley Planning Area air district.

The California Clean Air Act of 1988 also requires that districts review their progress made toward attaining the CAAQS every three years. The 2018 Triennial Air Quality Attainment Plan is the latest Air Quality Attainment Plan that has been prepared for the Northern Sacramento Valley Planning Area.

The 2018 plan assesses the progress made in implementing the previous triennial update completed in 2015 and proposes modifications to the strategies necessary to attain the CAAQS by the earliest practicable date. The 2018 plan includes the following:

⁴ Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan
<http://airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf>

1. Assessment of progress towards achieving the control measure commitments in the previous Triennial Plan.
2. Summary of the last three years of ozone data to demonstrate improvement of air quality.
3. Comparison of the expected versus actual emission reductions for each measure committed to in the previous Triennial Plan.
4. Updated control measure commitments and growth rates of population, industry, and vehicle related emissions.

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 and implementation program designed to reduce particulate matter (PM) and ozone precursors in the ambient air as a result of emissions from sources that attract or generate motor vehicle activity.

Glenn County has been designated as an attainment area for ozone; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010.

The proposed project will divide one existing parcel into two parcels. One Residence per parcel is permitted within the Exclusive Agriculture zoning district as well as one-second residence per parcel (with an approved Administrative Permit). The project would not significantly contribute to air quality impacts during future construction. All future development is to comply with the requirements of the GCAPCD. Given this information, it is concluded that the impact from the proposal is less than significant.

- b) Would the project 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. In addition, each project would be required to utilize the best available control technology to mitigate impacts to air quality. Glenn County has been designated as an attainment area for ozone; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010. 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.

A significant increase in Vehicle Miles Traveled (VMT) is not anticipated as a result of this project. Glenn County Existing Conditions report estimates a VMT of 17.8 per capita per day ⁵. While the site does have the potential for up to three residences to be established if fully developed; potential development is not anticipated to significantly increase VMT due to the relatively low development potential of the property. On average, there are 2.92 persons per household in Glenn County ⁶, there is one existing residence on the site and the current site allows for two residences; two new residences would increase population by approximately 5.84 persons. An increase in population by 5.84 persons would increase VMT on by approximately 49.48 (per day).

The increase in VMT for three new additional residences is anticipated to be fifteen percent below (per capita) the existing development. Office of Planning Research defines a per capita increase under fifteen percent as a reasonable threshold. The project is not anticipated to significantly increase VMT nor is it anticipated to substantially increase population, both of which are major contributors to pollutants; 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

⁵ Glenn County Existing Conditions Report (2020) Table 2.0-1
<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698GlennCounty-ECR-Final-Feb2020.pdf>

⁶ United States Census Bureau, Glenn County, <https://www.census.gov/quickfacts/glenncountycalifornia>

sensitive receptors include schools, hospitals, churches, recreation and residential areas.

The proposed project is in an area zoned for agriculture uses. Land use within the vicinity of the project site is primarily agricultural and residential uses. There are no schools, churches, hospitals, recreation areas, or other public facilities within the immediate 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 §15.56.040). These requirements include, but are not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. As there are no sensitive receptors in the vicinity, 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 §15.56.040). 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 site and vicinity consist of agriculture and rural 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 Manual*⁷, 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

⁷ Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.
<https://www.lrh.usace.army.mil/Portals/38/docs/USACE%2087%20Wetland%20Delineation%20Manual.pdf>

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.⁸ “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself.” 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. Many plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats; the project site does not have any of these features. Generally, there are no recognized sensitive natural communities that 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

Rural Residential and 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 on a major watercourse.

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,**

⁸ California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Less Than Significant Impact. 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. The project site is not located within the vicinity of these water courses.

According to the National Wetlands Inventory Map of the U.S. Fish and Wildlife Service⁹, the project site does not contain any wetlands or riparian areas. The project is not located within the vicinity of streams or creeks, which support riparian habitat.

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service, wetlands do not exist at the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife, the project site is not designated as a protected wetland site. The project will not directly remove, fill, interrupt the hydrology of, or otherwise affect federally protected wetlands. Therefore, it is concluded that there will be no impact on federally protected wetlands as a result of this project.

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

Less Than Significant Impact. According to the Existing Conditions Report, the California Department of Fish and Wildlife has divided the State into 11 Deer Assessment Units (DAUs). Glenn County’s is located within Unit 5 (Central Sierra) and Unit 8 (Central Coast-North). The deer herds of Unit 5 are largely

⁹ United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

migratory deer located within the west slope of the Sierra Nevada Mountain range, with smaller resident populations along the Sacramento Valley floor including Colusa County. The deer herds of Unit 8 are largely resident animals that exhibit some upslope/downslope movement with seasonal changes in weather and forage conditions. Deer within Glenn County are common within the forest communities where common habitat includes several oak species, western mountain mahogany, chamise, riparian-wetland areas, willow/birch, ceanothus, and manzanita. Deer are also common in the foothill communities where common habitat includes oak-woodland, oak-annual grass savanna, and chaparral shrub stands. Deer are less common, but can be found in the valley floor in agricultural fields, pastures, and riparian areas. Based on the project site's location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

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

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

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

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

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

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

V. CULTURAL RESOURCES

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 checked="" type="checkbox"/>	<input 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 an archaeological resource pursuant to §15064.5?**
- b) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- c) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Less Than Significant Impact with Mitigation Incorporated. The site has been developed for agricultural and rural residential use and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The project site contains no known paleontological resources or unique geologic sites.

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).

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 on December 18, 2023. No cultural or historic resources were located in the project area.

Mitigation Measure CR -1 (Cultural Resources)

In the event that any prehistoric or historic subsurface cultural (including Tribal) resource 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) and corresponding tribal representative 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 and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal 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, tribal representative, and documented according to current professional standards.

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Less than Significant Impact. 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 5097.8, 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. The potential exists to possibly uncover previously unidentified resources; therefore, 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 land division could allow for the permitting of up to three additional residences if fully developed. 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 efficiency. 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. Impacts are anticipated to be less than significant.

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.

Fault rupture occurs when an active fault displaces in two separate directions during an earthquake. The State of California passed the Alquist-Priolo Special Studies Zone Act in 1972 to address seismic hazards associated with faults and to establish criteria for developments for areas with identified seismic hazard zones. 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 California Department of Conservation Earthquake Zones of Required Investigation map, the project site is not in a fault zone, and fault rupture is not anticipated.¹⁰ Given this data, seismic related activities such as rupture of known earthquake faults would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. According to the Glenn County Existing Conditions Report, Glenn County is in a relatively inactive seismic area, and no significant earthquakes have been identified. There are no Alquist-Priolo Special Studies Zones within the County. Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

The California Building Code (CBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. Seismic risk categories are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes.

According to the Glenn County Existing Conditions Report, Glenn County is considered to be within an area that is predicted to have a 10 percent probability that a seismic event would produce horizontal ground shaking of 10 to 20 percent within a 50-year period. This level of ground shaking correlates to a Modified Mercalli intensity of V to VII, light to strong.

The seismic history of Glenn County shows the area to be generally stable. Glenn County’s stability can be correlated with its location away from tectonic plate boundary convergence/divergence and its location away from major active faults with high slip rates. Adherence to the California Building Code will prevent potential impacts on future

¹⁰ California Department of Conservation. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

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

iii) Seismic-related ground failure, including liquefaction?

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

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

According to The California Department of Conservation Earthquake Zones of Required Investigation map, the project site has not been evaluated by CGS for liquefaction hazards. Further, the California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is a less than significant impact. Also see a) i-ii) above.

iv) Landslides?

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.

According to The California Department of Conservation Earthquake Zones of Required Investigation map, the project site has not been evaluated by CGS for seismic landslide hazards. The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

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

Less Than Significant Impact. Soil erosion occurs through either water or wind action. Erosion by water includes sheet, rill, ephemeral gully, classical gully, and streambank erosion. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. These topographic conditions do not exist at the site.

Disruption of soils on the site is not expected to create significant soil erosion. 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 onsite or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils and the geology of the project site are generally stable because of the area's seismic stability and low relief (see Section VI. a) i) above).

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. According to The California Department of Conservation Earthquake Zones of Required Investigation map, the project site is not in a Landslide Zone. Landslides are not a threat because the site is not located in an area with a great amount of relief.

Lateral Spreading

There is a low probability for lateral spreading to occur because of the area's seismic stability. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from lateral spreading.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of subsidence are aquifer-system compaction, drainage of organic soils, underground mining, hydro compaction, natural compaction, sinkholes, and thawing permafrost.¹¹

Subsidence has been shown to occur within Glenn County and widespread affecting the valley floor. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

Liquefaction/Collapse

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

¹¹ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

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 Glenn County Existing Conditions Report, most of Glenn County has expansive soils.¹² Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

There would be no substantial risks to life or property from this project because all future development will require compliance with the California Building Code (CBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures on the project site, the Glenn County Building Division will ensure that the foundations of all new structures are adequately designed for the shrink/swell characteristics of expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for all future structures to address 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 is partially developed and has an existing septic or disposal system. The Glenn County Environmental Health Department replied to the Request for Review and submitted comments regarding the proposal. Compliance with Glenn County Environmental Health standards would ensure that any current or proposed 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?**

¹² Glenn County. *Glenn County Existing Conditions Report*. 2020.
<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

Less Than Significant Impact. The project site contains no known paleontological resources or unique geologic sites. It is concluded there will be a less than significant impact. Also see the Cultural and Tribal Cultural Resources sections.

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.¹³

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

Less Than Significant Impact. The GHG emissions associated with the residential use at the site will continue to occur, with or without the project.

No changes are proposed for either parcel, as all existing uses will continue; however, there is the potential for up to three new residences to be established if fully developed. According to California Office and Planning Research VMT has a direct correlation to greenhouses gas emissions, air quality and energy. Three additional residences have the potential to increase VMT; however, potential development is not anticipated to significantly increase VMT due to the relatively low developments possible. On average, there are 2.92 persons per household in Glenn County¹⁴, Three new residences would increase population by approximately 8.76 persons. An increase in population by 8.76 persons is not a substantial increase in population. As the proposal is not anticipated to significantly increase Vehicle Miles Traveled Greenhouse Gas Emissions are

¹³ 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

¹⁴ United States Census Bureau, Glenn County, <https://www.census.gov/quickfacts/glenncountycalifornia>

also not anticipated to significantly increase or have a significant impact on the environment.

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 VIII 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. Future residential and non-residential uses must comply with standard green building and energy efficiency standards that would reduce potential GHG emissions. Due to green building code as well as energy efficient standards, 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"/>
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 checked="" type="checkbox"/>	<input 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. 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.

This property will not impede or redirect flood flows. The property is located within Flood Zone "X" (unshaded), according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

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.¹⁵ Therefore, it is concluded that there will be no impact.

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

Less than Significant Impact. The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips. If the parcels were to be fully developed, two new residences would potentially result in an increase of 17.06 vehicle trips per day during weekdays. County Road 27's Average Daily Travel has not been measured; however, based upon similar county roads an increase of 17.06 vehicle trips per day is not anticipated to substantially alter existing traffic volumes or road capacities. Impacts are considered to be less than significant.

¹⁵ California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

- 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. The project site is not within Cal Fire's State Responsibility Area; the site is within Artois Fire Protection District.¹⁶ According to Figure 4.3-1 of the Glenn County Existing Conditions Report, the project site is not within fire hazard severity zone.¹⁷ 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.

¹⁶ California Board of Forestry and Fire Protection. *State Responsibility Area Viewer*.
<https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/>

¹⁷ Glenn County. *Glenn County Existing Conditions Report*. 2020.
<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

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"/>
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?

No Impact. It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems, and any future onsite wastewater treatment systems and water wells will require permits issued by Glenn County Environmental Health. It is concluded that there will be no 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.

If the parcels were to be fully developed, two new residences could be established. The average residential use for Glenn County is 93 gallons of water a day; if the proposal is fully developed, there will be an increase of approximately 186 gallons of water used per day¹⁸. An additional 186 gallons of water a day would not significantly deplete groundwater supplies or interfere substantially with groundwater recharge. The project site is being used for agriculture and a residence. Water use associated with future housing development is not anticipated to include heavy uses of water; therefore, would not have a significant impact upon groundwater decline.

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;**
- 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. No streams or rivers flow through the project sites. All future construction is required to conform

¹⁸ California State Water Resources Control Board. (n.d.). *Water conservation and production reports*. SWRCB.gov. Retrieved February 1, 2024, from https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/conservation_reporting.html

to the Glenn County Code, which includes Glenn County Code Section 15.70 (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 15.65 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. The property/proposal is located within Flood Zone “X” (unshaded), according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. The project will have a less than significant impact on 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 and mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid. There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard.

The property/proposal is located within Flood Zone “X” (unshaded), according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. Impacts are considered less than significant.

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 seeks to divide a one existing parcel into two parcels and 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.

c) 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 Agricultural” and the zoning designation is “AE-40” (Exclusive Agriculture (36-acre minimum parcel size)). The proposed project would meet the density requirements for this designation. This project is consistent with and will not conflict with the “AE-40” zoning designation (Glenn County Code Chapter 15.33). 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.

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

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

Less Than Significant Impact. According to the Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County, produced by the California Department of Conservation no mineral rights are located on the project site. ¹⁹ The project site is comprised of a portion of the following soil

¹⁹ California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County.*

types. Cortina very gravelly sandy loam, 0 to 3 percent slopes. Hillgate loam, 0 to 2 percent slopes, MLRA 17. Hillgate clay loam, 0 to 3 percent slopes. Tehama loam, deep to gravel, 0 to 3 percent slopes. Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17. Lastly, the site is comprised of Tehama slit loam, 0 to 3 percent slopes, MLRA²⁰. Additionally, according to Glenn County Existing Conditions report (2020) the project site is not located in an area designated as Significant Aggregate Deposit. The project site is located within the Exclusive Agriculture zone, mining and related processing activities are not allowed within the Exclusive Agriculture zoning. Mineral extraction activities are not present at the project site and no such activities have occurred on the project site in the past or within the project vicinity.

Glenn County does not contain oil or geothermal fields but contains several natural gas fields. Additionally, no oil or geothermal resources have been discovered in the County. Several plugged (Dry Gas) wells and the Greenwood Gas (ABD) Oil/Gas field are located in the project vicinity, according to 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.

²⁰ USDA Natural Resources Conservation Service. *Web Soil Survey*. <https://websoilsurvey.nrcs.usda.gov/app/>

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 ground borne vibration or ground borne 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 who reside or work in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 §15.560.100 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 at this time; however, the Exclusive Agricultural zoning allows for one residence as well as one second residence per parcel. There is currently one residential home on the site, and two new residential homes could be established if the proposal is fully developed. 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 and rural residential uses.

Section N-0 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.

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 §15.56.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. While no development is being proposed at this time, future development must comply with Glenn County Code §15.56. No significant increase in noise is anticipated as a result of this project. Based on the aforementioned information, it is concluded that there will be a less than significant impact.

b) Generation of excessive ground borne vibration or ground borne noise levels??

Less Than Significant Impact. The proposed project would not generate excessive ground borne 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 construction work in the future would not cause significant ground borne 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 ground borne vibration and ground borne 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 who reside or work 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 site is located outside of airport land use planning boundaries. 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 no impact.

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 professional offices, manufacturing, and industrial uses that increase employment in an area.

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

Less Than Significant Impact. The proposed project would not induce substantial population growth directly or indirectly. The project site has one existing residences; proposed Parcel One has an existing water well, onsite wastewater treatment system (OWTS) and replacement area. Two new residences could be established if the project is fully developed. According to United State Census Bureau there are 2.92 persons per household in Glenn County²¹. Two new residences would increase population by approximately 5.84 persons, which is not a substantial increase population. 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 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 because only Parcel One has an existing water well, onsite wastewater treatment system (OWTS) and replacement area. Construction of replacement housing would not be necessary; therefore, it is concluded that there will be no impact.

²¹ United States Census Bureau, Glenn County, <https://www.census.gov/quickfacts/glenncountycalifornia>

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. The project site is served by the Artois Fire Protection District. Artois Fire Protection district was contacted and no comments were received. 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. On average, there are 2.92 persons per household in Glenn County; if fully developed two new residences would increase population by approximately 5.84 persons. An increase in 5.84 people would not have a significant impact on staffing needs. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) Schools?

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

iv) Parks?

Less Than Significant Impact. The County provides for maintenance and upkeep of the existing parks within the unincorporated area. The proposed project would not affect the County's ability to provide recreational opportunities facilitated by parks and no demands on the current facilities would be generated by this proposal. The proposed project does not involve the use of parks and will not increase park use. The proposed project would not induce substantial population growth; therefore, would not substantially increase the demand on parks. 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 would not induce substantial population growth and therefore, would not substantially increase the demand on parks. The project would not result in substantial physical deterioration of recreational facilities; therefore, it is concluded that there will be no impact.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

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 Highway 162 provides a similar connection to Oroville. The next major east-west road to the south is Highway 20, which provides a connection to the Yuba City- Marysville area. Highway 45 is the only major north-south road east of I-5. It serves adjoining land uses as well as providing a connection between State Routes 32, 162, and 20.

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

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

- a) **Would the project Conflict with 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.

Proposed Parcel One and proposed Parcel Two will have access to County Road 27. Traffic in the area of the project is related to agriculture 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 for a total of two new residences. According to the Institute of Transportation Engineers, a detached single-family residence averages 9.53 weekday vehicle trips. Two new residences would potentially result in 19.06 vehicle trips per day during weekdays. County Road 99W's Average Daily Travel has not been measured; however, based upon similar county roads an increase of 19.06 vehicle trips per day is not anticipated to substantially alter 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. *“Vehicle’s miles traveled exceeding an applicable threshold of significance 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. The project site is located adjacent to County Road 27. Vehicle Miles Traveled (VMT) are not anticipated to significantly increase as a result of this proposal. On average, there are 2.78 persons per household in Glenn County, two new residences could increase population by approximately 5.56 persons. An increase in population by 5.56 persons could increase VMT by approximately 55.97 (per day).

No development is being proposed at this time. While the site does have the potential for up to two new residences to be established if fully developed, future development is not anticipated to significantly increase VMT due to the limited residential development potential of two possible units. 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. County Road 27, and County Road M 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. Both parcels One and Two have access to a County Road 27, which will provide sufficient emergency access. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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.**

Less Than Significant Impact. In compliance with CEQA Guideline §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources), a request for a records search was submitted to local native tribes and 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.

If any site excavation occurs in the future and any artifacts uncovered, that project would be subject to laws governing the accidental discovery. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

Discovery of Cultural Resources

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

The potential exists to possibly uncover previously unidentified resources; however, it is concluded that there is a less than significant impact with a mitigation measure incorporated.

Mitigation Measure TCR -1 (Tribal Cultural Resources)

In the event that any prehistoric or historic subsurface cultural (including Tribal) 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) and corresponding tribal representative 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 and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal 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, tribal representative, and documented according to current professional standards.

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

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 as a result of the proposal.

Any leveling of land or drainage changes must comply with Chapter 15.70 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 three new residences if fully developed. If developed, this site would be served by a private well(s).

The project site would draw water from the Sacramento Sub-region of the Sacramento Valley Colusa Groundwater Basin²². This groundwater basin supplies sufficient groundwater to serve the project and reasonably foreseeable development. 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 are currently five Wastewater disposal systems that serve communities within the county, the five communities are Orland, Willows, Hamilton City, Northeast Willows, and Parkway Estates²³. There is no municipal wastewater treatment provider for the project site. Proposed Parcel One has an existing water well, onsite wastewater treatment system (OWTS) and replacement area. Proposed Parcel Two remains undeveloped. 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. Any 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?

²² Glenn County Existing Conditions Report 2020
<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

²³ Glenn County Existing Conditions Report (2020) 3.2 (Wastewater)
<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

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 through the Glenn County Transfer Station; located at the former Glenn County Landfill Site. 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 three residences would not have a significant impact of existing or future waste disposal. According to Environmental Protection Agency, the average person generated 4.82 pounds of solid waste per day. On average there are 2.78 persons per household in Glenn County²⁴, with two possible new residences there is the potential to create ~14.07 pounds of solid waste per day. An additional 40.20 pounds of solid waste per day would not have a significant impact on Glenn County Landfill Operations. This project would also not have a significant impact on the transition to a transfer station. The cumulative impacts on the landfill will be offset in the future from increased requirements for sorting and diversion and/or increases in disposal costs. It is concluded that there will be a less than significant impact.

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.

²⁴ United States Census Bureau, Glenn County, <https://www.census.gov/quickfacts/glenncountycalifornia>

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 the Cal Fire Fire Hazard Severity Zone Viewer, the project site is not located within a fire hazard severity zone.²⁵ 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.

²⁵ Cal Fire. *Fire Hazard Severity Zone Viewer*. <https://egis.fire.ca.gov/FHSZ/>

- 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 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 drainage pattern of the site is not anticipated to significantly 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 changes. 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:

APPLICANT/LANDOWNER:

Alcatraz Farming, Inc.
P.O. Box 875
Kentfield, CA 94914
(415) 308-1589

ENGINEER:

Thomas E. Harris
908 Sixth St.
Orland, CA 95963
(530) 865-5567
tom@harrislandsurveying.com

Artois Rural Fire Protection District
California Department of Fish and Wildlife
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
Northeast Information Center (NEIC) of the CA Historical Resources Information System
Pacific Gas and Electric Company (PG&E)
Paskenta Band of Nomlaki Indians
Orland Unified School District

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<https://static1.squarespace.com/static/5c8a73469b7d1510bee16785/t/5e556b56c253f84cdc287783/1582656403698/GlennCounty-ECR-Final-Feb2020.pdf>

Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan

<http://airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf>

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January 16, 2024

Courtney Paget
County of Glenn
225 N Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Courtney Paget,

Thank you for submitting the TPM2024-001 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 24 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 24 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 24 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 10 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



Mardy Thomas, Director

Date: January 17, 2024

To: Courtney Paget, 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 2024-001, Alcatraz Farming, APN 024-100-017 (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:

1. Proposed Parcel One has an existing house, garage, storage buildings, office building, barns, water wells, onsite wastewater treatment systems (OWTS) and replacement areas.
2. Proposed Parcel Two is open land, has an agriculture well and is not approved for any wastewater discharge. Test holes shall be conducted on this parcel to confirm that wastewater discharge would be feasible before any development is approved.

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.



01/25/2024

County: Glenn - Planning Division

Courtney Paget

cpaget@countyofglenn.net

Construction Site Well Review (CSWR) ID: 1012955

Assessor Parcel Number(s): 024100017

Property Owner(s): Alcatraz Farming, Inc

Project Location Address: 6569 County Road 27 California 95963

Project Title: CSWR

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 1/23/2024. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Glenn County, within the boundaries of the following fields:

Any Field

Our records indicate there are 1 known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and

Projected to Be Built Over or Have Future Access Impeded by this project: 0

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 1
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

There are no guarantees a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantees that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon the well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 give the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this

letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified

well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

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

Should you have any questions, please contact me at (916) 203-7734 or via email at Erwin.Sison@conservation.ca.gov.

Sincerely,

Erwin Sison
for Trey Powell (Northern District Deputy)

cc: Courtney Paget - Plan Checker

Wells Not Abandoned to Current Division Requirements as Prescribed by Law & Not Projected to be Built Over or Have Future Access Impeded

The wells listed below are not abandoned to current Division requirements as prescribed by law, and based upon information provided, are not projected to be built over or have future access impeded.

API	Well Designation	Operator	Well Evaluations
0402120061	Rehse 1	Anacapa Oil Corporation	Project only includes splitting one parcel into two, and will not impact this P&A well.

California Historical Resources Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA
SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

Northeast Information Center
1074 East Avenue, Suite F
Chico, California 95926
Phone (530) 898-6256
neinfocntr@csuchico.edu

January 30, 2024

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

IC File # NE24-26 Project Review

RE: TPM 2024-001
T21N, R03W, Section 15 MDBM
USGS Orland 7.5' (1978) & Willows 15' (1951) quadrangle maps
273.07 acres (Glenn County)

Courtney Paget:

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and surveys in Glenn County. Cultural resources in our inventory include archaeological objects, sites, landscapes, districts, and all manner of buildings and structures associated with past human activities. Please note that access to archaeological resource records is restricted to qualified individuals.

Results:

Archaeological Resources:

Resources within or adjacent to the project area:	P-11-000675
---	-------------

In addition, no resources have been recorded within the one-mile vicinity.

Built Environment Resources: According to our records, no resources of this type have been recorded within or adjacent to the project boundaries. The Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register

of Historic Places, does not list any properties within or adjacent to the proposed project area. The BERD is available online at: https://ohp.parks.ca.gov/?page_id=30338

Previous Investigations: According to our records, portions of the project area have been previously surveyed for cultural resources. The information has been provided below.

Trudy Vaughan and John Burge (Coyote & Fox Enterprises)

2007 *Archaeological Reconnaissance for Proposed Development on a Portion of the Greenwood Dairy South of Orland, Glenn County, California.*

NEIC Report NEIC-008867

John Burge (Burge Archaeological Consulting)

2007 *Archaeological Survey Report for the Road 27 Widening Project, Glenn County, California.*

NEIC Report NEIC-008868

Historical Maps and Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2022); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2022); **Built Environment Resource Directory** (2022).

The USGS Orland 7.5' (1978) and Willows 15' (1951) topographic quadrangle maps depict sensitive areas within the project boundaries such as structures and an airstrip. Additional roads, reservoirs, wells, springs, gravel pits, the Southern Pacific Railroad, and the unincorporated community of Grapit are located in the general project vicinity.

The project is located in a region utilized by Konkow populations at the time of Euro-American contact. Indigenous populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for mining and transportation opportunities.

Sensitivity Assessment and Recommendations:

Based upon the above information and local topography, the project area is considered to be low to moderately sensitive for cultural resources. Portions of the project along existing sites, roads, and trails are sensitive for archaeological resources. Other areas of sensitivity are flats near creeks, springs, seeps, or rock outcrops that may be located in the project area.

Therefore, because only portions of the project area have been surveyed for archaeological resources and not within the last ten years, we recommend that a professional consultant be contacted prior to ground disturbance. The project archaeologist can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included

only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at www.chrisinfo.org.

During any phase of parcel development, if any archaeological resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential archaeological find is intended for accidental discoveries made during construction activities and is not intended as a substitute for the recommended cultural resources survey. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the California Office of Historic Preservation (OHP): https://ohp.parks.ca.gov/?page_id=28351

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Not all known cultural resources have been recorded and submitted to the OHP, so this record search should not be considered an exhaustive list of all cultural resources present in your project area. DPR forms and reports that are used for recording and evaluating sites and individual resources are submitted to the Northeast Information Center by private and public agencies. Please note that the Northeast Information Center is not responsible for misinformation of coordinates presented on the submitted DPR forms. If a discrepancy is found, please contact the lead agency for more information.

Due to processing delays and other factors, not all of the cultural resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for cultural resource management work in the search area. Finally, Native American tribes have cultural resource information not in the CHRIS Inventory, and the NAHC should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received on January 17, 2024 (Check # 2122). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey Hegel". The signature is written in a cursive style with a large initial 'C'.

Casey Hegel
Research Associate
Northeast Information Center



February 2, 2024

Courtney Paget
County of Glenn
225 North Tehama St
Willows, CA 95988

Re: TPM2024-001
Alcatraz

Dear Courtney Paget,

Thank you for providing PG&E the opportunity to review the proposed plans for TPM2024-001 dated 1/16/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



PUBLIC WORKS AGENCY

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

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

Donald Rust, Director

February 14, 2024

Glenn County Planning and Community Development Services
225 N. Tehama Street
Willows, CA 95988

Attn: Courtney Paget, Assistant Planner

Subject: Tentative Parcel Map 2024-001 – Conditions of Approval
Landowners: Alcatraz Farming, Inc.

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

That the right-of-way lines at the intersection of County Roads “27” and “M” shall be rounded with a curve having a radius of 20 feet. (15.640.110 GCC)

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

Michael Biggs
Engineering Technician III
Glenn County Public Works

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



Mardy Thomas, Director

Date: February 26, 2024

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

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

Re: LLA 2024-001, Humane Farming Association APN 018-150-020 and 018-160-022
(Reconfigure)

We have reviewed the project mentioned above and have the following comments and requirements:

1. Onsite Wastewater Treatment Systems (OWTS) and water wells are only allowed to serve structures on the same parcel which they are located.
2. Proposed Resultant Lot One would be increased to include a modular building and several other structures. The OWTS serving the modular building and other structures appears to be on the same proposed Lot One but the water well appears to be on proposed Lot Two.
3. If the water well serving the modular building and other structures is on proposed Lot Two, the lot line would need to be adjusted to include the water well on proposed Lot One or the existing water well would need to be disconnected and a new water well would need to be drilled on proposed Lot One to serve the modular building and other structures.

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

GLENN COUNTY

Planning & Community Development Services Agency

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



Mardy Thomas, Director

CSU Chico Research Foundation:
Northeast Information Center
1074 East Avenue, Suite F
Chico, CA 95926

January 17, 2024

RE: Records Search, Tentative Parcel Map 2024-001, Alcatraz Farming

To Whom It May Concern:

The Glenn County Planning & Public Works Agency is submitting a project (TPM2024-001) for a record search for potential archaeological resources located in the project area. The information for the project is attached. Please provide your written comments by **Tuesday, February 6, 2024**, for the Staff Report.

Enclosed is check #2122 for \$75.00 to cover the cost associated with this request.

Thank you for your time and consideration regarding this matter.

Thank you,

Courtney Paget, Assistant Planner
cpaget@countyofglenn.net

Enclosures

GLENN COUNTY

Planning & Community Development Services Agency

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



Mardy Thomas, 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 Water Resources Program
- Glenn County Board of Supervisors
- 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

- City of Orland
- CA Northern Railroad (CFNR)
- Orland Unit Water Users' Association
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Artois
- Glenn County Resource Conservation District
- School District: Orland

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- 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

- Northeast Center of the California Historical Resources Information System
- Paskenta Band of Nomlaki Indians-THPO
- Grindstone Rancheria of Wintun-Wailaki
- Mechoopda Indian Tribe of Chico Rancheria
- Colusa Indian Community Council Cachi Dehe Band of Wintun Indians
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: January 16, 2024

PROJECT: **Tentative Parcel Map 2024-001, Alcatraz Farming**

PLANNER: Courtney Paget, Assistant Planner
cpaget@countyofglenn.net

APPLICANT/
LANDOWNER: Alcatraz Farming, Inc.
P.O. Box 875
Kentfield, CA 94914
(415) 308-1589

SURVEYOR: Thomas E. Harris
908 Sixth St.
Orland, CA 95963
(530) 865-5567
tom@harrislandsurveying.com

PROJECT: Tentative Parcel Map 2024-001, Alcatraz Farming

The project consists of a land division to divide one existing parcel (273.7± acres) into the following:

Parcel One:	132.7± acres
Parcel Two:	141± acres

LOCATION: The project site is located at 6569 County Road 27, west of Detour Road, north of County Road 30, east of County Road 99w, south of County Road 27, in the unincorporated area of Glenn County, California.

EXISTING APN: 024-100-017 (273.07± acres)

ZONING: "AE-40" Exclusive Agricultural Zone
(36-acres, minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: The property/proposal is located within Flood Zone "X" (unshaded), according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Tuesday, February 6, 2024**, 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 your time and consideration regarding this matter.

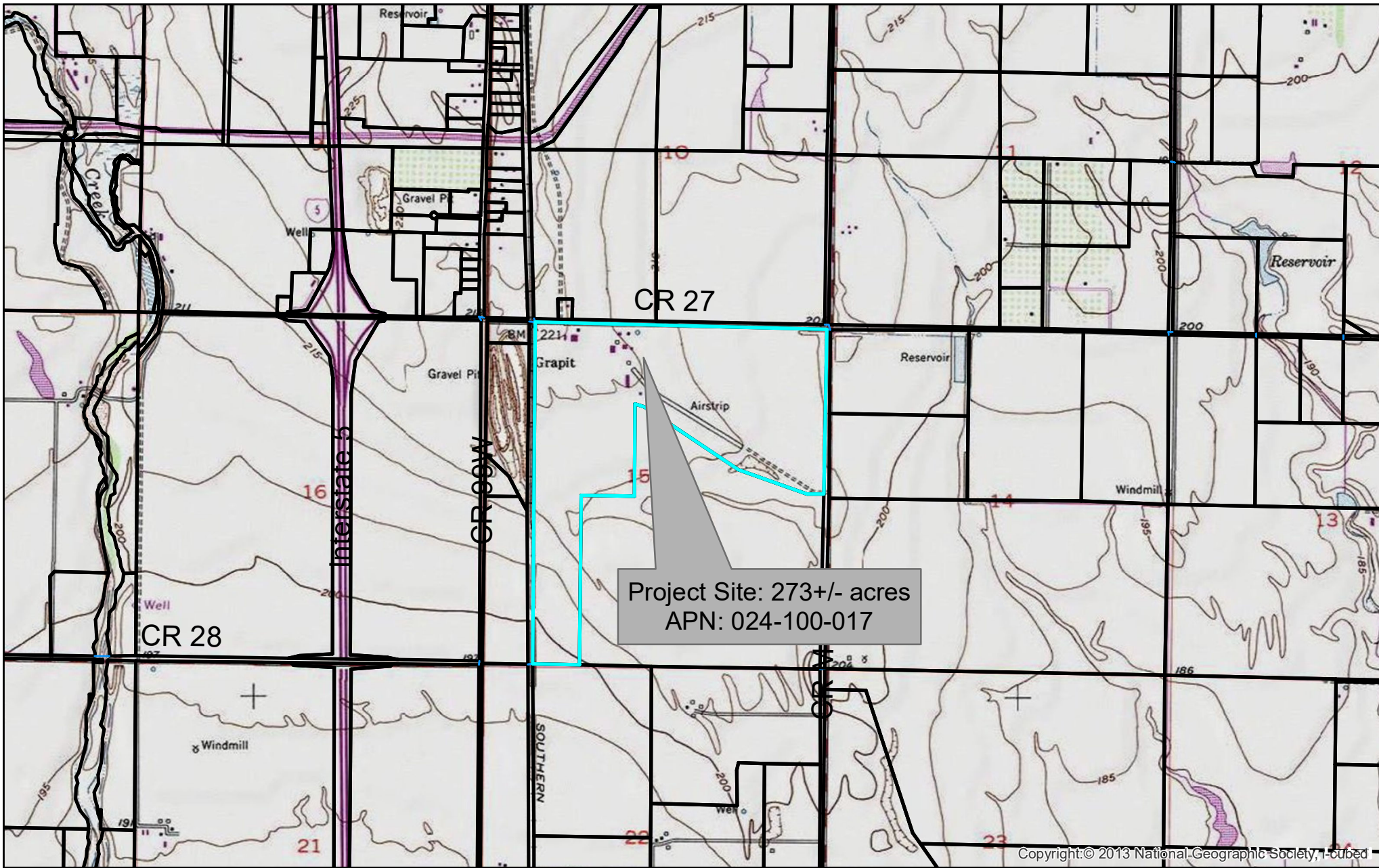
AGENCY COMMENTS:

Please consider the following:

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

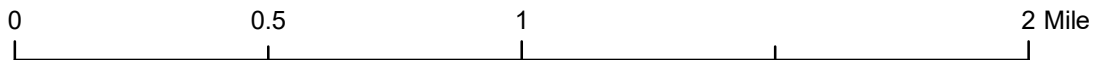
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

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.)?

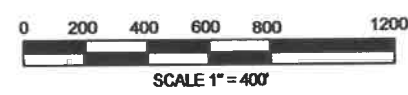
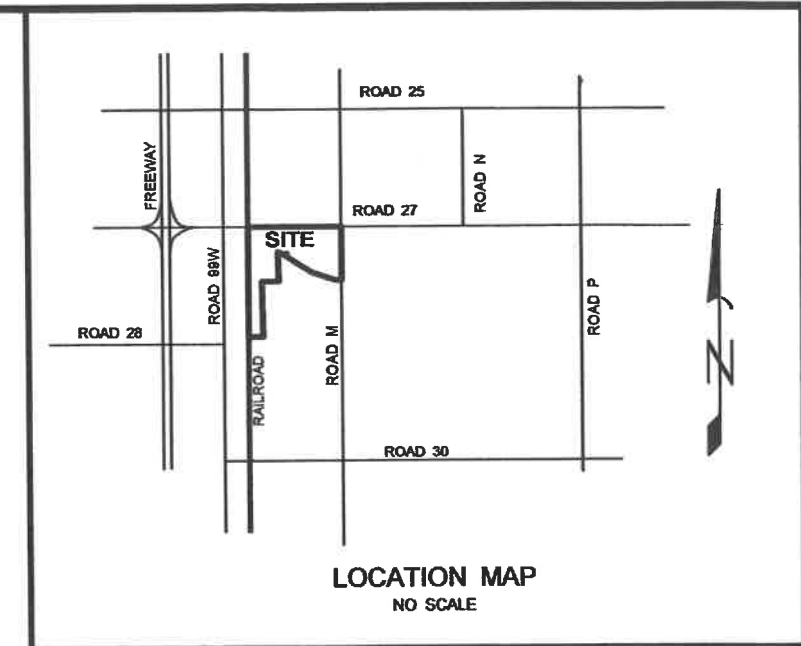
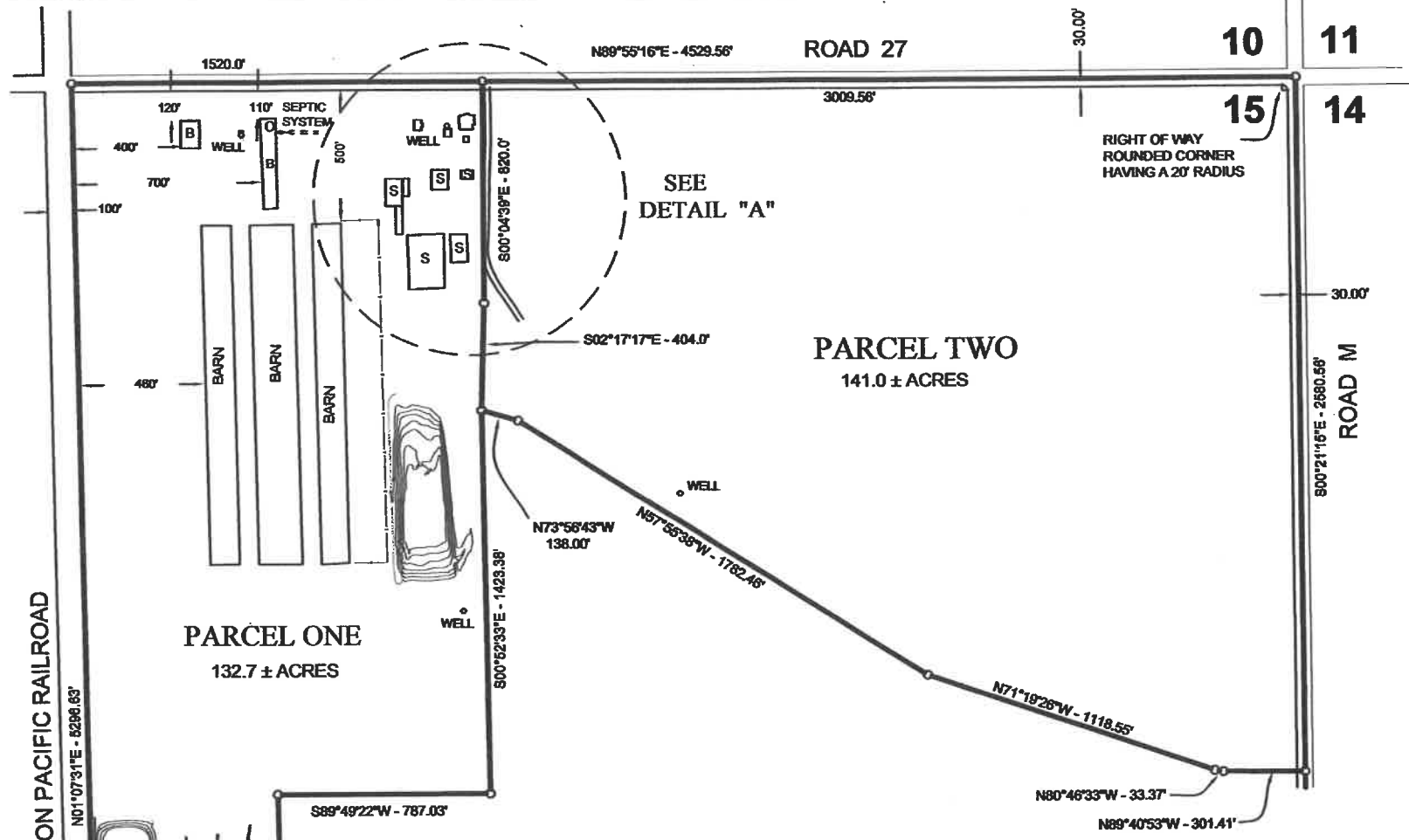


TPM2024-001, Alcatraz Farming

USGS 7.5 Minute Quadrangle Map: Orland, CA
Section 15, T21N, R3W, M.D.B. & M.



Glenn County Planning & Community
Development Services Agency



SITE ADDRESS: 6569 COUNTY ROAD 27, ORLAND
ZONE: AE - 40
FLOOD ZONE "X"

A 30 FOOT STRIP OF LAND ALONG ROAD 27 AND ALONG ROAD M, TOGETHERWITH A ROUNDED CORNER HAVING A RADIUS OF 20 FEET AS SHOWN IS TO BE OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC ROAD AND UTILITIES PER GLENN COUNTY (15.260.020 GCC)

OWNER'S CONSENT

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

ALCATRAZ FARMING INC., A CALIFORNIA CORPORATION
P.O. BOX 875, KENTFIELD, CA 94914

- LEGEND**
- R RESIDENCE
 - G GARAGE
 - O OFFICE BUILDING
 - S STORAGE BUILDING
 - B BARN

APN 024-100-017
TENTATIVE PARCEL MAP

BEING A PORTION OF SECTION 15, T.21 N., R.3W., M.D.M., SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.
JANUARY 2024 SCALE 1"= 400'
ALCATRAZ FARMING INC., A CALIFORNIA CORPORATION
OFFICIAL RECORDS DOCUMENT No. 2018-2474

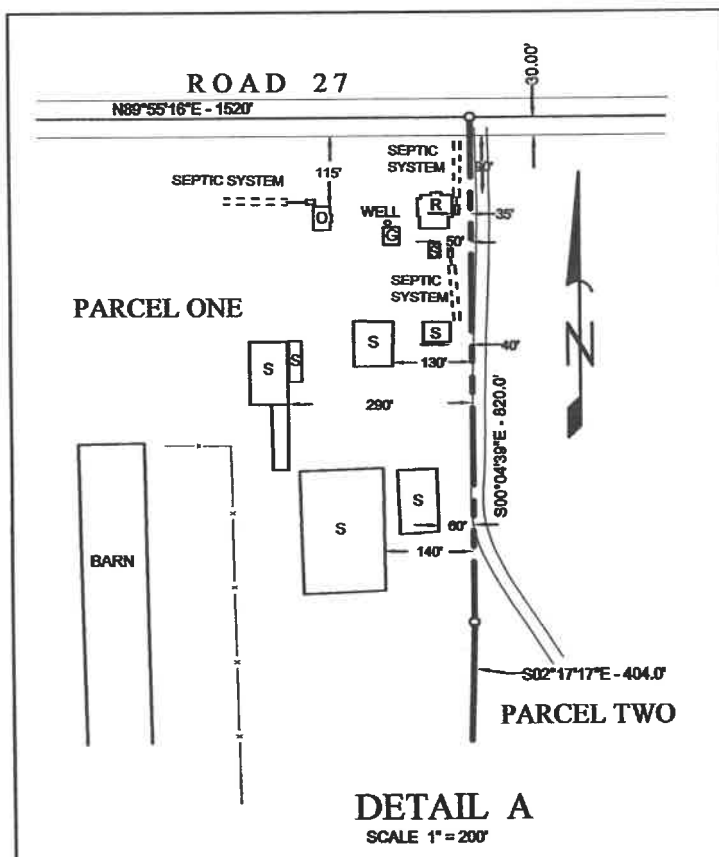


Thomas E. Harris
THOMAS E. HARRIS
LAND SURVEYOR
908 SIXTH STREET, ORLAND, CA. 95963

01-09-2024

SHEET 1 OF 1 SHEET

24001



**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
225 North Tehama Street
Willows, CA 95988
(530) 934-6540
planning@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: Alcatraz Farming, Inc., a California Corporation

Address: P.O. Box 875, Kentfield, CA 94914

Phone: 415-308-1589 E-Mail jviolich@capayfarms.com

2. Property Owner(s) #1:

Name: Same

Address: _____

Phone: _____ E-Mail _____

3. Engineer/Surveyor:

Name: Thomas E. Harris

Address: 908 6th Street, Orland, CA 95963

Phone: 530-865-5567 E-Mail tom@harrislandsurveying.com

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

Name: Thomas E. Harris

Mailing Address: 908 6th Street, Orland, CA 95963

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

Yes No

(If Yes, list the person(s):

Name: _____

Mailing Address: _____

6. Request or Proposal:

To divide existing property into two parcels

7. Address and Location of Project: 6569 County Road 27, Orland CA 95963

8. Current Assessor's Parcel Number(s): 024-100-017

9. Existing Zoning: AE-40
Zoning Map <http://gis.gcppwa.net/zoning/>

10. Existing Use of Property: Agricultural

11. Proposed Use of Property: Agricultural

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

Parcel One: One Parcel Two: None

Other: _____

13. Number of Parcels to be Created: Two

14. Size for Each Parcel: Parcel

One: 132.7 acres Parcel Two: 141.0 acres

Other: _____

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

16. Provide any additional information that may be helpful in evaluating this request:

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: 

Print: JULIA VIOLICH

Date: January 9, 2024

Address: P.O. Box 875, Kentfield CA. 94914

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: 

Print: JULIA VIOLICH

Date: P.O. Box 875, Kentfield CA. 94914

Address: P.O. Box 875, Kentfield CA. 94914

Project _____

Date Submitted: _____

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
225 Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

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

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

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

I. GENERAL INFORMATION:

1. Applicant(s):

Name: Alcatraz Farming, Inc., a California Corporation

Address: P.O. Box 875, Kentfield, CA 94914

Phone: 415-308-1589 E-Mail jviolich@capayfarms.com

2. Property Owner(s):

Name: Same

Address: _____

Phone: _____ E-Mail _____

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

Name: Thomas E. Harris

Address: 908 6th Street, Orland, CA 95963

Phone: 530-865-5567 E-Mail tom@harrislandsurveying.com

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

Name: Thomas E. Harris

Mailing Address: 908 6th Street, Orland, CA 95963

5. Existing Use of Property: Agricultural

6. Request or Proposal:
To divide property into two parcels (132.7 acres and 141.0 acres,
respectively)

7. Address and Location of Project: 6569 County Road 27, Orland, CA 95963

8. Current Assessor's Parcel Number(s): 024-100-017

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40s

10. Indicate the type of permit(s) application(s) to which this form pertains:
Tentative Parcel Map

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

12. 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

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?
None

II. ENVIRONMENTAL SETTING:

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

~~Proposed Parcel One contains agricultural buildings, including livestock barns and yards, storage sheds, shop, and wastewater storage facilities. Also includes a residence, served by septic system and well water supply. See also the detail on the accompanying tentative parcel map. Proposed Parcel Two consists of 110+/- acres of open land, served by an agriculture well.~~

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: Almond farming

East: Almond farming

North: SOUTH - Almond farming

North: WEST - former gravel borrow pit

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

~~No significant noise sources are present aside from typical almond farming activities.~~

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

No changes proposed

(b) Will the project change any drainage patterns? (Please explain):

No changes proposed

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

No

(d) Are there any gullies or areas of soil erosion? (Please explain):

No

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

No

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

2. Water Supply:

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

Domestic and agricultural wells

(b) Will the project require the installation or replacement of new water service mains?

No

3. Liquid Waste Disposal:

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

Disposal is already provided by on-site septic system

(b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

No new systems are proposed

(c) 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)

Nothing new proposed

(d) 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.

Nothing new proposed

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?

Currently collected by private carrier

5. Source of Energy:

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

Electricity

(b) If electricity, do any overhead electrical facilities require relocation? Is so, please describe:

No

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

No

(d) Do existing gas lines require relocation? If yes, please describe:

No

6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

Nothing proposed

(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

Nothing proposed

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

1. Number and sizes of existing and proposed structures:

N/A

2. Square footage
(structures) N/A (New) S.F.; N/A (Existing) S.F.

3. Percentage of lot coverage: N/A _____

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

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

N/A

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

N/A

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

N/A

V. CERTIFICATION:

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

Date: 01-09-2024 Signature: Thomas E. Harris

For: ALCATRAZ FARMING, INC.

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.

Recorded at the request of:
TIMIOS TITLE COMPANY

06/18/2018 02:25 PM
Fee: \$5743.00 Pgs: 4

OFFICIAL RECORDS
Charles H. Meriam, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 139146

**After Recording Return And
Mail Tax Statements To:**
ALCATRAZ FARMING INC
PO Box 875
Kentfield, CA 94914

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 024-090-045-000; 024-100-017-000

GRANT DEED

The undersigned grantor(s) declare(s):
City transfer tax is \$0.00
County Transfer Tax is \$5720.00
Monument preservation fee is \$
(x) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: () City of ORLAND, and
(x) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition of documentary transfer tax.
() This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DANNY VANDER DUSSEN AND SOPHIA VANDER DUSSEN, HUSBAND AND WIFE, AS JOINT
TENANTS
hereby GRANTS to
ALCATRAZ FARMING INC, A CALIFORNIA CORPORATION

the following described real property in the County of GLENN, State of California:

PARCEL ONE:

All that portion of the North one-half of Section 15, Township 21 North, Range 3 West, M.D.M., lying East of the Easterly boundary of the Southern Pacific Railroad right-of-way in the unincorporated area of Glenn County, California.

TOGETHER WITH all that portion of the South one-half of Section 15 described as follows:

COMMENCING at a 5/8" rebar with cap stamped "LS 5712" marking the East one-quarter corner of said Section 15 as it is shown on the Record of Survey map filed in Book 11 of Maps and Surveys, at page 22;
Thence South 89° 49' 22" West along the East-West centerline of Section 15, 3801.64 feet to a 5/8" rebar with cap stamped "LS 5712" and the point of



beginning of this description; Thence South 1° 07' 31" East, 2643.58 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the South boundary of Section 15; Thence South 89° 32' 32" West, along the South boundary of Section 15, 692.17 feet to the Easterly boundary of the Southern Pacific Railroad right-of-way; Thence North 1° 07' 31" West along said right-of-way, 2646.97 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the East-West centerline of Section 15; Thence North 89° 49' 22" East, 692.22 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of the North one-half of Section 15, described as follows:

BEGINNING at a 5/8" rebar with cap stamped "LS 5712" marking the East one-quarter corner of said Section 15 as it is shown on the Record of Survey map filed in Book 11 of Maps and Surveys, at page 22; Thence South 89° 49' 22" West, along the East-West centerline of Section 15, 3014.61 feet to a 5/8" rebar with cap stamped "LS 5712"; Thence North 0° 52' 33" West, 1423.38 feet to a 5/8" rebar with cap stamped "LS 5712"; Thence South 73° 56' 43" East, 138.00 feet to a 5/8" rebar with cap stamped "LS 5712"; Thence South 57° 55' 38" East, 1782.46 feet to a 5/8" rebar with cap stamped "LS 5712"; Thence South 71° 09' 26" East, 1118.55 feet to a 5/8" rebar with cap stamped "LS 5712"; Thence South 80° 46' 33" East, 33.37 feet to a 5/8" rebar with cap stamped "LS 5712"; Thence South 89° 40' 53" East, 301.41 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the East boundary of Section 15; Thence South 0° 21' 15" East, 60.97 feet to the point of beginning.

This description is based upon a field survey performed in July, 1997. The basis of bearing for this survey is the East-West centerline of Section 15, shown as North 89° 49' 22" East on the Record of Survey Map filed in Book 11 of Maps and Surveys at page 22.

APN: 024-100-017-000

PARCEL TWO:

Being a portion of the Southwest quarter of Section 10, Township 21 North, Range 3 West, M.D.B. & M., more particularly described as follows:

BEGINNING at a point on the centerline of County Road No. 27, and the Southerly line of said Section 10, which points lies distant West, 3939.93 feet, more or less, from a brass capped iron marking the Southeast corner of said Section 10; thence continuing West on and along said centerline of County Road No. 27 and the southerly line of said Section 10, 200.00 feet to a point; thence leaving said road centerline and said section line North 00°39'13" West, 22.99 feet, more or less, to a three-quarter inch iron pipe tagged R.C.E. 13781 and a point in the existing Northerly right of way fence of said County Road No. 27; thence continuing North 00°39'13" West, 300.00 feet to a three-quarter inch iron pipe tagged R.C.E. 13781; thence East 200.00 feet to a three-quarter inch iron pipe tagged R.C.E. 13781; thence South 00°39'13" East, 300.00 feet to a three-quarter inch iron pipe tagged R.C.E. 13781 and a point in the existing Northerly right of way fence of said County Road No. 27; thence continuing South 00° 39'13" East, 22.00 feet, more



or less, to the point of beginning.

APN: 024-090-045-000

PARCEL TWO-A:

An Easement for Road Purposes over a Parcel of land being 26.40 feet wide and lying Westerly of, adjacent to, and parallel with the above described Parcel.

More commonly known as: APN# 024-090-045-000 & 024-100-017-000, ORLAND, CA 95963



6/14/2018


DANNY VANDER DUSSEN


SOPHIA VANDER DUSSEN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
County of GLENN

On 6-14, 2018, before me, Ron Campbell, a notary public, personally appeared, DANNY VANDER DUSSEN, SOPHIA VANDER DUSSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



(Notary Seal)





PRELIMINARY REPORT

To:

VIOLICH FARMS, INC.
PO BOX 875
KENTFIELD CA, 94914-0875
ATTN: JULIA VIOLICH

Title Officer:

TITLE OFFICER: RON CAMPBELL
TIMIOS TITLE
250 W. SYCAMORE ST.
WILLOWS, CA 95988
ESCROW OFFICER: Ana Guzman
PHONE: (530) 934-3338

ESCROW NO: 71-00240657

Property Address:

6569 COUNTY ROAD 27
ORLAND, CA, 95963-9780

Title No:

71-00240656

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 2021

ALTA LOAN POLICY 2021

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Dec 07, 2023 at 8:00 a.m.

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

Fee Simple

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

ALCATRAZ FARMING INC., A CALIFORNIA CORPORATION

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 AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2023-2024.

1 ST INSTALLMENT:	\$31,213.72	PAID 12/11/2023
2 ND INSTALLMENT:	\$31,213.72	DUE 04/10/2023
ASSESSMENT NO.:	024-100-017-000	

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 LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE ORLAND-ARTOIS WATER DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.

PRESENTLY THE DISTRICT HAS AN INDEBTEDNESS IN FAVOR OF THE UNITED STATES GOVERNMENT (CONTRACT NO. 14-06-200-8382A) OF \$816.92 PER ACRE AS OF DECEMBER 1, 1988 WHICH WILL BE PAID AT THE RATE OF \$20.43 PER ACRE FOR 40 YEARS PAYABLE IN 80 SUCCESSIVE EQUAL SEMI-ANNUAL INSTALLMENTS BEGINNING FEBRUARY 1, 1993.

NOTE: THE DISTRICT REQUEST THAT ANY BUYER/PURCHASER CONTACT THE DISTRICT IN REGARDS TO THE DISTRIBUTION OF THE WATER, PHONE: 530-865-4304, FAX 530-865-8497

4. RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE HEREIN DESCRIBED LAND AS LIES WITHIN THE BOUNDARIES OF COUNTY ROAD 25 AND COUNTY ROAD 27.
5. RESERVATION CONTAINED IN THE DEED FROM CENTRAL PACIFIC RAILROAD COMPANY TO HANS H. REHSE, DATED JANUARY 14, 1884 IN BOOK 2 OF DEEDS AT PAGE 468, COLUSA COUNTY RECORDS. RESERVING HOWEVER, ALL CLAIM OF THE UNITED STATES TO THE SAME AS MINERAL LAND.
6. RESERVATION CONTAINED IN DEED FROM CENTRAL PACIFIC RAILROAD COMPANY TO HANS HINRICH REHSE, DATED JANUARY 14, 1884 AND RECORDED JANUARY 28, 1883 IN BOOK 2 OF DEEDS AT PAGE 471, COLUSA COUNTY RECORDS .RESERVING HOWEVER, ALL CLAIM OF THE UNITED STATES TO THE SAME AS MINERAL LAND.
7. RIGHT-OF-WAY DEED EXECUTED BY H. HENRY REHSE TO THE SACRAMENTO VALLEY POWER COMPANY, A CORPORATION, DATED NOVEMBER 24, 1911 AND RECORDED JULY 8, 1920 IN BOOK 70 OF DEEDS, AT PAGE 385.
8. AN EASEMENT 30 FEET IN WIDTH FOR IRRIGATION AND INCIDENTAL PURPOSES GRANTED TO VERNON L. REHSE, ET AL, IN THE DOCUMENT RECORDED JUNE 7, 1976 IN BOOK 600 OF OFFICIAL RECORDS, AT PAGE 54, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN. THE EFFECT OF A QUITCLAIM DEED RECORDED SEPTEMBER 3, 1996 AS GLENN COUNTY RECORDER.S INSTRUMENT NO. 96-4467 OF OFFICIAL RECORDS, WHICH RELEASES THE RIGHTS OF THE HEREIN
9. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED, .CONTRACT AND GRANT OF EASEMENT, EXECUTED BY AND BETWEEN EMMA A. REHSE, ET AL AND THE UNITED STATES OF AMERICA AND ITS ASSIGNS, RECORDED DECEMBER 3, 1979 IN BOOK 656 OF OFFICIAL RECORDS, AT PAGE 265
10. AN UNRECORDED RIGHT OF WAY FOR UNDERGROUND PIPELINES AND INCIDENTAL PURPOSES AS DISCLOSED BY THAT CERTAIN INSTRUMENT EXECUTED BY AND BETWEEN ENERGY PRODUCTION & SALES AND HORIZON OPERATING COMPANY, RECORDED SEPTEMBER 9, 1987 IN BOOK 825 OF OFFICIAL RECORDS, AT PAGE 330.
11. AN AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY PIETER J. VERBOOM, DATED AUGUST 22, 1997 AND RECORDED SEPTEMBER 4, 1997 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 97-4301.

12. AN AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY CHARLES A. FULTON AND CAROL A. FULTON, DATED OCTOBER 27, 1998 AND RECORDED OCTOBER 27, 1998 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 98-6191.
13. AN EASEMENT FOR POLES, CABLES, ETC. FOR THE DISTRIBUTION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES AS CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY IN THE DOCUMENT RECORDED NOVEMBER 17, 2000 AS INSTRUMENT NO. 2000-6003 OF OFFICIAL RECORDS.
14. AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED AUGUST 21, 2018 AS RECORDER'S INSTRUMENT NO. 2018-3246 OF OFFICIAL RECORDS.
15. AN EASEMENT TO EXCAVATE, CONSTRUCT, RECONSTRUCT, REPLACE, REMOVE, MAINTAIN, INSPECT, AND USE FACILITIES AND ASSOCIATED EQUIPMENT FOR PUBLIC UTILITY PURPOSES CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED JULY 14, 2023 AS INSTRUMENT NO. 2023-2081 OF OFFICIAL RECORDS.
16. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
17. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
18. 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.

19. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ET SEQ), THE PACKERS AND STOCKYARDS ACT (7 U.S.C. 181, ET SEQ) OR UNDER SIMILAR FEDERAL OR STATE LAWS.
20. THERE APPEAR TO BE NO DEED OF TRUST OR MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF THERE IS ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT THE 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.

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. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF VIOLICH FARMS, INC. ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$0.00 PURSUANT TO A DEED OF TRUST FROM VIOLICH FARMS , AND AN OWNER'S POLICY IN THE AMOUNT OF \$0.00 PURSUANT TO A DEED EXECUTED BY**
- B. 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**
- C. 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.**
- D. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE LYING IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTH ONE-HALF OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 3 WEST, M.D.M., LYING EAST OF THE EASTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY IN THE UNINCORPORATED AREA OF GLENN COUNTY, CALIFORNIA.

TOGETHER WITH ALL THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 15 DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR WITH CAP STAMPED "LS 5712" MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 15 AS IT IS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 11 OF MAPS AND SURVEYS, AT PAGE 22;
THENCE SOUTH 89° 49' 22" WEST ALONG THE EAST-WEST CENTERLINE OF SECTION 15, 3801.64 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712" AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 1° 07' 31" EAST, 2643.58 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712" MARKING A POINT ON THE SOUTH BOUNDARY OF SECTION 15;
THENCE SOUTH 89° 32' 32" WEST, ALONG THE SOUTH BOUNDARY OF SECTION 15, 692.17 FEET TO THE EASTERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY;
THENCE NORTH 1° 07' 31" WEST ALONG SAID RIGHT-OF-WAY, 2646.97 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712" MARKING A POINT ON THE EAST-WEST CENTERLINE OF SECTION 15; THENCE NORTH 89° 49' 22" EAST, 692.22 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTH ONE-HALF OF SECTION 15, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP STAMPED "LS 5712" MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 15 AS IT IS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 11 OF MAPS AND SURVEYS, AT PAGE 22; THENCE SOUTH 89° 49' 22" WEST, ALONG THE EAST-WEST CENTERLINE OF SECTION 15, 3014.61 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712";
THENCE NORTH 0° 52' 33" WEST, 1423.38 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712";
THENCE SOUTH 73° 56' 43" EAST, 138.00 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712";
THENCE SOUTH 57° 55' 38" EAST, 1782.46 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712";
THENCE SOUTH 71° 09' 26" EAST, 1118.55 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712";
THENCE SOUTH 80° 46' 33" EAST, 33.37 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712";
THENCE SOUTH 89° 40' 53" EAST, 301.41 FEET TO A 5/8" REBAR WITH CAP STAMPED "LS 5712" MARKING A POINT ON THE EAST BOUNDARY OF SECTION 15; THENCE SOUTH 0° 21' 15" EAST, 60.97 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION IS BASED UPON A FIELD SURVEY PERFORMED IN JULY, 1997. THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST-WEST CENTERLINE OF SECTION 15, SHOWN AS NORTH 89° 49' 22" EAST ON THE RECORD OF SURVEY MAP FILED IN BOOK 11 OF MAPS AND SURVEYS AT PAGE 22.

APN: 024-100-017-000

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

MAP

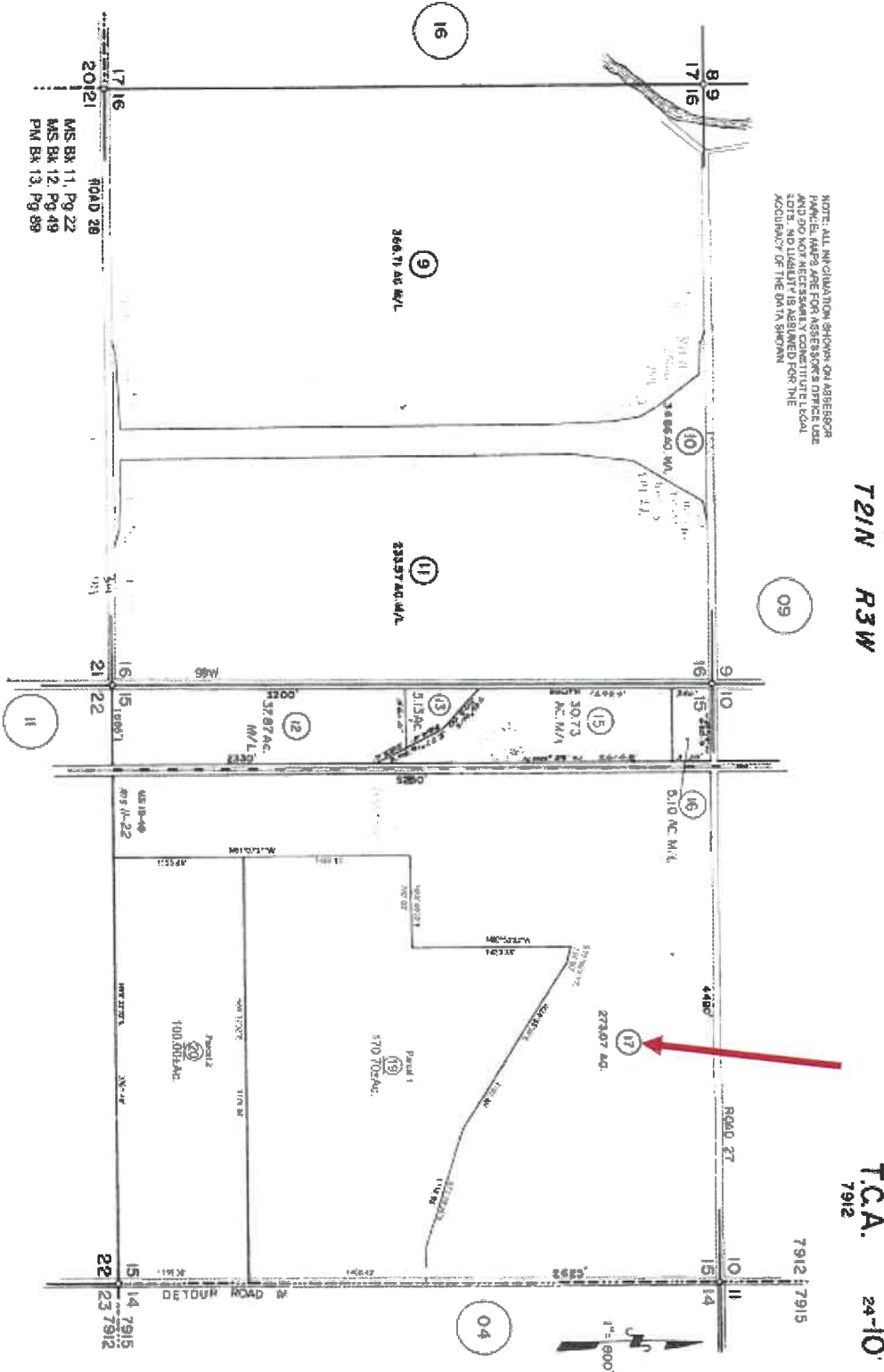
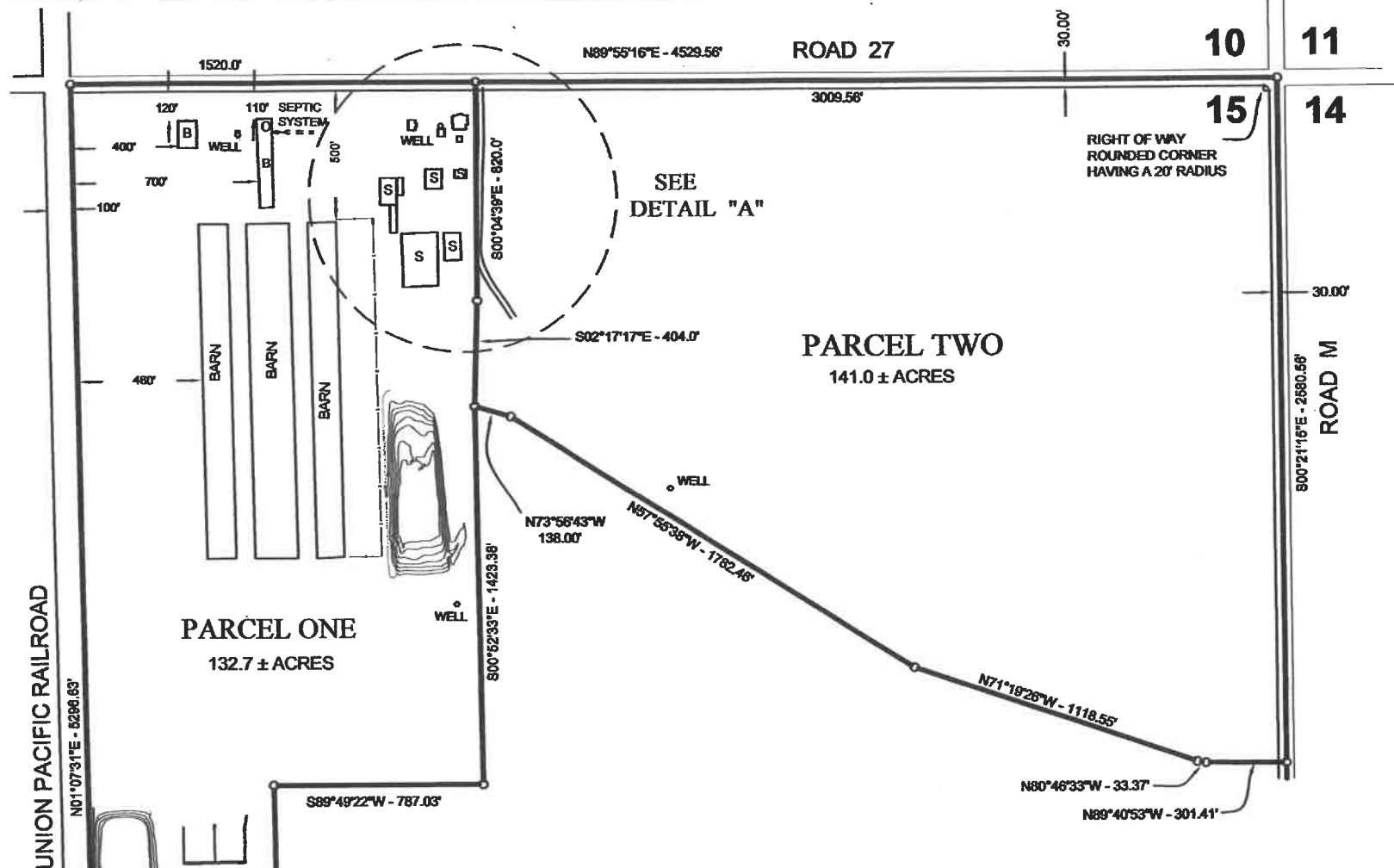
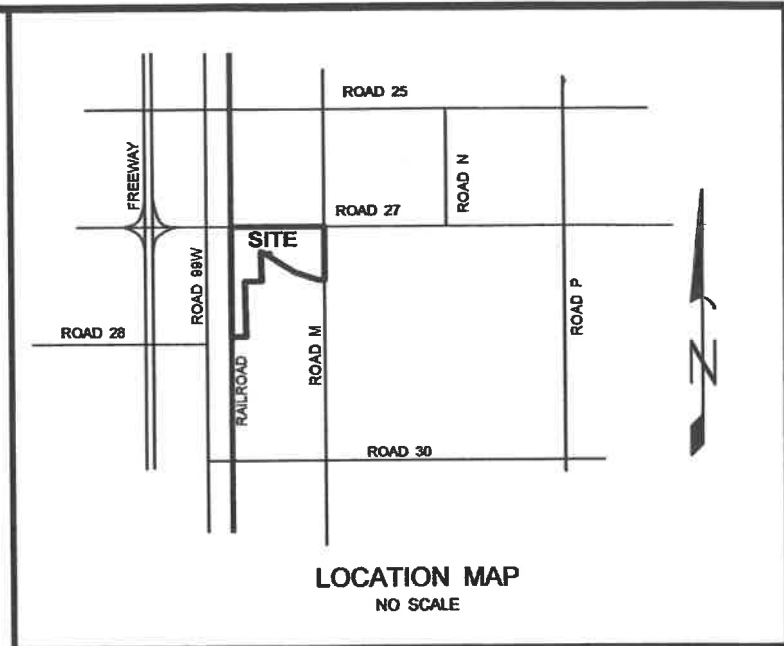
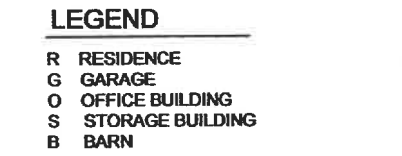


Exhibit "A"



UNION PACIFIC RAILROAD



SITE ADDRESS: 6569 COUNTY ROAD 27, ORLAND
 ZONE: AE - 40
 FLOOD ZONE "X"

A 30 FOOT STRIP OF LAND ALONG ROAD 27 AND ALONG ROAD M, TOGETHERWITH A ROUNDED CORNER HAVING A RADIUS OF 20 FEET AS SHOWN IS TO BE OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC ROAD AND UTILITIES PER GLENN COUNTY (15.260.020 GCC)

OWNER'S CONSENT

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

ALCATRAZ FARMING INC., A CALIFORNIA CORPORATION
 P.O. BOX 875, KENTFIELD, CA 94914

- LEGEND**
- R RESIDENCE
 - G GARAGE
 - O OFFICE BUILDING
 - S STORAGE BUILDING
 - B BARN

APN 024-100-017
TENTATIVE PARCEL MAP

BEING A PORTION OF SECTION 15, T.21 N., R.3W., M.D.M., SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.
 JANUARY 2024 SCALE 1"= 400'
 ALCATRAZ FARMING INC., A CALIFORNIA CORPORATION
 OFFICIAL RECORDS DOCUMENT No. 2018-2474

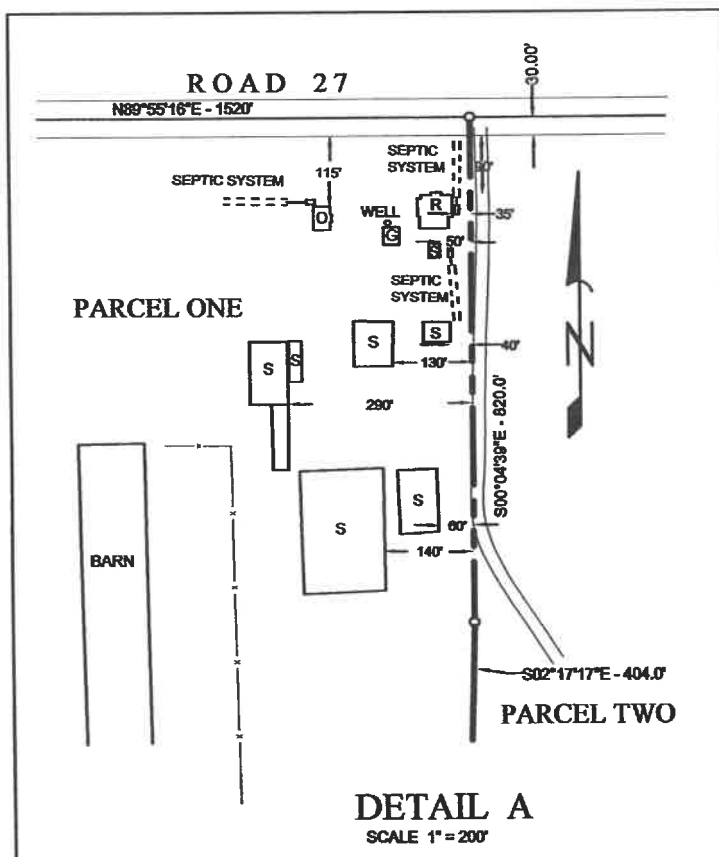


Thomas E. Harris
 THOMAS E. HARRIS
 LAND SURVEYOR
 908 SIXTH STREET, ORLAND, CA. 95963

01-09-2024

SHEET 1 OF 1 SHEET

24001



DETAIL A
 SCALE 1" = 200'