

GLENN COUNTY
Planning & Community Development Services Agency

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



Mardy Thomas, Director

GLENN COUNTY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: July 20, 2022
TO: Glenn County Planning Commission
FROM: Andy Popper, Senior Planner
SUBJECT: **Conditional Use Permit 2014-007, Expansion
Old Hickory Sheds**

Attachments:

1. Request for Review, Application Documents, Comments
 2. Existing Conditions of Approval and Environmental Documents
 3. Legal Notice(s)
-

1. PROJECT SUMMARY

Hamilton Engineering Inc., on behalf of Old Hickory Sheds LLC, has applied for a Conditional Use Permit Amendment in order to expand the area for the existing Conditional Use Permit 2014-007, which was approved by Glenn County Planning Commission on March 18, 2015, with Conditions of Approval.

The conditional use permit amendment requests the construction of an 80 ft. by 300 ft. (24,000 sq. ft.) building to be used for the construction of the small sheds, and a 50 ft. by 200 ft. (10,000 sq. ft.) structure for lumber storage. The existing site includes Assessor's Parcel Number (APN) 024-090-074 (10± acres) with 33,000 sq. ft. of buildings, the southwestern adjacent property for the expansion and two new building totaling 34,000 sq. ft. is APN: 024-090-073 (22± acres).

The project site is located at 6470 County Road 27, Orland, CA 95963. This site is located on the north side of County Road 27, south of County Road 25, east of Interstate 5, west of County Road 99W, south of the City of Orland, in the unincorporated area of Glenn County, California. The site lies within a portion of Section 9, Township 21 North, Range 3 West, M.D.B. & M., "Orland, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle.

1.1 RECOMMENDATIONS

This report includes documentation for the Planning Commission to find that no subsequent environmental review is necessary pursuant to CEQA Guidelines Section 15162, as well as, the approval of the amendment revising the existing Conditional Use Permit 2014-007.

2. PERMITTING AND CODE CONSISTENCY

The primary lot for the existing facility site includes Assessor's Parcel Number (APN) 024-090-074 (10± acres) and the adjacent property for the expansion and new building is APN: 024-090-073 (22± acres).

The project site is designated as Service Commercial in the General Plan and is located in the Service Commercial (SC) District. The purpose of the SC is to provide areas suitable for heavy retail and service commercial uses, which do not specialize in pedestrian traffic and are more appropriately located away from the central business district of communities. Open-air retail sales require a Conditional Use Permit as defined in County Code Section 15.420.030(D).

The Conditional Use Permit Amendment was applied for per Glenn County Code 15.220 (Conditional Use Permit). Additional project information is included in the previously adopted Negative Declaration and Initial Study attached to this report.

2.1 CONDITIONAL USE PERMIT AMENDMENTS

Section 15.220.030 (Major Amendment to Conditional Use Permit) states that a duly approved conditional use permit may be amended provided the change does not qualify for a minor amendment, as defined in section 15.190. It further states that all major amendments are to be processed as set forth in Section 15.220.010.

The proposed increase from the previously approved Conditional Use Permit building area includes a change of greater than 10%; therefore, this amendment is being processed and presented to the Planning Commission for review as a major amendment.

3. ANALYSIS

The site is in an area of existing compatible commercial uses and the project will continue provide employment and tax revenues to the County. The proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The following sections include the review required for the Environmental Determination and the findings for Conditional Use Permit Amendment approval.

3.1 ENVIRONMENTAL DETERMINATION

A Negative Declaration for the project was adopted and approved by the Planning Commission on March 18, 2015. CEQA Guidelines Section 15162 states that no subsequent Negative Declaration shall be prepared for the amendment unless one or more of the following have occurred. As subsequently listed, the information indicates that none of the following has occurred, and therefore the amendment meets the requirements of Section 15162.

CEQA Guidelines (14 CCR 15162) Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The amendment is to increase the project site to include the adjacent property for the construction of two new buildings to be used for the construction of the small sheds.

The proposed revision is determined to have no new significant impacts beyond the existing scenario as described in the existing Initial Study analysis and the previously adopted Negative Declaration. In addition, other solicited agencies provided no comments regarding new significant impacts. It is therefore concluded, that the facility expansion is not a new significant environmental effect, or a substantial increase in the severity of a previously identified effect.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

There are no substantial changes due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects as described in the existing environmental analysis resulting from the construction and operation of the proposed structures, because the use will remain as existing.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

The project proposal is an amendment to increase the project site to include the adjacent property for the construction and use of two new buildings. This revision will not have new significant effects which were not previously discussed in the existing adopted negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

There were no significant effects previously examined in the negative declaration and the expansion of the facility will not have new substantial effects.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

The Conditions of Approval for the project will remain in effect and applicable to the existing facilities and the new proposal. There were no mitigation measures or alternatives previously found to not be feasible, nor did the proponents decline to adopt to a mitigation measure or alternative.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The operator shall continue to comply with all local, state, and federal regulations and permitting requirements for the facility. This project revision will result in no potentially significant impacts to the environment with implementation of the conditions of approval, adopted best management practices, and all applicable federal, state, and local laws and regulations.

3.2 CONDITIONAL USE PERMIT (GLENN COUNTY CODE CHAPTER 15.220)

Conditional Use Permit (Glenn County Code 15.220.010)

The planning commission may grant a conditional use permit for the uses listed in Division 3: Development Districts after notice and hearing as provided in Chapter 15.040 and after making findings as required in section 15.220.020. The proposed use is a permitted use in Division 3 15.420.030, notice was provided per Chapter 15.040, and the following includes the findings required by 15.220.020.

Glenn County Code 15.220.020 (A-D)

The approving authority, prior to recommending approval of a development permit shall find as follows:

A. That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public;

The facility is necessary because it provides a location for the existing and expanded facility to continue operations. As shown by the requested expansion, there is a public demand for storage structures. The proposed land use is consistent with use of the subject property and surrounding area. Therefore, it concluded that this project would contribute to the general well-being of the public within Glenn County.

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

The proposed amendment to Conditional Use Permit 2014-007, is to increase the project site to include the adjacent property for the construction of a building. The expansion will not be subjected to hazardous conditions. Impacts were reviewed in the previous Initial Study. The analysis concludes that this project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the project. Conditions of Approval were prepared during the initial approval and will remain in place.

C. That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the planning commission;

All structures and equipment proposed, under construction, or completed are required to meet all minimum yard and setback requirements. The facility meets all required yard setbacks for the "SC" zoning designation (Glenn County Code 15.560).

D. Except in the case of the expansion of a nonconforming use, that the granting of the permit will not adversely affect the general plan or any area plan of the county.

Granting an amendment for Conditional Use Permit 2014-07 would not adversely affect the Glenn County General Plan Land Use Designation or Zoning of "Service Commercial". The existing and proposed facility shall comply with all permit requirements as stated in the Glenn County Code. Therefore, the Conditional Use Permit Amendment will not adversely affect the General Plan.

4. OTHER REQUIREMENTS

There is a ten-calendar day appeal period following Planning Commission action on this amendment to the Conditional Use Permit. The appeal made to the Glenn County Board of Supervisors must be made in accordance with Section 15.050.020 of the Glenn County Code. The Board of Supervisors will hear the appeal as outlined by this code. The decision of the Board of Supervisors may then be challenged in court.

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

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

5. FINDINGS FOR ENVIRONMENTAL DETERMINATION

Finding 1 (CEQA Guidelines 14 CCR 15162 (a) (1))

The expansion of the facility has been determined to not have a new significant environmental effect or a substantial increase in the severity of a previously identified effect.

Finding 2 (CEQA Guidelines 14 CCR 15162 (a) (2))

There are no substantial changes due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Finding 3 CEQA Guidelines 14 CCR 15162 (a) (3) (A-D)

(A) The project proposal an amendment is to increase the project site to the include the adjacent property to expand the existing facility. This revision will not have significant effects which were not discussed in the previous negative declaration;

(B) There were no significant effects previously examined in the negative declaration and the expansion of the facility will not have new substantial effects.

(C) There were no mitigation measures or alternatives previously found to not be feasible, nor did the proponents decline to adopt to a previous mitigation measure or alternative.

(D) The project proponents did not previously decline to adopt a mitigation measure or alternative that would substantially reduce significant effects on the environment.

6. FINDINGS FOR CONDITIONAL USE PERMIT AMENDMENT

According to Glenn County Code Sections 15.220.010 and 15.220.030, the following findings listed in Glenn County Code Section 15.220.020 shall be made prior to recommending approval of a conditional use permit or amendment to a conditional use permit:

Finding 1 (Desirability and Contribution to Public Well-Being)

The facility is necessary because it provides a location for the existing and expanded facility to continue operations. This project would contribute to the general well-being of the public within Glenn County.

Finding 2 (Hazards)

The analysis concludes that this project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the project. Conditions of Approval were prepared during the initial approval and will remain in place.

Finding 3 (Suitability of Parcel Size)

The facility meets all required yard setbacks for the “SC” zoning designation (Glenn County Code 15.560).

Finding 4 (General Plan Consistency)

Granting an amendment for Conditional Use Permit 2014-07 would not adversely affect the Glenn County General Plan Land Use Designation or Zoning of "Service Commercial". The existing and proposed facility shall comply with all permit requirements as stated in the Glenn County Code.

7. SAMPLE MOTIONS:

Environmental Determination:

I move that pursuant to CEQA Guidelines Section 15162, the Planning Commission find that no subsequent environmental review is necessary.

Conditional Use Permit:

I (further) move that the Planning Commission approve the proposed amendment to Conditional Use Permit 2014-07 with the Findings as presented in the Staff Report and the existing Conditions of Approval.

GLENN COUNTY Planning & Community Development Services Agency

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REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control Dist./CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Div.
- Glenn County Environmental Health Dept.
- Glenn County Sheriff's Department
- 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

- Western Area Power Administration
- Sacramento River National Wildlife Refuge
- City of _____
- 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, Division of Mine Reclamation (DMR)
- Dept. 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

DATE: April 11, 2022

PROJECT: **Conditional Use Permit 2014-007, Expansion
Old Hickory Sheds**

PLANNER: Andy Popper, Senior Planner
apopper@countyofglenn.net

APPLICANT/
OPERATOR: Hamilton Engineering Inc.
P.O. Box 978
Orland, Ca 95963
530-865-8551
hamiltonengineering@outlook.com

Site: 6470 County Road 27
Orland, California 95963

LANDOWNER: Old Hickory Sheds LLC
PO Box 331973 Murfreesboro, TN 37133
Phone: 615-308-0128
Email: statesvillebarncompany@gmail.com

PROPOSAL: **Conditional Use Permit 2014-007, Expansion
Old Hickory Sheds**

Conditional use permit for the construction of a building, which will be used for the construction of small sheds.

APN: Proposed: 024-090-073 (22 ± acres)
Existing: 024-090-074 (10 ± acres)

LOCATION: The project site is located on the north side of County Road 27, south of County Road 25, east of Interstate 5, west of County Road 99W, south of the City of Orland, in the unincorporated area of Glenn County, California.

ZONING: "SC" (Service Commercial District)

GENERAL PLAN: "Service Commercial"

FLOOD ZONE: Flood Zone "X" (unshaded) according to Flood Insurance Rate Map (FIRM) No. 06021C 0400D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" 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 compliance requirement. If comments are not received by **Friday April 22, 2022**, it will be assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

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

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

3. What are the recommended Compliance Requirements for this project and justification for each Requirement? When should each Requirement 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.)?

Date Submitted: _____

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

**255 Tehama Street
Willows, CA 95988
(530) 934-6540**

planning@countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Applicant(s):

Name: Hamilton Engineering inc.

Address: P.O. Box 978 Orland, CA 95963

Phone: 530-865-8551

E-Mail hamiltonengineering@outlook.com

2. Property Owner(s):

Name: OLD HICKORY SHEDS LLC

Address: P O BOX 331973 MURFREESBORO TN 37133

Phone: 615-308-0128

E-Mail statesvillebarncompany@gmail.com

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

Name: HAMILTON ENGINEERING INC.

Address: P.O. BOX 978, ORLAND, CA 95963

Phone: 530-865-8551

E-Mail hamiltonengineering@outlook.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: Brien Hamilton, (Hamilton Engineering Inc.)

Mailing Address: P.O. Box 978, Orland, CA 95963

5. Existing Use of Property: Agriculture
6. Request or Proposal:
Conditional use permit for the construction of an 80' x 300' building to be used for the construction of small sheds
7. Address and Location of Project: East of Freeway & West of 6470 County Road 27, Orland
8. Current Assessor's Parcel Number(s): 024-090-074
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): SERVICE COMMERCIAL
10. Provide any additional information that may be helpful in evaluating your proposal. Example - number of employees, hours of operation, number of truck deliveries/loadings per day:
10-20 people working there,
Normal Business hours 7 am - 7 pm,
5-10 trucks per day.
11. Setback Dimensions (Distance from property line to proposed structure):
North: 100' ft. South: 175' ft.
East: 150' ft. West: 830 ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: 967,903 sq.ft. 22.220 acres
Mean height of structure: _____ ft. Peak height of structure: _____ ft.
Dimensions of proposed including overhangs: 80 ft. x 300 ft.
Total Square Footage (Existing): 0 sq.ft.
Total Square Footage (Proposed): 24,000 sq.ft.

DECLARATION UNDER PENALTY OF PERJURY

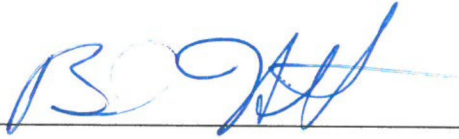
(Must be signed by Applicant(s) and Property Owner(s))

(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: Brien Hamilton, (Hamilton Engineering Inc.)

Date: March 9, 2022

Address: P.O. Box 978, Orland, CA 95963

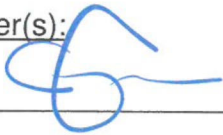
I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

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: Craig Turner - Member

Date: February 13, 2022

Address: PO Box 331973, Murfreesboro, TN 37133

**RESOLUTION AND CONSENT TO ACTION IN LIEU OF A MEETING OF THE
MEMBERS OF OLD HICKORY SHEDS, LLC**

March 9, 2022

The undersigned, being the members of Old Hickory Sheds, LLC, a Tennessee limited liability company, hereby take the following actions and adopt the following Resolutions:

WHEREAS, the LLC desires to obtain a conditional use permit and building permit for property located at 6470 County RD 27 Orland, CA 95963 Glenn County APN: 024-090-074 (the "Property"); and

WHEREAS, the LLC desires to authorize Craig Turner, as Authorized Member, to execute any and all documents and instruments evidencing the purchase of the Property on behalf of the LLC; and

NOW, THEREFORE, the undersigned hereby agree as follows:

RESOLVED, that the LLC has the power and authority, and the LLC is authorized and directed to apply for any required permits; and

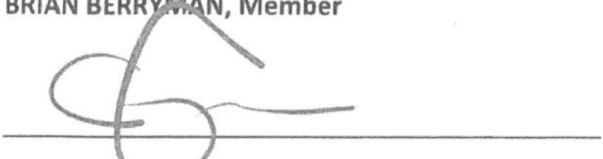
RESOLVED, that Craig Turner, as Authorized Member, is hereby authorized and empowered to execute any and all documents and instruments evidencing the purchase of the Property on behalf of the LLC, including all documents and instruments which said Craig Turner deems necessary or desirable in connection with the purchase, and all such documents shall be binding upon the LLC; and

FURTHER RESOLVED, that all parties involved with the purchase of the Property shall be entitled to rely upon this Resolution.

WITNESS WHEREOF, the undersigned, to evidence their consent to taking the foregoing actions by written instrument in lieu of a meeting, have hereunto set their hands and indicated their votes on the above-stated Resolutions as of the date first written above and waive any rights to a formal meeting.



BRIAN BERRYMAN, Member



CRAIG TURNER, Member

2021-4299

Sendy Perez, Clerk-Recorder
Glenn, CA - Glenn County Clerk-Recorder
09/21/2021 10:02 AM

Titles: 1 Pages: 4
Fees: \$23.00
Taxes: \$665.50
Total: \$688.50

RECORDING REQUESTED BY:
Timios Title, A California Corporation
134 E. Walker St.
Orland, CA 95963
No: 71-00215717

**After Recording Return And
Mail Tax Statements To:**
OLD HICKORY SHEDS LLC
PO BOX 331973
MURFREESBORO TN 37133

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 024-090-073-000

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$665.50

Monument preservation fee is \$0.00

computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at time of sale.

Unincorporated area: City of ORLAND, and

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,
DANIEL SU AND VICTOR SU AS TENANTS IN COMMON

hereby GRANTS to

OLD HICKORY SHEDS LLC

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

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

PARCEL THREE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED SEPTEMBER 26, 1973 IN BOOK 2 OF PARCEL MAPS AT PAGE 98, GLENN COUNTY RECORDS.

EXCEPTING THEREFROM PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED AUGUST 13, 1974 IN BOOK 3 OF PARCEL MAPS AT PAGE 68, GLENN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FEBRUARY 21, 1978 IN BOOK 6 OF PARCEL MAPS AT PAGE 67, GLENN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, T.21N., R.3W., M.D.B & M.,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL ONE AS SHOWN ON THAT CERTAIN
PARCEL MAP ON FILE AT THE GLENN COUNTY RECORDER IN BOOK 6 OF PARCEL MAPS AT
PAGE 67; THENCE FROM SAID POINT OF POINT OF BEGINNING ON A WESTERLY
PROLONGATION OF THE NORTH LINE OF SAID PARCEL ONE NORTH 88 DEGREES 44' 39"
WEST 585.70 FEET TO THE SOUTHWEST CORNER OF PARCEL ONE AS SHOWN ON THAT
CERTAIN PARCEL MAP ON FILE AT THE OFFICE OF THE GLENN COUNTY RECORDER IN BOOK
3 OF PARCEL MAPS AT PAGE 68; THENCE SOUTH 0 DEGREES 32' 24" EAST 668.75 FEET
TO THE NORTHWEST CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP ON
FILE IN THE OFFICE OF THE GLENN COUNTY RECORDER IN BOOK 6 OF PARCEL MAPS, AT
PAGE 67; THENCE SOUTH 01 DEGREES 11' 59" WEST 409.00 FEET TO THE SOUTHEAST
CORNER OF SAID PARCEL 3; THENCE SOUTH 88 DEGREES 36' 00" EAST 460.00 FEET TO
THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 01 DEGREES 11' 59" EAST
409.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, THENCE ALONG THE NORTH
LINE OF THE SOUTHERLY 409.00 FEET OF PARCEL 2 AS SHOWN ON SAID PARCEL 2 NORTH
105.40 FEET FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 2; THENCE
ALONG THE WEST LINE OF THE EASTERLY 334.30 FEET OF SAID PARCEL 2 NORTH 01
DEGREES 11' 59" EAST 77.84 FEET TO THE SOUTHWEST CORNER OF PARCEL ONE AS
SHOWN ON SAID PARCEL MAP; THENCE CONTINUING NORTH 01 DEGREES 11' 59" EAST
592.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

PARCEL ONE AS SHOWN ON THE PARCEL MAP FILED MAY 12, 1980 IN BOOK 7 OF PARCEL
MAPS, AT PAGE 83 IN THE GLENN COUNTY RECORDERS OFFICE.

ALSO EXCEPTING AND RESERVING THEREFROM ALL OIL, GAS AND MINERALS ETC., AS
CONTAINED IN DEED FROM CAPITAL COMPANY, A CORPORATION TO JOHN S. BECK AND
DORIS M. BECK, HIS WIFE, AS JOINT TENANTS, DATED MAY 25, 1945 AND RECORDED
JUNE 13, 1945 IN BOOK 179 OF OFFICIAL RECORDS, AT PAGE 313.

More commonly known as: 024-090-073-000, ORLAND, CA 95963

9/7/2021


VICTOR SU


DANIEL SU

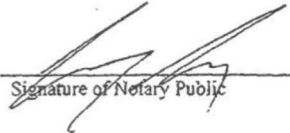
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
County of ~~GLENN~~ YOLO

On SEPT 09, 20 21, before me, COREY SOLLIDAY, a notary public, personally appeared, VICTOR SU, DANIEL SU, 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)

9/7/2021

Victor Su
VICTOR SU

Daniel Su
DANIEL SU

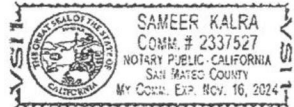
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
County of GLENN San Mateo

On September 8th, 20 21, before me, Sameer Kalra, a notary public, personally appeared, VICTOR SU, DANIEL SU, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.



Sameer Kalra
Signature of Notary Public

(Notary Seal)

<input checked="" type="checkbox"/>		APN 	Owner	S Street Address	S City State Zip
<input checked="" type="checkbox"/>	1	024-090-074-000	OLD HICKORY SHEDS LLC	6470 CO RD 27	ORLAND CA 95963-9780
<input checked="" type="checkbox"/>	2	024-090-073-000	OLD HICKORY SHEDS LLC		



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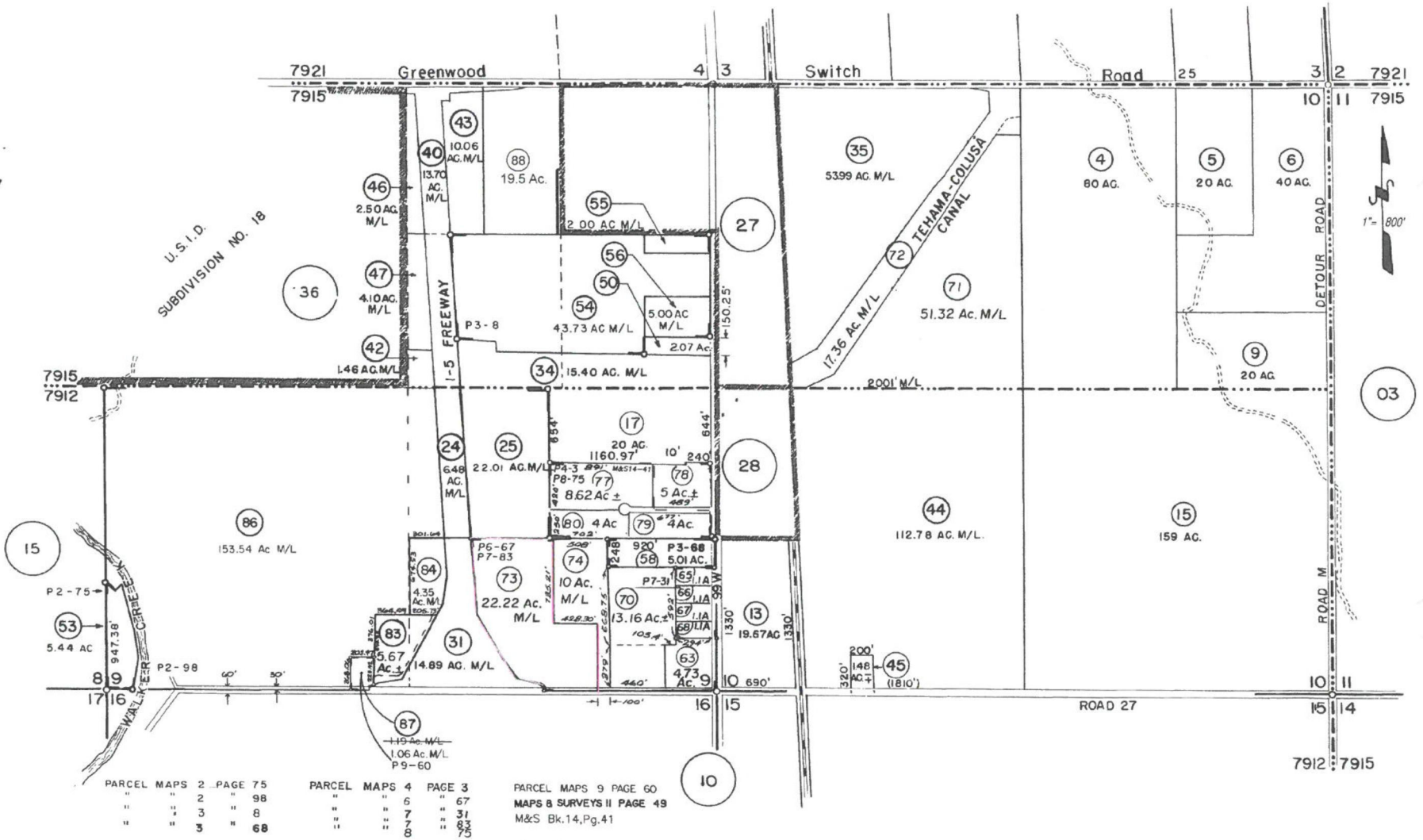
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REV. 7-13-83



U.S.I.D.
SUBDIVISION NO. 18

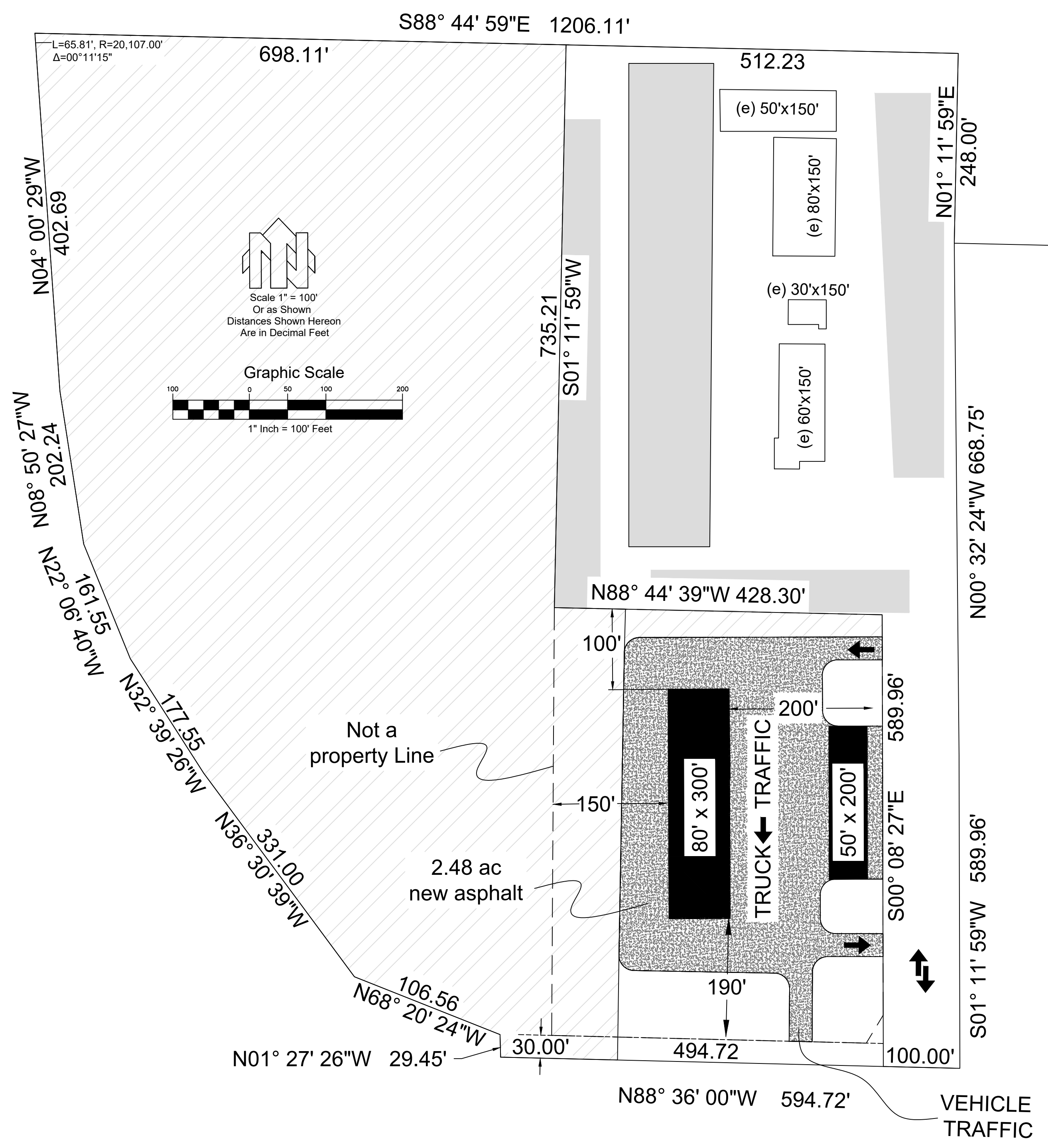
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PARCEL MAPS	9	PAGE	60
MAPS & SURVEYS	II	PAGE	49
M&S	Bk.14,	Pg.	41

(EXISTING) AREAS OF FINISHED SHED STORAGE

(PROPOSED) AREAS OF FINISHED SHED STORAGE



DESIGNED	APPROVED	REVISION	DATE	BY
B.Hamilton	B.Hamilton			
B.Hamilton				



Engineer
Brien G. Hamilton
 Brien G. Hamilton R.C.E. 67133

Owner
 OLD HICKORY SHEDS LLC

Sheet Title
 Conditional Use Permit
 Layout

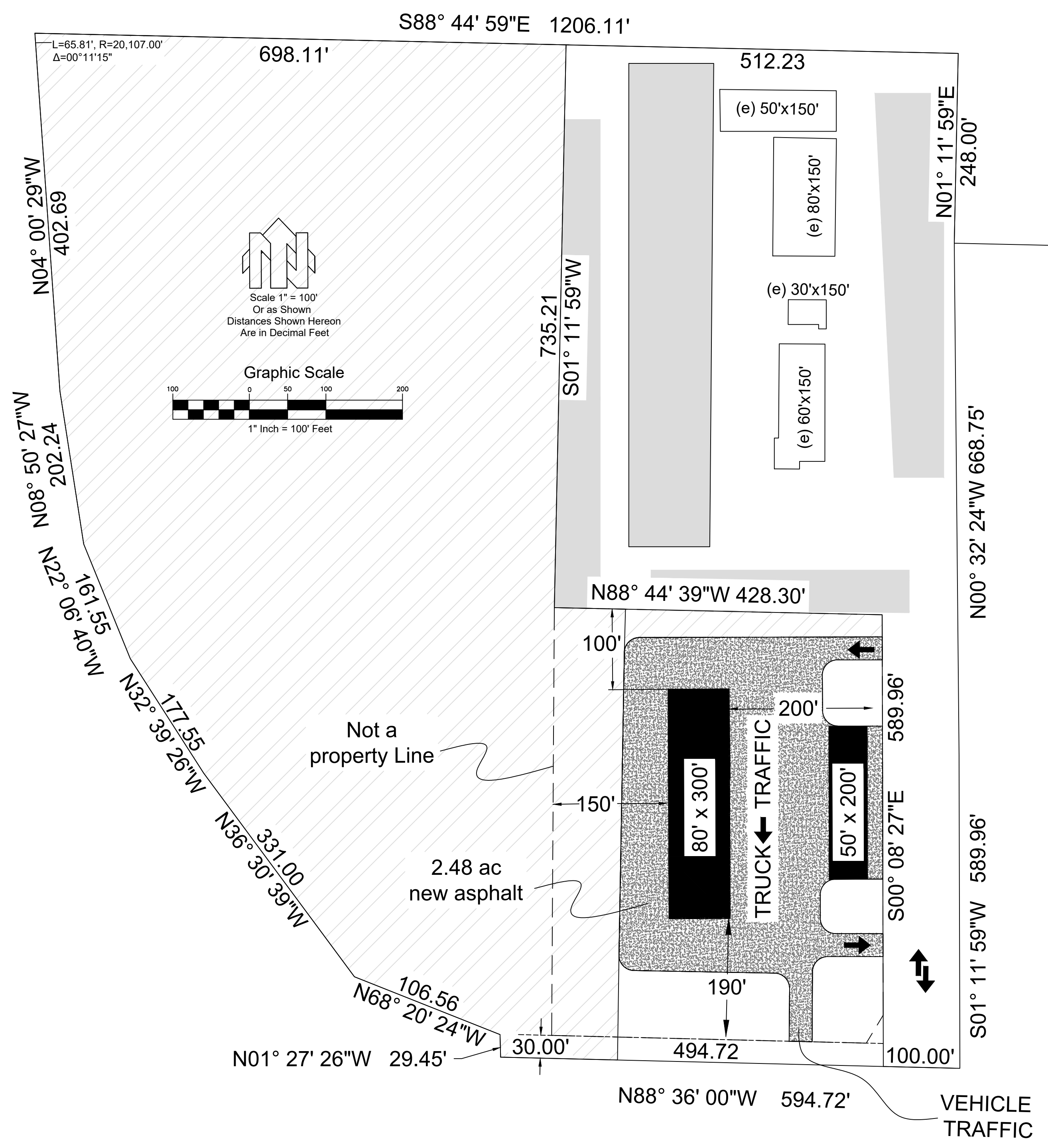
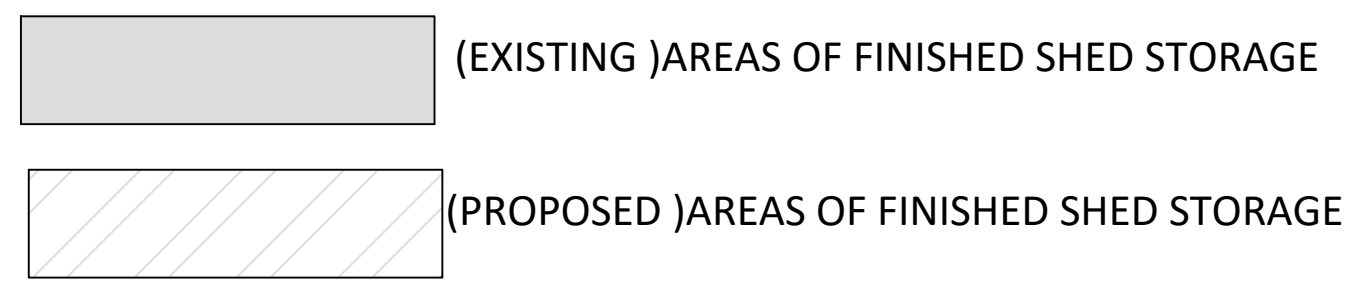
Project Location:
 6470 Co Rd. 27

Project Coordination

Consultant
 Hamilton Engineering Incorporated
 P.O. Box 978 Orland, California 95963
 Phone: (530) 865-8551 Fax: (530) 267-8347

Scale:
 1" = 100' Horizontal
 N/A

Job Number
 21-151
 Sheet 1 of 1



DESIGNED	APPROVED	REVISION	DATE	BY
B.Hamilton	B.Hamilton			
	DATE			
CHECKED: B.Hamilton				



Engineer
Brien G. Hamilton
 Brien G. Hamilton R.C.E. 67133

Owner
OLD HICKORY SHEDS LLC

Sheet Title
Conditional Use Permit Layout

Project Location:
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Scale:
 1" = 100' Horizontal
 N/A

Job Number
 21-151
 Sheet 1 of 1

GLENN COUNTY

Planning & Community Development Services Agency Environmental Health Department

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



DONALD RUST, Director

Date: April 12, 2022

To: Andy Popper, Senior Planner
Glenn County Planning & Community Development Services Agency (PCDSA)
(Via Email)

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

Re: CUPA 2014-007, Old Hickory Sheds, LLC APN 0024-090-073 (Expansion Old Hickory Sheds)

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. The proposed expansion states there will be 10-20 employees and 5-10 trucks working daily at the site. This will require a potable water supply, toilet rooms and washing facilities that meet all applicable codes and regulations.
2. The proposed expansion parcel is not currently approved for any wastewater discharge.
3. Any wastewater discharge from the proposed expansion and/or parcel shall be approved under a permit from the Environmental Health Department.
4. All water wells require a permit and approval from the Environmental Health Department. In addition, if a water well is proposed to supply water to the expansion it may need to be approved and regulated by the State Water Resource Control Board, Drinking Water Field Operations Branch Valley District (No. 21).
5. Water wells shall serve one parcel and shall not cross property lines to serve another parcel.

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



PUBLIC WORKS AGENCY

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

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

Donald Rust, Director

April 21, 2022

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

Attn: Andy Popper, Senior Planner

Subject: Conditional Use Permit 2014-007 – Old Hickory Sheds

Comments

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.

That the applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.

Conditions

That no off-site parking associated with this development shall be allowed on County Road 27.

That the applicant shall pave the new driveway approach per Glenn County Subdivision Standard S-19.

Michael Biggs
Engineering Technician III
Glenn County Public Works



GLENN COUNTY PLANNING & COMMUNITY DEVELOPMENT AGENCY



Planning Division
225 N Tehama Street
Willows, CA 95988

April 21, 2022

Building Inspection Division
225 N Tehama Street
Willows, CA 95988-2936
(530) 934-6546 FAX 934-6542
email:
achavez@countyofglenn.net

RE: Request for Review Comments for CUP, 2014-007 Expansion, Old Hickory Sheds Request for Review

Dear: Planning Division:

1. All future construction shall require a building permit issued by the Glenn County Building Division.
2. All setbacks to the property lines for existing and proposed structures shall be maintained according to the 2019 California Building Code, Table 602.
3. All future construction shall comply with the Glenn County Flood Plain Management Ordinance (if applicable).
4. Glenn County Building Division enforces the 2019 California Building Code, which requires, permitting for all structures with the exception of Code Section [A] 105.2, One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet. Therefore: Customers shall be made aware of the requirement at the time of purchase to alleviate any confusion.

Sincerely,

DEAN MILLER
Chief Building Official



Central Valley Regional Water Quality Control Board

22 April 2022

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

COMMENTS ON CONDITIONAL USE PERMIT 2014-007, EXPANSION OLD HICKORY SHEDS, APN NUMBERS 024-090-073 AND 024-090-074, ORLAND, GLENN COUNTY

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 11 April 2022, we received your request for comments on Conditional Use Permit 2014-007, Expansion Old Hickory Sheds (Project).

The applicant proposes a conditional use permit for the construction of a building, which will be used for the construction of small sheds. The Project site is located on the north side of County Road 27, south of County Road 25, east of Interstate 5, west of County Road 99W, and south of the City of Orland.

Based on our review of the information submitted for the proposed project, we have the following comments:

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) (https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

MARK BRADFORD, CHAIR | PATRICK PULUPA, EXECUTIVE CHAIR

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at Jerred.Ferguson@waterboards.ca.gov.

Signatures for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc:
via email: Hamilton Engineering, Inc., Orland
Old Hickory Sheds LLC, Murfreesboro, TN

Andy Popper

From: Dennis Ramirez <dramirez@mechoopda-nsn.gov>
Sent: Tuesday, April 12, 2022 10:50 AM
To: Andy Popper
Subject: RE: CUP2014-007, Expansion, Old Hickory Sheds, Request for Review

Hi Andy,

This is Dennis Ramirez. I hope you and your family are well.

Thank you for reaching out to us.
Mechoopda does not have any concerns or comments on this project. It's out of our Tribal territory.

Thank you and take good care.

Dennis Ramirez
Mechoopda Tribal Chairman
Office (530) 899-8922 Ext. 215
Cell (530) 514-1582
dramirez@mechoopda-nsn.gov

From: Andy Popper <APopper@countyofglenn.net>
Sent: Monday, April 11, 2022 4:57 PM
Cc: Planning Email Group <Planning@countyofglenn.net>
Subject: CUP2014-007, Expansion, Old Hickory Sheds, Request for Review

To Whom It May Concern,

Please accept the following Request for Review for agency commenting.

Documentation is available at:
 [CUP2014-007, Expansion, Old Hickory Sheds, Request for Review.pdf](#)

Comments are being requested by Friday, April 22, 2022.

Thank you for your time regarding this matter.

Sincerely,
Andy Popper, Senior Planner
<https://www.countyofglenn.net/>
Glenn County Planning &
Community Development Services Agency
225 North Tehama Street
Willows, CA 95988
530-934-6540



April 22, 2022

Andy Popper
Glenn County
225 North Tehama Street
Willows, CA 95988

Re: CUP 2014-007 Expansion Old Hickory Sheds
6470 County Road 27, Orland, CA 95963

Dear Andy Popper,

Thank you for providing PG&E the opportunity to review your proposed plans for CUP 2014-007 Expansion Old Hickory Sheds dated April 11, 2022. Our review indicates your 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 your design, we ask that you resubmit the plans to the email address listed below.

If you require 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 (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



April 14, 2022

Andy Popper
County of Glenn
225 N Tehama St
Willows, CA 95988

Re: CUP 2014-007

Dear Andy Popper

Thank you for submitting CUP 2014-007 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

Attachment 2 – Electric Facilities

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

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 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.

CONDITIONS OF APPROVAL

Conditional Use Permit 2014-007

**Old Hickory Sheds, LLC
Shed/Garage Manufacturing and Retail
6470 County Road 27, Orland, CA 95963
APN: 024-090-074**

Pursuant to the approval of the Glenn County Planning Commission, Old Hickory Sheds, LLC, is hereby granted Conditional Use Permit 2014-007 for a shed/garage manufacturing and retailing business. Conditional Use Permit 2014-007 is hereby granted subject to the Conditions of Approval set forth herein. 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 & Public Works Agency.

CONDITIONS OF APPROVAL:

1. The project shall be conducted as described in the application and supporting information (including the site plan) as approved by the Planning Commission. The project activities shall be confined to those areas as shown on the Site Plan being identified as Exhibit "A" as well as other plans and maps as submitted and on file at the Glenn County Planning & Public Works Agency.
2. That the Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action, or proceeding against Glenn County and/or its agents, officers, and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs, and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.
3. The terms and conditions of this permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assigns of the Permittee.
4. No on-street parking associated with this development shall be allowed.
5. The applicant shall file copies of permits from any other county, state, or federal agency that are necessary with the Glenn County Planning & Public Works Agency.

6. If any potential prehistoric, protohistoric, and/or historic cultural resources are accidentally encountered during future excavation of the site, all work shall cease in the area of the find pending an examination of the site and materials by a qualified archaeologist.
7. The existing sewage disposal system is designed to accommodate sewage flows for a total of 25 employees. The applicant has stated there is the potential for 30-40 employees at full build-out. If the number of employees exceeds 25, the existing sewage disposal system shall be expanded to accommodate the additional flows. A sewage disposal system permit or repair permit shall be obtained and approved by the Glenn County Environmental Health Department before any work is conducted on the sewage disposal system.
8. The existing sewage disposal system shall be fenced off to prevent any vehicles from parking or driving on the system. In addition, the sewage disposal system shall not be covered, compacted, or disturbed.
9. A 100% replacement area for the sewage disposal system shall be shown on the map. This area shall have suitable soils, meet all setbacks and be left undisturbed.
10. The applicant shall at all times comply with Regional Water Quality Control Board regulations. Prior to operation of the business, the applicant shall meet all application and permitting requirements required by the Central Valley Regional Water Quality Control Board and provide written evidence of compliance to the Glenn County Planning Division.

Acknowledgment:

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Conditional Use Permit, 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. I have the proper legal authority to, and am signing on the behalf of, those with interest in Old Hickory Sheds, LLC.

Signed: _____

Craig Turner
Old Hickory Sheds, LLC

Date

GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
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**NEGATIVE DECLARATION
INITIAL STUDY**

CONDITIONAL USE PERMIT 2014-007

**Old Hickory Sheds, LLC
Shed/Garage Manufacturing and Retail
6470 County Road 27, Orland, CA 95963
APN: 024-090-074**

February 12, 2015

**Lead Agency:
Glenn County Planning & Public Works Agency**

TABLE OF CONTENTS

NEGATIVE DECLARATION	1
CHAPTER 1 INTRODUCTION	6
1.1 INTRODUCTION AND REGULATORY GUIDANCE.....	6
1.2 LEAD AGENCY	6
1.3 SUMMARY OF FINDINGS.....	7
CHAPTER 2 PROJECT DESCRIPTION	8
2.1 PROJECT DESCRIPTION	8
CHAPTER 3 ENVIRONMENTAL CHECKLIST	10
I. AESTHETICS.....	12
II. AGRICULTURE AND FOREST RESOURCES	15
III. AIR QUALITY.....	18
IV. BIOLOGICAL RESOURCES	23
V. CULTURAL RESOURCES	29
VI. GEOLOGY AND SOILS	32
VII. GREENHOUSE GAS EMISSIONS	40
VIII. HAZARDS AND HAZARDOUS MATERIALS.....	43
IX. HYDROLOGY AND WATER QUALITY	48
X. LAND USE AND PLANNING.....	54
XI. MINERAL RESOURCES	56
XII. NOISE	58
XIII. POPULATION AND HOUSING	61
XIV. PUBLIC SERVICES.....	62
XV. RECREATION	65
XVI. TRANSPORTATION/TRAFFIC.....	66
XVII. UTILITIES AND SERVICE SYSTEMS	70
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	73
REFERENCES.....	75
FIGURES	78
FIGURE 1: TOPOGRAPHIC MAP	79
FIGURE 2: AERIAL PHOTOGRAPH OF SITE	80
APPENDIX A: APPLICATION, ENVIRONMENTAL INFORMATION FORM, PROJECT NARRATIVE, MAPS, PROPOSED SITE PLAN	81
APPENDIX B: PROJECT COMMENTS	96

NEGATIVE DECLARATION

Date: February 12, 2015

Project Title: **Conditional Use Permit 2014-007**

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

Contact Person: Casey Murray, Assistant Planner
530-934-6540
cmurray@countyofglenn.net

Project Location: The project site is located at 6470 County Road 27, Orland, CA 95963. This site is located on the north side of County Road 27, south of County Road 25, east of Interstate 5, west of County Road 99W, south of the City of Orland, in the unincorporated area of Glenn County, California. The site lies within a portion of Section 9, Township 21 North, Range 3 West, M.D.B. & M., "Orland, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle.

APN: 024-090-074 (10± acres)

Project Sponsors: Applicant:
Old Hickory Sheds, LLC
Attn: Craig Turner
PO Box 331973
Murfreesboro, TN 37133
615-890-8075
615-890-8736 fax
615-308-0128 cell
statesvillebarncompany@gmail.com

Landowner:
Ilahie-Orland, LLC
1111 Fairview Avenue North
Seattle, WA 98109

Agent:
Saltchuk Real Estate
Blake Goldberg – Real Estate Portfolio Manager
PO Box 94449
Seattle, WA 98124

General Plan: “Service Commercial”

Zoning: “SC” (Service Commercial District)

Project Summary:

Old Hickory Sheds, LLC has applied for a Conditional Use Permit for a proposed business, which involves assembling, storing, and retailing storage sheds/garages. The property is currently built with a 9,000 square foot warehouse structure and above ground diesel storage tank, with the remainder of the property cleared and topped with pavement and gravel. If the business grows, the application includes a 25,000 square foot trade service facility and a 5,000 square foot storage building to be constructed in the future. The project is further described in Section 2.1 below.

Surrounding Land Uses and Setting:

The project is located in rural Glenn County. Parcels to the east are zoned “M” (Industrial) and “SC” (Service Commercial), parcels to the north and west are zoned “SC” (Service Commercial), and parcels to the south are zoned “AP-80” (Agricultural Preserve Zone). Surrounding land uses and setting is further described in Section 2.1 below.

Other Public Agencies who’s Approval is Required (e.g. permits, financing approval, or participation agreement.):

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

FINDINGS FOR NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics. Adopted standards for lighting and construction will minimize impacts from development. Impacts are considered less than significant.

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. Impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality because the project will not violate air quality standards or contribute substantially to an existing air quality violation. Federal, state, and local standards and codes reduce any potential impacts to less than significant. Impacts are considered less than significant.

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

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

Finding 6 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.

Finding 7 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

Finding 8 (Hazards and Hazardous Materials)

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

Finding 9 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality. The project will not significantly alter the drainage pattern of the area. The project does 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. Impacts are considered less than significant.

Finding 10 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site is designated “Service Commercial” in the General Plan and is zoned “SC” (Service Commercial District). The proposed use meets the requirements of the Glenn County Code and General Plan with an approved Conditional Use Permit. The project will not conflict with any existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 11 (Mineral Resources)

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

Finding 12 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. Noise generating activities are required to meet the established standards prescribed by the County Code. Employees will be required to wear protective gear to reduce noise exposure during construction. 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. Additionally, this project will not expose people to excessive ground borne vibration. Impacts are considered less than significant.

Finding 13 (Population and Housing)

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

Finding 14 (Public Services)

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

Finding 15 (Recreation)

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

Finding 16 (Transportation/Traffic)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There will be adequate access to the site. Access roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 17 (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 18 (Mandatory Findings of Significance)

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

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

CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

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

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is Glenn County Planning &

Public Works Agency. The contact person for the lead agency to whom all inquires and comments on this environmental document should be addressed is:

Casey Murray, Assistant Planner
Glenn County Planning & Public Works Agency
777 North Colusa Street, Willows, CA 95988
(530) 934-6540, (530) 934-6533 fax, cmurray@countyofglenn.net

1.3 SUMMARY OF FINDINGS

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

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

CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

Proposal

Old Hickory Sheds, LLC has applied for a Conditional Use Permit for a proposed business, which involves assembling, storing, and retailing storage sheds/garages. The property is currently built with a 9,000 square foot steel framed warehouse structure and above ground 15 foot by 50 foot diesel storage tank. There is a domestic well and on-site septic system. The remainder of the property is cleared and topped with pavement and gravel. The site has a six-foot perimeter cyclone fence and entry gate. The operation would use the existing 9,000 square foot structure for manufacturing and storage of wood products. All manufacturing will be conducted indoors. Skill saws, nail guns, compressors and forklift(s) will be used during manufacturing. Paint and wood stains with limited storage of 30 to 50 gallon water based stain is used. The applicant has submitted an Application, Environmental Information Form, project narrative, maps, and proposed site plan, which are included as **Appendix A** attached to the end of this study. Project comments are included as **Appendix B** attached to the end of this study.

Signage

The site plan proposes a future sign located at the entrance to the site. The sign will be 4 feet by 8 feet, will not be illuminated, and will not exceed 30 feet in height.

Future Growth

If the business grows, the application includes a 25,000 square foot trade service facility and a 5,000 square foot storage building to be constructed in the future. The additional space would be required for further manufacturing and additional dry storage space for wood products. The business is expected to immediately employ 8-10 people with 30-40 employees at full build-out. Hours of operation would be from 7:00 am to 7:00 pm. The site has visibility from Interstate 5 so it is anticipated that limited retail sales may happen. Daily customers is projected to be 1 to 10 during business hours.

Traffic

The daily traffic projections based on number of employees, hauling trucks and retail sales is projected at 50 to 70 trips per day. The site was previously developed for use as a truck shop and material distribution center. The property has a well established driveway to County Road 27.

On-Site Storage

On-site storage is limited to basic wood in finished product both inside and outside the building. Besides finished wood products, a limited amount of other shed components are stored such as metal and comp-roofing materials. The site plan also depicts where the finished sheds and garages will be stored within the existing yard. The maximum height of stored wood products to be used in shed construction never exceeds twelve feet above floor grade.

The project site is designated as Service Commercial in the General Plan and is located in the Service Commercial (SC) District. The purpose of the SC is to provide areas suitable for heavy retail and service commercial uses, which do not specialize in pedestrian traffic and are more appropriately located away from the central business district of communities. Open-air retail sales requires a Conditional Use Permit as defined in County Code Section 15.420.030(D).

Location

The project site is located at 6470 County Road 27, Orland, CA 95963. This site is located on the north side of County Road 27, south of County Road 25, east of Interstate 5, west of County Road 99W, south of the City of Orland, in the unincorporated area of Glenn County, California. The site lies within a portion of Section 9, Township 21 North, Range 3 West, M.D.B. & M., "Orland, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (**Figure 1**).

The project site consists of the following Assessor's Parcel Number (APN):
024-090-074 (10± acres)

Surrounding Land Uses and Setting

The project is located in rural Glenn County. Parcels to the east are zoned "M" (Industrial) and "SC" (Service Commercial), parcels to the north and west are zoned "SC" (Service Commercial), and parcels to the south are zoned "AP-80" (Agricultural Preserve Zone). The site is located approximately 0.25 miles east of Interstate 5 on the north side of County Road 27, approximately 0.25 miles south of the Tehama-Colusa Canal. Elevation in the project area is approximately 220 feet above sea level. The surrounding topography is generally flat with a gentle slope. Orchard crops are located south of County Road 27. A vacant open field is located west of the project site. Service commercial uses are located to the east, which include warehousing and mini storage. A dairy is located approximately 0.5 miles southeast of the site. United Bark Products, LLC is a wholesale manufacturer of fir products and is located north of the project site. The area is characterized by service commercial land uses and densities. The closest residence is located approximately 790 feet east of the project site. A handful of residences are located over 1,000 feet east of the project site on the east side of County Road 99W (**Figure 2**).

CHAPTER 3 ENVIRONMENTAL CHECKLIST

PURPOSE OF THIS INITIAL STUDY

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

Signature

Casey Murray, Assistant Planner

February 12, 2015

Date

I. AESTHETICS

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

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

Less Than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public.¹ The project is proposed at a developed site. The site itself is not a notably visible or scenic vista within the County. However, it is located in a valley location where there are views of the foothills of the Sierra Nevada and Coast Range. The project has the potential to affect some of these scenic views; however, the impact would be less than significant.

The surrounding topography is generally flat with a gentle slope. Available views in the area would generally continue to be available from the roadways and area surrounding the project site. Existing and new development would be setback approximately 560 feet from County Road 27. The proposed development would not significantly impede views of mountains while traveling on any of the surrounding roadways. Given the descriptions and discussion above, it is reasonable to conclude that the project's overall effect on scenic vistas is less than significant.

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

Less Than Significant Impact. Scenic resources are defined as those landscape patterns and features that are visually or aesthetically pleasing and that, therefore, contribute

¹ City of Orange. February 10, 2009. *City of Orange General Plan Program EIR*, Chapter 5.1 Aesthetics. http://www.edaw.com/orange/PDFs/EIR/08110170.02_Orange_GP_EIR_-_Chapter_5.1.pdf.

affirmatively to the definition of a distinct community or region. Scenic areas, open spaces, rural landscapes, vistas, country roads, and other factors interact to produce a net visual benefit upon individuals or communities. Those visual resources that uniquely contribute to that public benefit are scenic resources under CEQA.²

The proposed project would not remove any 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.³ The project as proposed will not damage scenic resources in the area. Therefore, impacts would be less than significant.

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

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

The site was previously developed for use as a truck shop and material distribution center. The project site currently consists of a 9,000 square foot building and above ground diesel tank. Future development would include a 25,000 square foot trade service facility and a 5,000 square foot storage building. The remainder of the property is cleared and topped with pavement and gravel. The site has a six-foot perimeter cyclone fence and entry gate. No existing trees or structures will be removed with the project.

The project will not substantially degrade the existing visual character or quality of the site and its surroundings. The proposed structures are located on a site that has already been developed. Compliance with the Glenn County Code provides standards for the height and placement of all future structures. The proposed buildings are similar in height and size as the existing building. Service commercial facilities, including the proposed project, are common within this area of Glenn County. The project is compatible with surrounding land uses. It is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

² City of Orange. February 10, 2009. *City of Orange General Plan Program EIR*, Chapter 5.1 Aesthetics. http://www.edaw.com/orange/PDFs/EIR/08110170.02_Orange_GP_EIR_-_Chapter_5.1.pdf.

³ California Department of Transportation. *Officially Designated State Scenic Highways*. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

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

Less Than Significant Impact. The area surrounding the project site has low levels of ambient lighting predominately from commercial uses in the area and vehicle headlights. The project site currently consists of a 9,000 square foot building and above ground diesel tank. Future development would include a 25,000 square foot trade service facility and a 5,000 square foot storage building. Hours of operation would be from 7:00 a.m. to 7:00 p.m. Existing and new development would be setback approximately 560 feet from County Road 27, which will reduce nighttime light and glare on the traveling public.

The installation of new lighting will be required to conform to the Glenn County Code. Glenn County Code §15.560.080 (Glare and Heat) states the following: *All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line.* New exterior lighting will be required to be hooded to reduce glare and retain light to limited areas. Additionally, the light shall not be directed beyond the property lines. Lighting on the project site would be shielded and focused downward onto the site.

The project does not include highly reflective building materials, including but not limited to reflective glass and high-gloss surface color, that will create daytime glare issues. Codified standards will reduce impacts to a less than significant level. Therefore, light and glare impacts would be less than significant.

II. AGRICULTURE AND FOREST RESOURCES

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

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

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

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, Grazing Land, Urban and Built-Up Land, and Other Land.

The maps for each county are updated every two years. The Glenn County Farmland Map was last updated in 2014; however, the map has not been published at this time. The majority of the land within the valley of Glenn County is classified as either Prime Farmland or Farmland of Statewide Importance. Based on the 2012 map, the entire project site is designated as Other Land.

Other Land is land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.⁴

The project site is not utilized for agriculture or zoned for agricultural use. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exists on the project site. The project would not therefore result in the conversion of prime or unique farmland or farmland of statewide importance. It is concluded that there will be no impact.

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

Less Than Significant Impact. The project site is located in the Service Commercial zone. Parcels to the north, east, and west are zoned Service Commercial and Industrial. The project site is not under a California Land Conservation Act (Williamson Act) contract. The closest property under a Williamson Act contract is located directly south of the project site on the south side of County Road 27. The use will not result in the removal of adjacent contracted land from agricultural or open-space use. It is concluded that there will be a less than significant impact on existing zoning for agricultural use or a Williamson Act contract.

⁴ California Department of Conservation, Division of Land Resource Protection. 2010. *Farmland Mapping and Monitoring Program*. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.

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

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

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

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

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

No Impact. The project does not include land being converted from Farmland to non-agricultural use or conversion of forestland to non-forest use. The project will not result in the removal of adjacent agricultural land. Based on the information and discussion provided above, it is not expected that the project will result in 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. It is concluded that there will be no impact.

III. AIR QUALITY

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

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as a non-attainment area for both of these pollutants by the state.⁵ Pursuant to the California Clean Air Act of 1988, an updated 2009 *Air Quality Attainment Plan* has been prepared for the Northern Sacramento Valley Planning Area (NSVPA). The NSVPA Districts have committed to jointly prepare and adopt the uniform air quality attainment plan for the purpose of achieving and maintaining healthful air quality throughout the air basin. The 2009 Plan focuses on the adoption and implementation of control measures for stationary sources, area wide sources, and indirect sources, and addresses public education and information programs. The 2009 Plan also addresses the effect that pollutant transport has on the ability of the NSVPA to meet and attain the state standards.

The proposed project would generate short-term emissions related to the construction phase of the project; however, these emissions are short in duration and are not anticipated to result in significant impacts due to the size and type of the proposed project. Particulate matter emissions can be expected to occur during the construction phase. The project area will be watered during construction for dust control. Construction will also produce exhaust emissions with transport of workers and machinery to and from the site as well as operation of equipment on-site. All engines used shall be maintained in compliance with the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board engine standards.

The daily traffic projections based on number of employees, hauling trucks and retail sales is projected at 50 to 70 trips per day. Vehicle trips associated with the proposed project would generate emissions; however, due to the minimal number of vehicle trips per week, these emissions would not be sufficient to create or significantly contribute towards violations of air quality standards.

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

The owner or operator of any facility or activity that emits criteria air pollutants or their precursors above certain thresholds must first obtain an Authority to Construct (ATC) from the GCAPCD. The applicant first obtains an ATC with specific conditions; then an inspection is completed and, if all the conditions of the ATC are met, the applicant is issued a Permit to Operate (PTO). The GCAPCD has required the applicant to submit a completed application for an ATC and subsequent PTO to the District for the wood coating portion of the proposed project prior to work beginning at the location. The Air Pollution Control Officer will not approve the work unless the applicant demonstrates that the source can be expected to comply with all applicable state and district regulations. It is concluded that there will be a less than significant impact on air pollution standards.

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

Less Than Significant Impact.

See Section III a) above.

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

Less Than Significant Impact.

See Section III a) above.

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as a ‘nonattainment’ area for both ozone and PM₁₀ by the state.⁶ A “Nonattainment” area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards. Given this information, it is concluded that the impact from the proposal is less than significant.

⁶ California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.

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

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

Carbon monoxide is the primary source pollutant of local concern for affecting sensitive receptors. Substantial concentrations of carbon monoxide can be generated by vehicles that idle for long periods of time in one location under congested traffic conditions. Under certain meteorological conditions, carbon monoxide concentrations close to a congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors. Typically, high carbon monoxide concentrations are associated with roadways or intersections operating at unacceptable levels of service (level of service “E” or below), indicating congested conditions. The proposed project would result in minimal increases in traffic volumes at any location. Consequently, it would not create a substantial increase in traffic congestion or existing concentrations of carbon monoxide at any location along the routes that project related traffic would travel.

Substantial concentrations of diesel emissions also have potential to adversely affect sensitive receptors. Significant cancer risk from diesel exhaust exposure is associated with prolonged and long-term exposures. The proposed project would generate only a minor, short-term increase in on road diesel emissions resulting from a minor, short-term increase in transport truck trips. Construction equipment would also generate diesel emissions. However, intensive use of diesel equipment is not required (i.e. minimal earthwork and movement of materials), nor would such use be for a long duration.

All proposed manufacturing will take place indoors. No significant dust or odor is associated with shed and garage manufacturing; all dust and odor generated will be confined to the building. There are no sensitive receptors located adjacent to the project site. The closest residence is located approximately 790 feet east of the project site. Therefore, impacts would be less than significant.

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

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

upon an individual may be unequal and which occurs as a result of the storage, removal, transport, processing or disposal of solid waste.

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

Construction and operation of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on nearby county roads. This part of the County has very limited housing. The closest residence is located approximately 790 feet east of the project site. A handful of residences are located over 1,000 feet east of the project site on the east side of County Road 99W. No other residences are located within the area. Any odors generated at the site would not affect a substantial number of people. All proposed manufacturing will take place indoors. No significant dust or odor is associated with shed and garage manufacturing; all dust and odor generated will be confined to the building. Therefore, impacts would be 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Less Than Significant Impact.

Site Conditions

The surrounding topography is generally flat with a gentle slope. Orchard crops are located south of County Road 27. A vacant open field is located west of the project site. Service commercial uses are located to the east, which include warehousing and mini storage. A dairy is located approximately 0.5 miles southeast of the site. United Bark Products, LLC is a wholesale manufacturer of fir products and is located north of the project site. The area is characterized by service commercial land uses and densities.

The project site consists of approximately 10 acres located in rural Glenn County. The property is currently built with a 9,000 square foot steel framed warehouse structure and above ground 15 foot by 50 foot diesel storage tank. The remainder of the property is cleared and topped with pavement and gravel. Site is flat with all drainage from existing impervious surfaces directed to drainage swale. The site has a six-foot perimeter cyclone fence and entry gate. The operation would use the existing 9,000 square foot structure for manufacturing and storage of wood products. All manufacturing will be conducted indoors. If the business grows, the application includes a 25,000 square foot trade service facility and a 5,000 square foot storage building to be constructed in the future. The site was previously developed for use as a truck shop and material distribution center. The property has a well established driveway to County Road 27. On-site storage is limited to basic wood in finished product both inside and outside the building. Besides finished wood products, a limited amount of other shed components are stored such as metal and comp-roofing materials. No existing trees or structures will be removed with the project.

Special-Status Species

State and federal “endangered species” legislation has provided the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and federal endangered species acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special-status”. Permits may be required from both the CDFW and USFWS if activities associated with a proposed project will result in the “take” of a listed species. “Take” is defined by the State of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal Endangered Species Act to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFW and the USFWS are responding agencies under the California Environmental Quality Act (CEQA). Both agencies review CEQA documents in order to determine the adequacy of

their treatment of endangered species issues and to make project-specific recommendations for their conservation.⁷

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as sensitive on the basis of adopted policies and the expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives.

This project will not have a substantial adverse effect on species identified as a candidate, sensitive, or special status species. The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).⁸ No sensitive species have been known to be located within the project site or within 2.5 miles of the project site. The project site is not within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.⁹ The project site does not currently contain trees and is not located in the vicinity of a stream or river.

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

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

Approximately 2.5 miles to the west of the project, CNDDDB reports one sighting of the state-threatened Swainson's hawk (*Buteo swainsoni*). The Swainson's hawk has been listed as threatened by the California Department of Fish and Game since 1983. Nesting habitat for the Swainson's hawk includes riparian forests and isolated or roadside trees. The project site is void of trees or shrubs. The trees in the area, off the property, include orchards or limited ornamental species adjacent to a residence. No trees will be removed with this project. The proposal area has existing development and is topped with pavement and gravel.

The project will not result in a direct adverse impact on the Swainson's hawk because existing conditions are not conducive for habitation. Construction of the proposed additions to the existing facility is considered a less than significant impact to foraging

⁷ Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

⁸ California Department of Fish and Wildlife. *California Natural Diversity Database*. <http://www.dfg.ca.gov/biogeodata/cnddb/>.

⁹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

habitat. At 10 acres, the project site is relatively small and located adjacent to the existing commercial uses. The area maintains activities that are not conducive for wildlife to locate in the direct vicinity.

No endangered plant species exist within the project site as the project site is already developed. This project does not include activities that would adversely affect any fisheries because the site is not located near a major watercourse.

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

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

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.¹⁰ The project site is not located within the vicinity of these water courses.

According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹¹, the project site does not contain riparian areas. The project is not located within the vicinity of streams or creeks, which support riparian habitat. No trees are located within the project site. No future construction or operations are to be located near a creek.

The project site is not located near the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan.¹² These important biological areas are mostly located within the riparian zones of the Sacramento River. The project site is not located within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.¹³

¹⁰ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.1, Vegetation.

¹¹ California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

¹² Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Table 2-5.

¹³ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

The project does not involve changes to the physical environment, which would alter or destroy sensitive natural communities. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

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

Less Than Significant Impact. According to the Confined Animal Facilities Element of the Glenn County General Plan, wetlands comprise approximately 4,278 acres of Glenn County, and include marshes, ponds, fringes of small lakes, sloughs, and swamps. The largest wetland assemblages occur within the Sacramento River floodplain, including the managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.¹⁴

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 Service¹⁵, the project site does not contain wetlands. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹⁶, the project site is not designated as a protected wetland site. The project will not directly remove, fill, interrupt the hydrology of, or otherwise impact federally protected wetlands. Therefore, it is concluded that there will be a less than significant impact on federally protected wetlands as a result of this project.

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

Less Than Significant Impact. According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the

¹⁴ Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

¹⁵ United States Fish and Wildlife Service. 2013. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

¹⁶ California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

Mendocino National Forest.¹⁷ Major migration corridors are located in the western part of the County. Based on the project site's location in the eastern portion of the County, there will be a less than significant impact on migration corridors. The project site is not part of an established migratory wildlife corridor. The project site does not contain native wildlife nursery habitat. The project would not significantly impede migratory wildlife corridors. The project would have a less than significant impact upon the movement of any native resident or migratory wildlife species given the nature of the developed project site, the surrounding area, and the proposed project.

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.

¹⁷ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

V. CULTURAL RESOURCES

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

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

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

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

Prehistoric Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area or within one mile of the project area. The project area is located in a region utilized by Nomlaki populations. The NEIC stated that unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources

According to the records of the NEIC, no sites of this type have been recorded in the project area or within one mile of the project area. The NEIC stated that unrecorded historic cultural resources may be located in the project area.

The NEIC stated that the project appears to be located in an area considered to be sensitive for prehistoric and historical resources. Due to lack of prior survey in the entire project area, the NEIC recommended that a cultural resources survey of the project site be conducted.

However, land within the area of the project is relatively flat and is predominately used for commercial uses. Historically, development in the area has destroyed many surface sites without investigation. In addition, geological factors, such as extensive Holocene erosion and alluvial deposition, have destroyed or buried sites. Similar projects have had archeological surveys completed prior to construction yielding no historical resources due to past surface disturbance. The project site is currently graded. The site was previously developed for use as a truck shop and material distribution center. The proposed project will utilize the existing building at the site. Future buildings would consist of a 25,000 square foot trade service facility and a 5,000 square foot storage building. No other construction work is proposed or required for this project. No structures will be removed with this project. Therefore, a cultural resources survey was not made a requirement for this project.

Although no prehistoric or historic cultural resources have been identified within the project site, there is the potential for unanticipated subsurface cultural resources. The following condition of approval is proposed in the event that historical or unique archaeological resources are accidentally discovered during future activities on the project site. Based on the information provided above, it is concluded that the impact is less than significant.

Condition of Approval

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

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

Less Than Significant Impact.

See Section V a) b) above.

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

Less Than Significant Impact. The majority of the project site is currently graded and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e)(CEQA). Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. Based on this information, it is concluded that there is a less than significant impact.

VI. GEOLOGY AND SOILS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
 - ii) **Strong seismic ground shaking?**

Less Than Significant Impact. Fault rupture occurs when an active fault displaces in two separate directions during an earthquake. Concern about the growing number of structures located on or near active and potentially active faults led the State of California to enact the Alquist-Priolo Geologic Hazard Zone Act of 1972. The Act was revised in 1975 and renamed the Alquist-Priolo Special Studies Zone Act. Sudden surface rupture from severe earthquakes can cause extensive property damage, but even the slow movement known as “fault creep” can cause displacement that results in offset or disfiguring of curbs, streets, and buildings.

According to the Glenn County General Plan, Glenn County is in a relatively inactive seismic area. There are no Alquist-Priolo Special Studies Zones within the County. During the past 100 years, the County has experienced only minor earthquakes within its boundaries and secondary impacts from earthquakes centered out of the area. Projections of future impacts are low to moderate.¹⁸ Glenn County is in a Seismic Design Load “D” according to the Uniform Building Code (UBC). All construction in the County is required to meet the standard set by the UBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.¹⁹ The Uniform Building Code (UBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. The UBC also classifies all of Glenn County as being within a Seismic Risk Zone 3. Seismic risk zones are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes. A Seismic Risk Zone 3 requires that special precautions be taken, in accordance with the UBC, during construction to avoid or minimize earthquake damage.

The United States Geologic Survey (USGS) and California Geologic Survey (CGS) produced a Seismic Shaking Hazards in California map (revised April

¹⁸ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

¹⁹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.4, Earthquakes.

2003), which depicts the peak ground acceleration (pga) percentage that has a 10% potential of occurring in the next fifty years.²⁰ Glenn County, as well as areas on the west side of the central valley, are rated as 10%–30% on a scale of 0%–100%. Additionally, no earthquake greater than a magnitude 5.5 has occurred in Glenn County in over 200 years.²¹

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

iii) Seismic-related ground failure, including liquefaction?

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

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

Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However; since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.²² 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.

²⁰ United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

²¹ California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

²² United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*. http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

iv) Landslides?

No Impact. Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area of least landslide potential.²³ The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

Also see Section VI. a) i) above.

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

Less Than Significant Impact. The project site is relatively flat. There are no existing gullies or areas of soil erosion. The project site has been previously cleared and graded and the property has gravel or asphalt on its surface. The project site currently consists of a 9,000 square foot building and above ground diesel tank. Future development would include a 25,000 square foot trade service facility and a 5,000 square foot storage building. Consequently, large areas of the site would not be exposed to potential erosion from wind or surface water runoff.

While implementation of the proposed project could result in temporary soil erosion and the loss of top soil due to construction activities, the location where the proposed buildings would be constructed is generally level from previous rough grading, and minimal modification to the site's existing topography or ground surface relief would be required.

Disruption of soils on the site is not expected to create significant soil erosion due to the flat topography on the site. Because construction would be less than 1 acre of graded disturbance of the surface area, the applicant would not be required to obtain coverage under the State Construction Storm Water Permit.

All future construction is required to conform to the Glenn County Code. Glenn County Code §15.560.060 (Erosion Control) states the following: *The following erosion control standards shall apply to all development projects in commercial or industrial zoning districts:*

- A. The smallest area practical of land shall be exposed at any one time during development;*
- B. When land is exposed during development, the exposure shall be kept to the shortest practical period of time;*

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

- C. Natural features such as trees, groves, natural terrain, waterways and other similar resources shall be preserved where feasible;*
- D. Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development;*
- E. The permanent final vegetation and structures shall be installed as soon as practical in the development;*
- F. Wherever feasible the development shall be fitted to the topography and soils to create the least erosion potential;*
- G. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development;*
- H. Sediment basins (debris basins, desalting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters from land undergoing development where needed.*

The project would therefore not result in substantial soil erosion or the loss of topsoil. Codified standards will reduce impacts to a less than significant level.

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

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

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.²⁴

Lateral Spreading

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

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of subsidence are aquifer-

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

system compaction, drainage of organic soils, underground mining, hydrocompaction, natural compaction, sinkholes, and thawing permafrost.²⁵

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²⁶ Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

There are no known areas of subsidence within Glenn County at this time. The problem is potentially a widespread one, affecting the entire valley floor. All future construction is required to meet the standards set by the Uniform Building Code, which will reduce impacts from subsidence.

Liquefaction/Collapse

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

There is no record of any incidents of unstable geologic units in the project area. Based on the information provided above, it is concluded that there will be a less than significant impact.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil. According to Figure 4-5 of Volume II of the Glenn County General Plan, most of Glenn County has high expansive soils.²⁷ 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.

²⁵ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

²⁶ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

²⁷ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

There would be no substantial risks to life or property from this project because all future development will require compliance with the Uniform Building Code (UBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for 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. The applicant's engineer will be required to design the footings for all structures to address this soil condition. California Building Code compliance reduces potential impacts from expansive soils to less than significant. Therefore, it is concluded that there is a less than significant impact.

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

Less Than Significant Impact. The project area relies solely on the use of septic tanks for the disposal of wastewater, as there is no sewer system available in the area of the project. The project site has an existing septic tank and leach field. According to the Glenn County Environmental Health Department, the existing sewage disposal system is designed to accommodate sewage flows for a total of 25 employees. According to the applicant, the business is expected to immediately employ 8-10 people with up to 30-40 employees at full build-out. If the number of employees exceeds 25, the existing sewage disposal system will need to be expanded to accommodate the additional flows. The Glenn County Environmental Health Department has required the following as conditions of approval of the project:

Conditions of Approval:

The existing sewage disposal system is designed to accommodate sewage flows for a total of 25 employees. The applicant has stated there is the potential for 30-40 employees at full build-out. If the number of employees exceeds 25, the existing sewage disposal system shall be expanded to accommodate the additional flows. A sewage disposal system permit or repair permit shall be obtained and approved by the Glenn County Environmental Health Department before any work is conducted on the sewage disposal system.

The existing sewage disposal system shall be fenced off to prevent any vehicles from parking or driving on the system. In addition, the sewage disposal system shall not be covered, compacted, or disturbed.

A 100% replacement area for the sewage disposal system shall be shown on the map. This area shall have suitable soils, meet all setbacks and be left undisturbed.

According to the applicant, they propose to add the replacement area adjacent to the existing drainfield, which is an area of 30 feet by 50 feet. They will also be

blocking/fencing the existing drainfield and reserve area per the Glenn County Environmental Health requirement.

Compliance with Glenn County Environmental Health standards would ensure that the existing septic system is properly operating and the expansion of this 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.

VII. GREENHOUSE GAS EMISSIONS

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

Legislative/Regulatory

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

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

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

Greenhouse gases (GHGs), as defined by the Health and Safety code, include but are not limited to water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and

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

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

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

Methane (CH₄) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH₄ are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH₄ concentrations in the atmosphere are increasing.²⁸

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

As discussed in Section III above, the proposed project would generate air emissions during construction activities, some of which may be greenhouse gases. However, construction activities will be temporary. It is anticipated that these emissions would not prevent the state from reaching its GHG reduction targets.

²⁸ 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

GHG emissions would be generated from the proposed project during construction and operation. GHGs directly associated with the proposed project would likely include nitrous oxide (N₂O), ozone (O₃), and carbon dioxide (CO₂). Construction activities associated with the project would result in short-term and temporary CO₂ emissions. Other GHG emissions may result depending on the type of construction equipment used. Operational emissions would also result in CO₂ emissions, which would occur from transportation sources and from electricity and natural gas consumption for building electricity, space heating and cooling, and water usage associated with dust control, fire prevention, and storage, and bathroom and equipment cleaning facilities. The daily traffic projections based on number of employees, hauling trucks and retail sales is projected at 50 to 70 trips per day. The site was previously developed for use as a truck shop and material distribution center. The proposed land use is consistent with the historic use of the subject property.

The proposed project would 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 commercial building, would reduce energy and water consumption, which would also reduce GHG emissions. Because of the low levels of GHG emissions, and the energy efficiency practices that would reduce GHG emissions, the proposed project would not be expected to make a substantial contribution of GHG emissions.

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

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

Less Than Significant Impact. See discussion in section VII a) above. AB 32 is the State of California's primary GHG emissions regulation. The project would not conflict with the state's ability to achieve the reduction targets under AB 32. Impacts are anticipated to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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

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

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

The project site is subject to Glenn County Code §15.560.070 for fire and explosion hazards. This section states: *All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.*

The first step in evaluating if a facility is subject to the Certified Unified Program Agency (CUPA) for Glenn County/Glenn County Air Pollution Control District is to have businesses complete a Hazardous Materials Questionnaire. The Hazardous Materials Questionnaire is to determine if the project is required by law to complete a Hazardous Materials Business Plan (HMBP) or is subject to any of the other program elements. Any business that uses, generates, processes, produces, treats, stores, emits, or discharges a hazardous material in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time in the course of a year are required to submit a HMBP. The HMBP includes an inventory of all hazardous materials handled at the facility, floor plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures. The applicant will be required to file a HMBP with the GCAPCD. Compliance with the provisions of the facility’s HMBP would reduce the risk of hazards to the public.

While it may be necessary to periodically transport incidental volumes of fuel to the site during the construction process to support the use of construction equipment, such transport is routine and would be conducted by licensed fuel haulers. The transport and

use of hazardous materials is strictly regulated by state and federal agencies to minimize adverse hazards from accidental release.

Given the information provided above, the proposed project would have a less than significant impact from hazards to the public or environment from the routine use or accidental release of hazardous materials. Local, state, and federal regulations for use and handling of hazardous materials associated with the project will reduce impacts to the public and the environment. Therefore, it is concluded that impacts would be less than significant.

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

Less Than Significant Impact.

Refer to subsection VIII a) above.

All uses involving the storage and handling of hazardous materials would be closely monitored by the GCAPCD, which is the CUPA for Glenn County. According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials, if there is a reasonable belief that the release or threatened release poses a significant present or potential hazard to human health, safety, property, or the environment.

Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment 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?**

No Impact. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within one-quarter mile of the project site. There are no proposed schools within the vicinity of the project site. Therefore, it is concluded that there will be no impact as a result of this project.

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

No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic

Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.²⁹ Therefore, it is concluded that there will be no impact.

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

No Impact. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The project would not result in a safety hazard for people residing or working in the project area. Therefore, it is concluded that there is no impact.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. The private airports listed within Glenn County are the Diamond M Ranch Airport located near Elk Creek and the Noltas Airport located near Willows. The project would not result in a safety hazard for people residing or working in the project area. Therefore, it is concluded that there is no impact.

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

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

Designated emergency evacuation routes in the event of flood or dam failure are listed in Section 3.7 of Volume II of the Glenn County General Plan.³⁰ County Road 27 is listed as a designated evacuation route. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is no impact.

²⁹ California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

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

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

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

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

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. The proposed project would not violate water quality standards or waste discharge requirements, or substantially degrade water quality. There is no integrated sewer system in this area of the County. Develop will utilize an on-site sewage disposal system and will be required to comply with Glenn County Environmental Health Department standards.

The majority of the project site has been previously graded and leveled, and no major grading or earth-moving activities would occur. The project site is relatively flat. Disruption of soils on the site is not expected to create significant soil erosion due to the flat topography on the site. Because construction would be less than 1 acre of graded disturbance of the surface area, the applicant would not be required to obtain coverage under the State Construction Storm Water Permit.

The Central Valley Regional Water Quality Control Board (RWQCB) has reviewed the proposed project. The RWQCB is a responsible agency for the project as defined by CEQA. The RWQCB has stated that the project may require an Industrial Storm Water Permit depending upon the Standard Industrial Classification Code (SIC Code) of the proposed business. The Industrial Storm Water General Permit Order 97-03-DWQ is a National Pollutant Discharge Elimination System (NPDES) permit that regulates discharges associated with 10 broad categories of industrial activities. The General Industrial Permit requires the implementation of management measures that will achieve the performance standard of best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT). The General Industrial Permit also requires the development of a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring plan. Through the SWPPP, sources of pollutants are to be identified and the means to manage the sources to reduce storm water pollution are described. The following condition of approval is proposed:

Condition of Approval:

The applicant shall at all times comply with Regional Water Quality Control Board regulations. Prior to operation of the business, the applicant shall meet all application and permitting requirements required by the Central Valley Regional Water Quality Control Board and provide written evidence of compliance to the Glenn County Planning Division.

The proposed project is not expected to violate any water quality standards or waste discharge requirements. Compliance with applicable requirements would minimize project impacts to water quality. It is concluded that there will be a less than significant impact.

- b) **Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact. The site includes an existing domestic well. The project is not anticipated to require heavy uses of water. The Glenn County Environmental Health Department stated that the application may need to be evaluated by the California Department of Public Health, Drinking Water to determine if the onsite water system requires regulatory oversight. At this time, the water system has not hit the public water system threshold (serving at least 25 individuals daily at least 60 days out of the year). The proposed start up for the business of eight employees or less would not warrant an upgrade to public water status. If the threshold is reached in the future, the applicant understands they are required to submit a permit application for a public water system.

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

While the project may result in increased water use, the amount of water used to operate the proposed business would be negligible. The proposed manufacturing of storage sheds does not require the use of heavy amounts of water. Increased water use as a result of the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level. The site

The site was previously developed for use as a truck shop and material distribution center. The property is flat and topped with pavement and gravel. All drainage from the existing impervious surfaces is directed to drainage swale, where groundwater recharge would occur. The project would not result in an increase in impervious surfaces. Therefore, the proposed project would not substantially deplete groundwater supplies, nor interfere with groundwater recharge. Impacts are considered less than significant.

- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

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

The site was previously developed for use as a truck shop and material distribution center. The project site currently consists of a 9,000 square foot building and above

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

ground diesel tank. Future development would include a 25,000 square foot trade service facility and a 5,000 square foot storage building. The remainder of the property is cleared and topped with pavement and gravel. No existing trees or structures will be removed with the project. An increase in runoff is not expected from this project. The project does not require storm drains or channels. There are no existing gullies or areas of soil erosion and no drainage changes are proposed. The site is flat with all drainage from existing impervious surfaces directed to drainage swale.

The drainage pattern of the project site will not significantly change; therefore, there will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site. No streams or rivers flow through the project site. The proposed project will not alter existing drainage configurations. It is concluded that there will be a less than significant impact.

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

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

The proposed project site is relatively flat. Given that the drainage pattern of the project site will not significantly change, there will not be a significant increase in surface runoff, which would result in flooding on- or off-site. In addition, there are no streams or rivers located on the site. Therefore, it is concluded that there will be a less than significant impact.

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

Less Than Significant Impact.

Also see discussion in Section IX. a) above.

The proposed project would not substantially alter the existing drainage pattern on the site, nor would it result in a substantial increase in stormwater run-off. Effects on existing or planned storm water drainage systems would be negligible and additional sources of polluted run-off are not expected. The project would not result in a substantial amount of runoff; therefore, it would not exceed the capacity of a stormwater drainage system. Therefore, it is concluded that there will be a less than significant impact.

f) Would the project otherwise substantially degrade water quality?

Less Than Significant Impact.

See Sections IX. a) c) d) and e) above.

The project does not involve activities or use materials that could otherwise have significant potential to degrade surface or groundwater quality. Impacts are considered less than significant.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The site is not located within a 100-year flood hazard area. The project site is within Flood Zone “X” (unshaded) according to Flood Insurance Rate Map (FIRM) No. 06021C 0400D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” 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. Therefore, there will be no impact.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. As discussed in Section IX g) and h) above, the project site is not located within a 100-year flood hazard area. The project site is not located adjacent to a levee that could fail and cause flooding. The Tehama-Colusa Canal lies approximately 1,500 feet north of the site. While flooding may occur if the canal were to crack, controls are in place to minimize the amount of water lost.

Black Butte Reservoir dam is located approximately 11.5 linear miles northwest of the project site. Dam failure is a possibility, but is not an immediate danger given the seismic stability of the region and the rarity for this hazard to occur. In the unlikely event of dam failure, the Glenn County Sheriff’s Department and emergency personnel would initiate the Glenn County Emergency Operations Plan. The plan would take effect immediately and outline evacuation routes and begin the evacuation process. It is concluded that there will be a less than significant impact as a result of this project.

j) Would the project be subject to inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. Tsunamis are

large ocean waves generated by major seismic events and mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid.

There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard. Intensive mudflows occur in areas with steep terrain, heavy rain, and loose soils. The site is not located near steep terrain, mountains, or steep slopes that would pose a mudflow hazard. Therefore, it is concluded that there will be no impact.

X. LAND USE AND PLANNING

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project physically divide an established community?

No Impact. The proposed project would not physically divide an established community. The proposed project is not of the scale or nature that could physically divide an established community. The area surrounding the project site consists of commercial and agricultural uses and low-density rural residential use. Access to the project site will be from County Road 27. The project would not block a public street, trail, or other access route or result in a physical barrier that would divide a community. Therefore, no impacts would occur.

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

No Impact. The General Plan land use designation is “Service Commercial” and the zoning designation is “SC” (Service Commercial District). The proposed project is a conditionally permitted use in the “SC” zone. The proposed project will meet the conditionally permitted use and building intensity requirements. The project would be developed consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

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

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

XI. MINERAL RESOURCES

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

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

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

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

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

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

Less Than Significant Impact. According to the California Department of Conservation, a portion of the project site is located in Mineral Resource Zone 2b (MRZ-2b), which are

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

areas that have a high likelihood of containing significant aggregate deposits.³⁵ However, mineral extraction activities are not present at the project site and mining and related processing activities are not permitted in the Service Commercial District.

Glenn County does not contain oil or geothermal fields but contains several natural gas fields.³⁶ Additionally, no oil or geothermal resources have been discovered in the County.³⁷ The project site does not lie within a known natural gas field and no natural gas wells are located at the project site.

No significant impacts to mineral resources are anticipated. It is concluded that the project would have a less than significant impact on mineral resources.

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

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

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

XII. NOISE

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

- a) **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

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

There may be an increase in ambient noise levels during the construction of the facility. These impacts would be for short durations and would not exceed ambient noise levels.

All construction equipment to be used is late model and in sound working order with property sound attenuating mufflers attached. All construction site sounds between 7:00 a.m. and 7:00 p.m. are exempt from local noise standards provided reasonable practices are being followed (Glenn County Code §15.560.100.F.5). Maximum one-hour equivalent sound pressure levels are 60 dBA from 7 a.m. to 10:00 p.m. and 55 dBA from 10:00 p.m. to 7:00 a.m (Glenn County Code §15.560.100.A). The applicant shall operate the businesses in a manner that meet this requirement.

The project is located in an area with adjacent service commercial uses. The noise environment in the vicinity of the project site is primarily influenced by traffic noise from trucks and vehicles on Interstate 5 and County Road 27, service commercial uses, and agricultural operations to the south. Noise impacts associated with on-site activities and traffic is not anticipated to exceed the area's existing ambient noise levels.

The site was previously developed for use as a truck shop and material distribution center. The project site currently consists of a 9,000 square foot building and above ground diesel tank. Future development would include a 25,000 square foot trade service facility and a 5,000 square foot storage building. The remainder of the property is cleared and topped with pavement and gravel. The site has a six-foot perimeter cyclone fence and entry gate. No existing trees or structures will be removed with the project. Hours of operation would be from 7:00 a.m. to 7:00 p.m. Existing and new development would be setback approximately 560 feet from County Road 27. All manufacturing and operations which create noise will be located indoors. Very little noise is associated with the operation. Skill saws, nail guns, compressors and forklift(s) are tools used in the manufacturing process.

The proposed project would potentially expose employees to various sources of noise. The U.S. Department of Labor has specific standards regulating occupational noise exposure. Occupational Safety and Health Administration (OSHA) Standard 29 CFR 1910.95 requires employers to administer a continuing "Hearing Conservation" program whenever employee noise exposures equal or exceed an 8-hour time-weighted average (TWA) sound level of 85 decibels. In addition to monitoring sound levels, implementing administrative or engineering controls, and using personal protective equipment, raising workplace awareness of noise exposure is effective in preventing hearing damage. Measures required by OSHA will reduce potential noise exposure to employees.

No significant increase in noise is anticipated as a result of this project. Based on the aforementioned information, it is concluded that there will be a less than significant impact.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. The proposed project would not generate excessive groundborne vibrations. Vibrations are regulated by Glenn County Code §15.560.130, which states that no use shall generate ground vibrations which are perceptible without

instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are exempt from the vibration performance standard as stated under Glenn County Code §15.560.130. Future construction work would be temporary and would not cause significant groundborne vibration. It is concluded that there will be a less than significant impact.

Also see Section XII a) above.

- c) **Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact.

See Section XII a) and b) above.

- d) **Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact.

See Sections XII. a), b), and c) above.

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

No Impact. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, there would be no impact to people residing or working in the project area from noise levels generated from public airports.

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

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. The private airports listed within Glenn County are the Diamond M Ranch Airport located near Elk Creek and the Noltas Airport located near Willows. Therefore, it is concluded that there will be no impact to people working or residing in the project area from excessive noise levels generated by a private airstrip.

XIII. POPULATION AND HOUSING

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

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

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

No Impact. The proposed project would not directly or indirectly induce substantial population growth. According to the applicant, the business is expected to immediately employ 8-10 people with 30-40 employees at full build-out. It is anticipated that these employees would mostly come from the local area; therefore, they would not create a direct increase in population. Therefore, impacts are considered less than significant.

- b) **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposal would not displace existing housing or people within the area of the project. Construction of replacement housing would not be necessary with this proposal. Therefore, it is concluded that there will be no impact.

XIV. PUBLIC SERVICES

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

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

i) **Fire protection?**

Less Than Significant Impact. Glenn County is primarily serviced by volunteer fire protection districts. The community of Hamilton City and the City of Willows are the only areas that have paid firefighter personnel. The project site is served by the Artois Fire Protection District. Response time would not be affected by the proposed project. County roads will provide adequate transportation routes to reach the project site in the event of a fire. The Artois Fire Protection District maintains mutual aid agreements with nearby fire districts.

The project will be required to meet all fire and building code. Compliance with building and fire codes will be determined by the Building Inspection Division. All of the fire protection regulations of the affected fire district shall be complied with. As a result, the project would not create significant demand for fire protection services to the extent that

new fire facilities must be constructed to provide added protection capacity. It is concluded that there will be a less than significant impact on fire protection as a result of this project.

ii) Police protection?

Less Than Significant Impact. Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff's Department. There is a sheriff's office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways (including Interstate 5). County roads will provide adequate transportation routes to reach the project site in the event of an emergency. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project site has an existing six foot high cyclone perimeter fence and entrance gate. This would provide security for the site. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) Schools?

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

iv) Parks?

Less Than Significant Impact. The County provides for maintenance and upkeep of the existing parks within the unincorporated area. The proposed project would not affect the County's ability to provide recreational opportunities facilitated by parks and no demands on the current facilities would be generated by this proposal. The proposed project does not involve any use of parks and will not increase park use.

The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks. Therefore, it is concluded that there will be a less than significant impact.

v) Other public facilities?

Less Than Significant Impact. The proposed project may have incremental increases on demands for other public services and facilities; however, this would be a less than significant impact. Public agencies have reviewed this proposal for impacts to public services and facilities and a potentially significant impact has not been identified for this

proposed project. There are no public facilities in the area or in other parts of the County that would be impacted by this proposal. The project will not significantly affect the ability of such utilities as electricity or telephone to provide service. Therefore, there is a less than significant impact to other public facilities.

XV. RECREATION

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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. According to the applicant, the business is expected to immediately employ 8-10 people with up to 30 employees at full build-out. These workers are expected to come from the local area and would not create an additional demand on recreational facilities. The project does not involve the use of recreational facilities. 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.

XVI. TRANSPORTATION/TRAFFIC

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Glenn County Roads Overview:

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

Marysville area. Highway 45 is the only major north-south road east of I-5. It serves adjoining land uses as well as providing a connection between State Routes 32, 162, and 20.

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

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

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

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

The project site has frontage along and will be accessed from County Road 27. This section of County Road 27 lies between Interstate 5 and County Road 99W. Interstate 5 has an off-ramp/on-ramp located at County Road 27. As shown in the 2009/2010 Glenn County Regional Transportation Plan (RTP), County Road 27 is proposed to be realigned, widened, and paved by the year 2019. The improvements to County Road 27 will enable truck traffic to move efficiently and thereby lessen air quality impacts and traffic impacts. County Road 27 is defined in the RTP as a Rural Major Collector. A Rural Major Collector provides primarily intra-county travel serving smaller communities (less than 2,500 population) and county-wide trip generators, such as consolidated schools, freeway interchanges, major shipping terminals, major recreational facilities, and concentrations of commercial/industrial activity.

Construction Traffic:

No immediate construction is proposed for this project. The proposed business will utilize the existing building at the site. If the business grows in the future, additional buildings are proposed for construction. All materials for project construction will be delivered by truck. The majority of truck traffic will occur on designated truck routes and major streets. Flatbed trailers and trucks will be used to transport construction equipment and construction materials to the site. Traffic resulting from construction activities will be temporary and could occur along area roadways as workers and materials are transported to and from the project site. Construction of the project is not expected to cause a significant short-term increase in traffic volumes on area roads due to the nature and

scope of the required construction activities (i.e., limited grading, limited number of new buildings, etc.).

Operational Traffic:

The project applicant anticipates maximum daily traffic to be 50 to 70 trips per day based on the number of employees, hauling trucks, and retail sales.

The site was previously developed for use as a truck shop and material distribution center. The new facility and operations will be similar to the previous use of the property and a significant increase in traffic is not anticipated with this project. The project site has a well established driveway off of County Road 27. Additional vehicle traffic as a result of this project would not have a significant impact on current access roads or nearby connecting roads. Therefore, it is concluded that there will be a less than significant impact.

- b) **Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Less Than Significant Impact.

Also refer to Section XVI a) above.

The Glenn County General Plan states that Level of Service (LOS) “C” is the standard for all road segments in the County. The project site has frontage along County Road 27. According to the Regional Transportation Plan for Glenn County, the section of County Road 27 between the west end and County Road 99W currently operates at a LOS “A”.

Project related traffic would not adversely affect the LOS that currently exists on County Road 27. Additionally, all roads will continue to operate at or better than the LOS “C” standard as prescribed by the Glenn County General Plan. Therefore, it is concluded that there will be a less than significant impact as a result of this project.

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

No Impact. The proposed project would not result in a change in air traffic patterns that would result in safety risks. The project is not dependent upon air transport related materials, labor, or services, and would therefore not result in increases of air traffic levels or changes in air traffic locations. No project design feature will obstruct air traffic patterns. The project is not located near an airport. Therefore, it is concluded that there will be no impact as a result of this project.

- d) **Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact. The proposed project would not substantially increase traffic hazards due to a design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. The project site fronts along County Road 27, which will provide adequate ingress and egress. The site has a well established driveway off of County Road 27 and no road improvements or construction is required for this project. The project will not render existing features of nearby roadways hazardous. The project will not be incompatible with other uses of nearby roadways. Any future work done in the County Right-of-Way will require an Encroachment Permit. It is concluded that there will be a less than significant impact.

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

Less Than Significant Impact. There will be adequate emergency access to the project site and the project will not inhibit emergency vehicle access to surrounding parcels. Baseline traffic and projected operational traffic volumes will both be low and will not hinder emergency response. The project site fronts along County Road 27, which will provide adequate ingress and egress. 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. The site will provide adequate interior circulation. It is concluded that there will be a less than significant impact on emergency access.

- f) **Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

No Impact. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Glenn County has a deviated fixed bus system (Glenn Ride). The bus system does not currently travel on County Road 27. This project will not conflict with plans, policies or programs related to the transit system. There are no bicycle or pedestrian facilities located within the vicinity of the project. It is concluded that the project will have no impact.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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 utilize an on-site septic system for wastewater treatment.

The majority of the project site has been previously graded and leveled, and no major grading or earth-moving activities would occur. The project site is relatively flat.

Disruption of soils on the site is not expected to create significant soil erosion due to the flat topography on the site. Because construction would be less than 1 acre of graded disturbance of the surface area, the applicant would not be required to obtain coverage under the State Construction Storm Water Permit.

As stated in Section IX a) above, the Regional Water Quality Control Board has stated that the project may require an Industrial Storm Water Permit depending upon the Standard Industrial Classification Code (SIC Code) of the proposed business. Impacts are considered less than significant.

- b) **Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact. The project will not require new water or wastewater treatment facilities. The project will not require or result in new or expanded facilities, which could cause significant environmental effects. There is no wastewater treatment provider serving the project area. The project will be served by an on-site wastewater treatment system. Therefore, it is concluded that there is no impact.

- c) **Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact. 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. The site was previously developed for use as a truck shop and material distribution center. The project site currently consists of a 9,000 square foot building and above ground diesel tank. Future development would include a 25,000 square foot trade service facility and a 5,000 square foot storage building. The remainder of the property is cleared and topped with pavement and gravel. No existing trees or structures will be removed with the project. An increase in runoff is not expected from this project. The project does not require storm drains or channels. There are no existing gullies or areas of soil erosion and no drainage changes are proposed. The site is flat with all drainage from existing impervious surfaces directed to drainage swale. The drainage pattern of the project site will not significantly change. It is concluded that there is less than significant impact.

- d) **Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Less Than Significant Impact. The project does not require new or expanded entitlements for water supplies and the project would not result in a substantial increased demand for water supply. The site includes an existing domestic well. The project is not anticipated to require heavy uses of water.

The Glenn County Environmental Health Department stated that the application may need to be evaluated by the California Department of Public Health, Drinking Water to determine if the onsite water system requires regulatory oversight. At this time, the water system has not hit the public water system threshold (serving at least 25 individuals daily at least 60 days out of the year). The proposed start up for the business of eight employees or less would not warrant an upgrade to public water status. If the threshold is reached in the future, the applicant understands they are required to submit a permit application for a public water system.

The project will not use water on an ongoing basis. Existing entitlements and resources will be sufficient to serve the project. It is concluded that there will be a less than significant impact.

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

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

- f) **Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less Than Significant Impact. The proposed project will be required to comply with all solid waste regulations as implemented and enforced by the County of Glenn. Solid waste disposal is currently provided at the Glenn County landfill. Glenn County is planning on the future closure of the landfill and updating the solid waste system. Development at the project site would generate moderate amounts of solid waste during construction, operation, and maintenance activities. At this time, waste disposal is not anticipated to be a significant issue. The cumulative impacts on the landfill will be offset in the future from increased requirements for sorting and diversion and increases in disposal costs. It is concluded that there will be a less than significant impact.

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

Less Than Significant Impact. As detailed throughout this document, the proposed project would not have a significant impact for all environmental impact areas. Each impact will be less than significant with implementation of mitigation measures, applicable federal, state, and county standards or adopted best practices. Total impacts from the project will not be cumulatively considerable. Therefore, impacts are considered less than significant.

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

Less Than Significant Impact. The proposed project would not create significant hazards or health safety concerns. The project would be constructed to meet required building codes. 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.

REFERENCES

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

Records of, or consultation with the following:

Applicant:

Old Hickory Sheds, LLC

Attn: Craig Turner

PO Box 331973

Murfreesboro, TN 37133

615-890-8075

615-890-8736 fax

615-308-0128 cell

statesvillebarncompany@gmail.com

California Department of Conservation, California Geologic Survey

California Department of Fish and Wildlife

California Department of Transportation (Caltrans)

Central Valley Regional Water Quality Control Board

Glenn County Agricultural Commissioner

Glenn County Air Pollution Control District/Certified Unified Program Agency

Glenn County Assessor

Glenn County Environmental Health Department

Glenn County Planning & Public Works Agency, Building Inspection Division

Glenn County Planning & Public Works Agency, Engineering & Surveying Division

Glenn County Planning & Public Works Agency, Solid Waste Division

Glenn County Sheriff's Office

Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS)

Artois Fire Protection District

Pacific Gas and Electric Company (PG&E)

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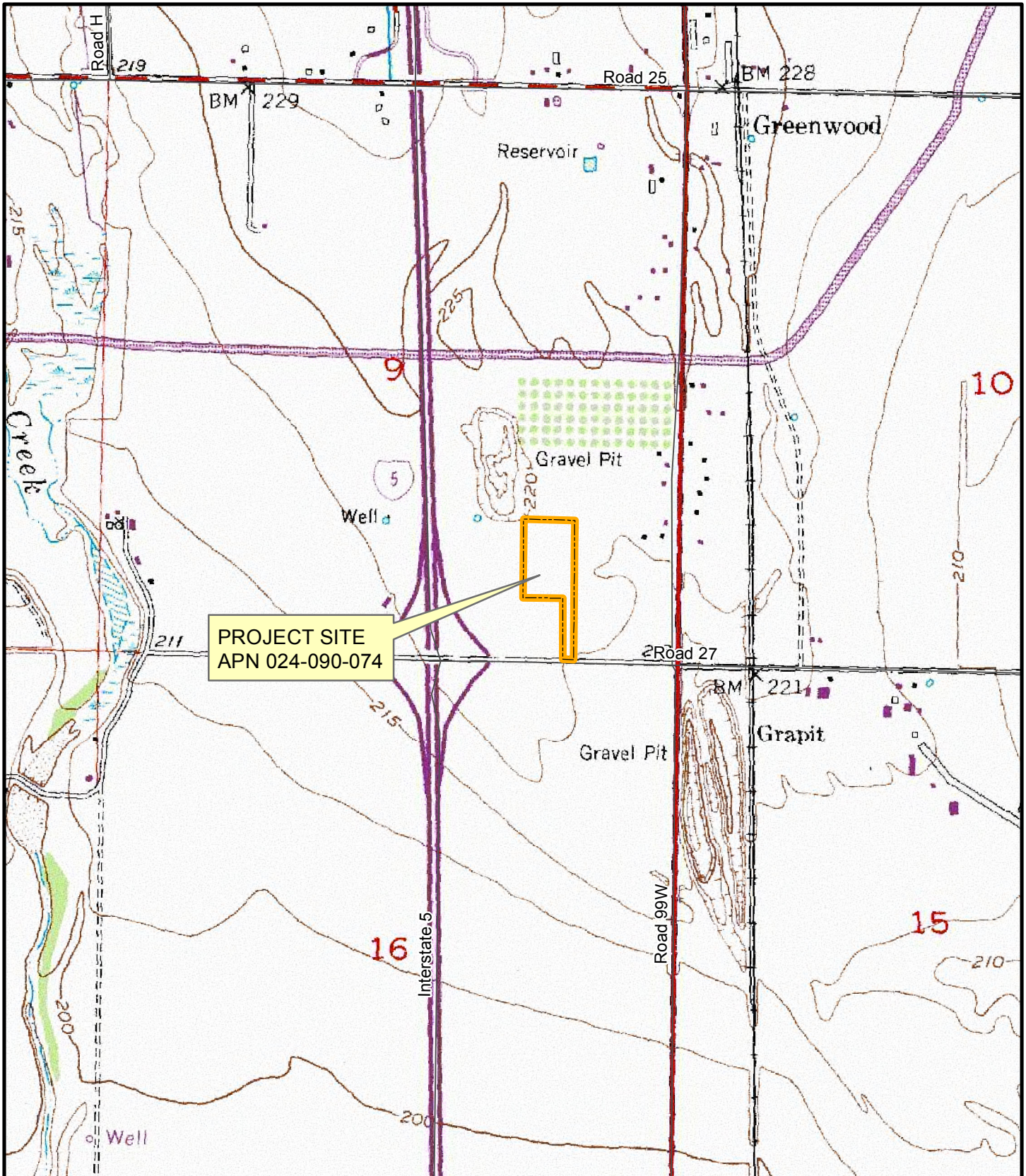
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<http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

FIGURES

- Figure 1. Topographic Map
- Figure 2. Aerial Photograph of Site



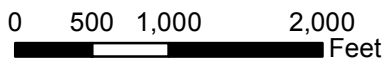
PROJECT SITE
APN 024-090-074



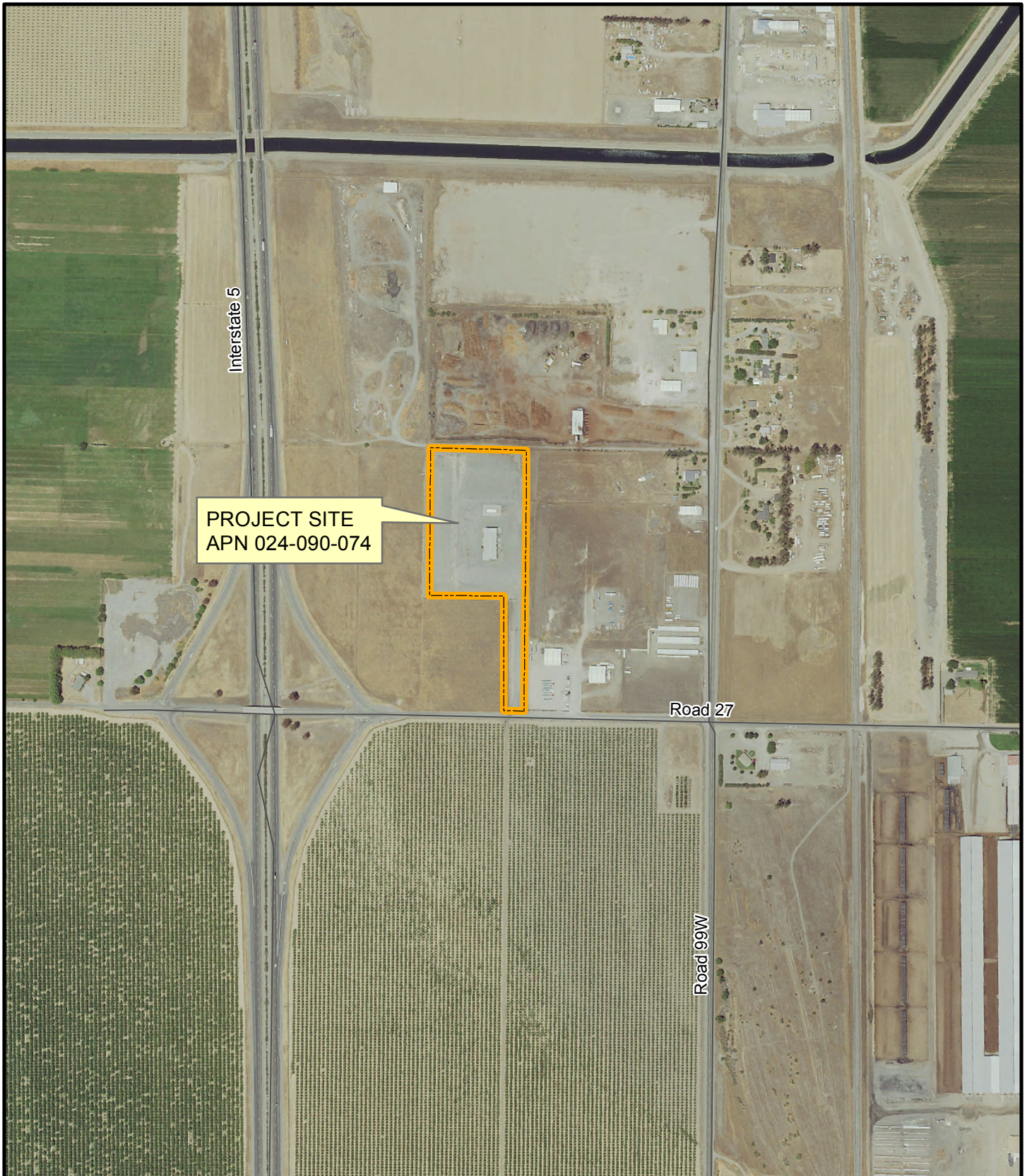
USGS 7.5' Quadrangle Map: Orland
Portion of Section 9,
T21N, R3W, M.D.B. & M.

FIGURE 1

 Project Site



Map Prepared by Glenn County
Planning & Public Works Agency, 2015



PROJECT SITE
APN 024-090-074

Interstate 5

Road 27

Road 99W



Source: US Department of Agriculture
Aerial Photography Field Office
2014 National Agriculture Imagery Program (NAIP)

FIGURE 2

 Project Site

0 250 500 1,000
Feet

Map Prepared by Glenn County
Planning & Public Works Agency, 2015

APPENDIX A

APPLICATION, ENVIRONMENTAL INFORMATION FORM, PROJECT NARRATIVE, MAPS, PROPOSED SITE PLAN

CUP _____

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

APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Applicant(s):

Name: Old Hickory Sheds, LLC

Mailing Address: Po Box 331973, Murfreesboro, TN 37133

Phone: (Business) 615-890-8075 (Home) 615-308-0128 ^{CELL}

Fax: 615-890-8736 E-mail: statesville barn company@gmail.com

Contact: Craig Turner

2. Property Owner(s):

Name: Ilahie - Orland, LLC

Address: 1111 Fairview Ave. N., Seattle, WA 98109

Phone: (Business) _____ (Home) _____

Fax: _____ E-mail: _____

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

Name: Same as applicant

Mailing Address: _____

Phone: (Business) _____ (Home) _____

Fax: _____ E-mail: _____

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: Blake Goldberg - Real Estate Portfolio Mgr. - Saltchuk Real Estate

Mailing Address: PO Box 94449, Seattle, WA 98124

5. Request or Proposal: Obtain a conditional use permit to operate our intended business, which involves assembling, storing and retailing storage sheds.

6. Address and Location of Project: 6470 County Rd. 27, Orland, CA

7. Current Assessor's Parcel Number(s): 0240900749

8. Existing Zoning: Service Commercial (Sc)

9. Existing Use of Property: Vacant

10. Provide any additional information that may be helpful in evaluating this request: Old Hickory Sheds has an executed Purchase Agreement to buy property and needs to obtain CUP to complete the sale. OHS plans to hire up to 10 people to operate facility. Potential growth to 20-40 jobs.

DECLARATION UNDER PENALTY OF PERJURY

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

(Additional sheets may be necessary)

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

Applicant(s):

Signed: _____

Print: _____

Date: _____

Address: _____

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

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

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

Property Owner(s):

Signed: _____

Print: _____

Date: _____

Address: _____

Case _____

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

ENVIRONMENTAL INFORMATION FORM

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

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

I. GENERAL INFORMATION:

1. Name: Old Hickory Sheds, LLC
Address, City, State, Zip: PO Box 331973
Murfreesboro, TN 37133
Telephone: 615-890-8075 Fax: 615-890-8736
E-mail: statesville barn company@gmail.com CONTACT: Craig Turner
2. Name: _____
Address, City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail: _____
3. Address and Location of Project: 6470 County Road 27,
Orland, CA
4. Current Assessor's Parcel Number(s): 0240900749
5. Existing Zoning: Service Commercial
6. Existing Use: Vacant / light industrial
7. Proposed Use of Site (project for which this form is prepared): To assemble storage
sheds, store finished product until shipped and retail product.
8. Indicate the type of permit(s) application(s) to which this form
pertains: Conditional USE Permit

9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:
CUP is required for OHS to operate its intended business of shed assembly, storage of power & materials outside, and retail product.
10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies: at this time, I'm not aware of any other related permits or public approval required for this project.
11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? No.

II. ENVIRONMENTAL SETTING:

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

Property has gravel or asphalt on surface. Topography is basically flat. Steel frame structure on site, with associated petroleum storage tank. The existing property has been completely cleared by previous user(s).

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: Zoned Service Commercial, uncertain of use? Industrial?

East: 2 parcels border on East property line. One is zoned industrial, other is service commercial.

South: Wausen property, grass field, Zoned service commercial

West: Same parcel as above, borders to South and West. Zoned SC

3. Describe noise characteristics of the surrounding area (include significant noise sources): I-5 is near by. Most noise is from traffic. Ag activities and other service commercial uses may contribute light noise/activity.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): Don't expect increased run-off. Entire site is impervious.

Will the project change any drainage patterns? (Please explain): No, site is flat w/ all drainage from existing impervious surfaces directed to drainage swale.

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

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

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

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

2. Water Supply:

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

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

3. Liquid Waste Disposal:

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

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

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) None

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

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? Local waste service provider

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?: Electric / Propane for previous operations. No change needed.

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

If natural gas, do existing gas lines have to be increased in size? If yes, please describe: N/A

Do existing gas lines require relocation? If yes, please describe: N/A

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: No Fire hydrants exist.

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

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

1. Number and sizes of existing and proposed structures: Existing: 9,000 sq
shop/warehouse. Proposed in Future: 25,000 to
30,000 sq shop/warehouse.

Square footage (structures) 30,000 S.F.; 9,000 S.F.
(New) (Existing)

2. Percentage of lot coverage: 25 to 30% lot coverage

3. Amount of off-street parking provided: 30 spaces.

4. Will the project be constructed in phases? If so, please describe each phase briefly: Yes, the existing facility will be used for shed manufacturing.
If business grows then the company will look at expanding
with a new structure or structure with up to 30,000 sq.

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

6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities: Commercial trade services with incidental
retail sales. One shift with 10 to 30 employees. 7A.M to 7P.M.
Daily customers = 1 to 10 for duration of business hours.

7. If industrial, indicate type, estimated employment per shift, and loading facilities: light manufacturing same.

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

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

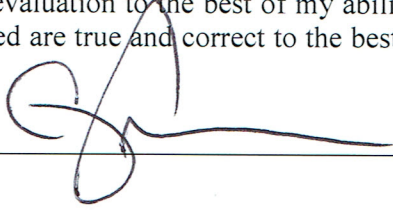
Paint and wood stains with limited storage of 30 to 50 g.
Water based stain is used.

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

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: None, site is Flat and paved and/or gravelled.
11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). Operations which create noise are indoors. Compressor for nail guns and Forklift.
12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions: Indoor has sawdust to be collected/cleaned by manual labor.

V. CERTIFICATION:

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

Date: 9-10-14 Signature: 

For: _____

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

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

September 10, 2014

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

Re: Application for Conditional Use Permit @ 6470 County Rd. 27, Orland, CA

Mr. Murray:

Proposal

Please accept this conditional land use permit (CUP) application on behalf of Old Hickory Sheds LLC. Our company has an agreed upon purchase offer on a 10-acre property and existing improvements at 6470 County Road 27 in Orland. The property is currently built with a 9,000 sq-ft warehouse structure and above ground diesel storage tank, with the remainder of the property cleared and topped with pavement and gravel. The intent of purchase and permitting is to authorize use of the property for shed/garage manufacturing and retailing. The operation would use the existing 9,000 sq-ft structure for manufacturing and storage of wood products. We feel the location and existing zoning (service commercial) fits well with our proposed business and use.

Future Growth

Our company anticipates future growth in the northern California region and believes this 10-acre property is well suited for additional build-out. The CUP application proposes two additional structures of up to 30,000 sq-ft. at this location. The additional space would be required for further manufacturing and additional dry storage space for wood products. The business is expected to immediately employ 8-10 people with up to 30 employees at full build-out. Hours of operation company-wide are from 7:00 A.M. to 7:00 P.M. with this facility operating in the same manner. The site does have visibility from I-5 so it is anticipated that limited retail sales may happen and is encouraged in our business model.

Traffic

The daily traffic projections based on number of employees, hauling trucks and retail sales is projected at 50 to 70 trips per day.

On-site Storage

On-site storage is limited to basic wood in finished product both inside and outside the building. Besides finished wood products, a limited amount of other shed components are stored such as metal and comp-roofing materials. The site-plan also depicts where the finished sheds and garages will be stored within the existing yard. The maximum height of stored wood products to be used in shed construction never exceeds 12-feet above floor grade.

Conclusions for CUP

The proposed land use is consistent with historic use of the subject property and surrounding area. The surrounding area is zoned service commercial (SC) with close proximity to I-5. The site was previously developed for use as a truck shop and material distribution center. The site is built with a 9,000 sq-ft. structure and is otherwise entirely developed with impervious surfaces. In keeping with the existing developed site for our use, together with future build-out considerations, this proposal will not negatively affect the surrounding natural environment, including stormwater and drainage patterns.

The proposal will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone in which the subject property is located. In review of the environmental and land use history of the site, the new facility and operations of Old Hickory Sheds is similar to previous use of the property and will not create hazardous conditions to the surrounding properties. All manufacturing is confined within building(s). Very little noise is associated with this operation; skill saws, nail guns, compressors and forklift(s) are tools used in our trade. No significant dust or odor is associated with shed and garage manufacturing; all dust and odor generated are confined to the building. The property has well established ingress/egress to a built county road right-of-way, which connects to I-5 just west by a few hundred feet. Given historic uses on-site, uses within the vicinity, and location, the proposed use is compatible with the surrounding area.

Thank you for your time in reviewing our CUP application and please don't hesitate to call with questions.

Thanks again,

A handwritten signature in black ink, appearing to read 'Craig Turner', with a long horizontal line extending to the right.

Craig Turner
Old Hickory Sheds, LLC.
(615) 308-0128

County of Glenn Landuse and Zoning

Map Information Contact

**Search by APN, Parcel ID,
Zoning or Address:**

0240900749

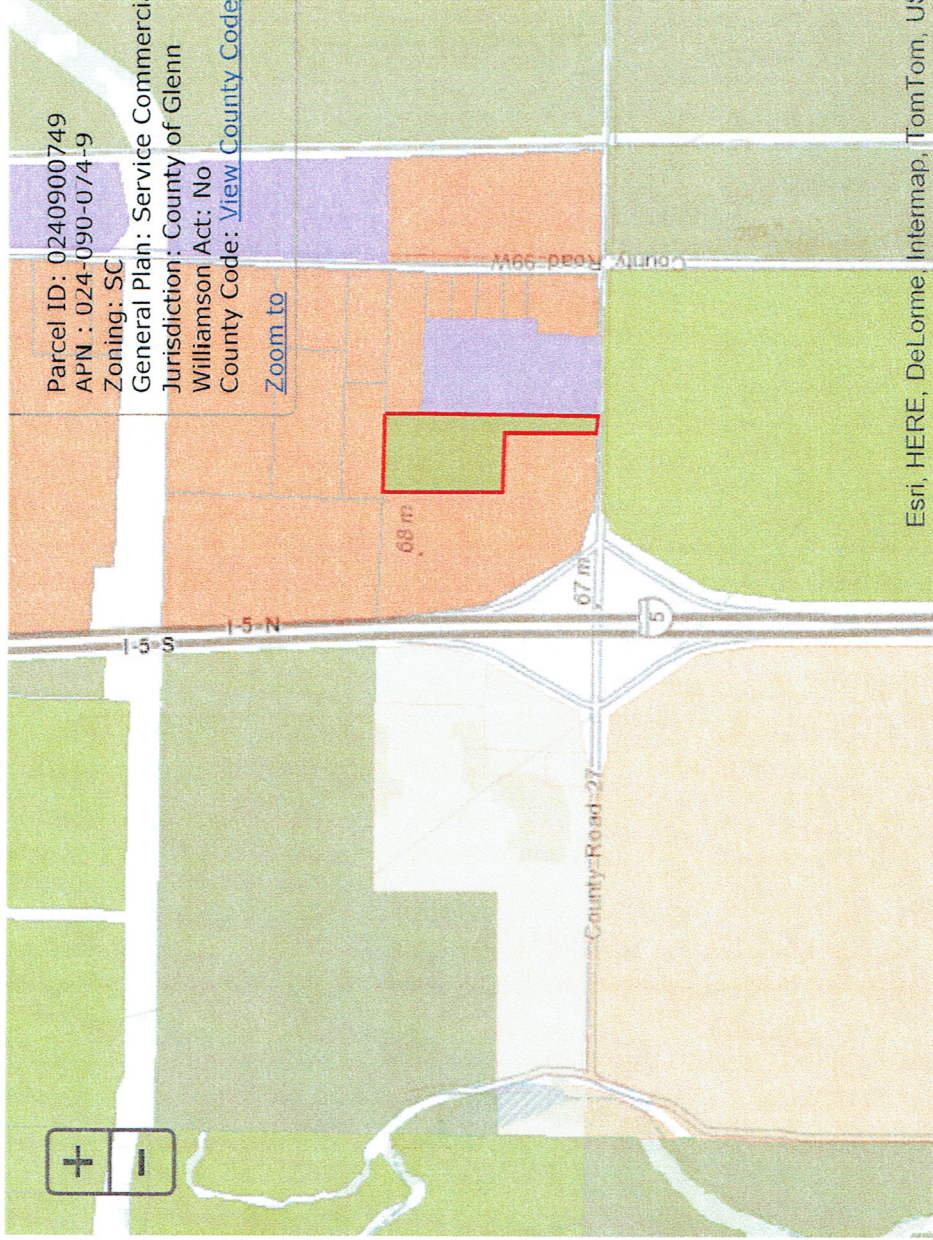
Search

Parcel ID	Zoning
0240900749	SC



Map Legend:

Glenn County



Parcel ID: 0240900749

APN : 024-090-074-9

Zoning: SC

General Plan: Service Commerci

Jurisdiction: County of Glenn

Williamson Act: No

County Code: [View County Code](#)

[Zoom to](#)

Esri, HERE, DeLorme, Intermap, TomTom, UK



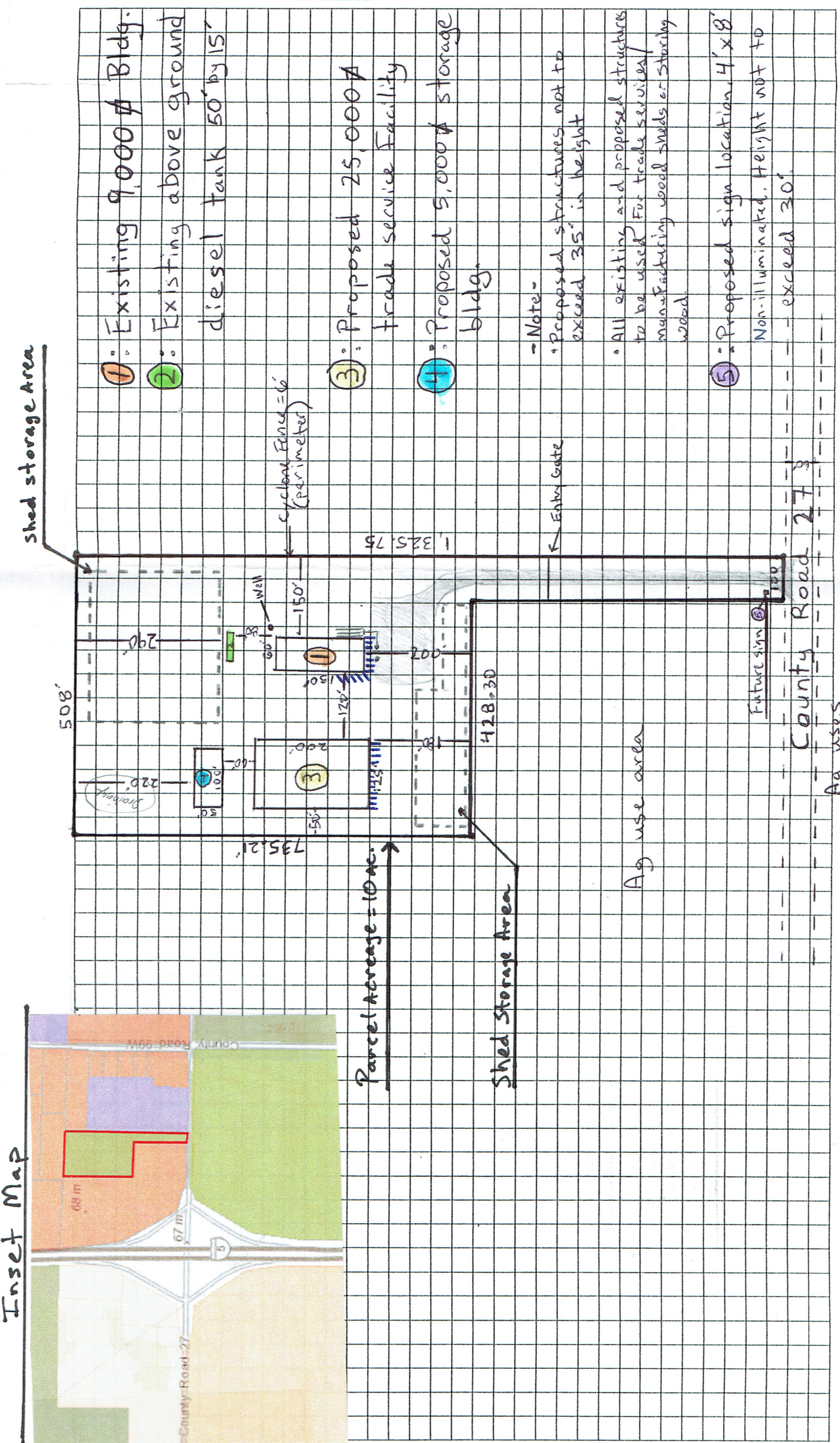
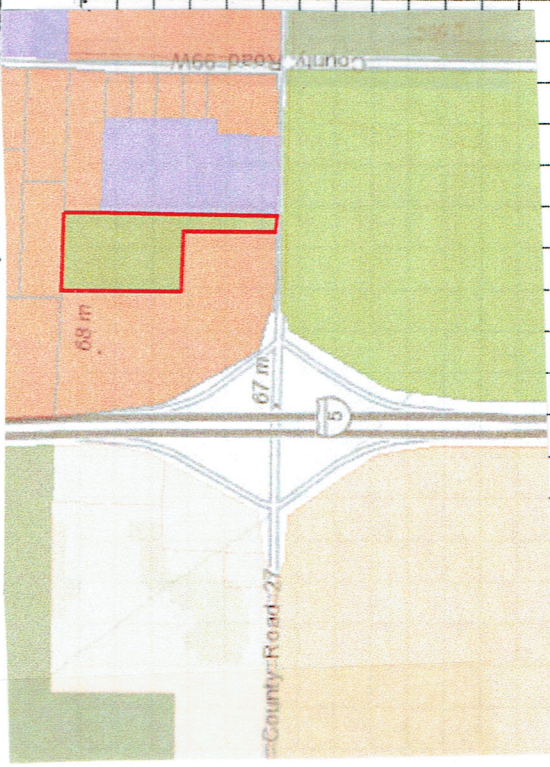
Google earth



SITE PLAN

Parcel Number: 0240900749 Building Permit Number: N/A
 County Road: 27 Sewage Permit Number: N/A

Inset Map



Applicant: Old Hickory Sheds, LLC
Craig Turner
P.O. Box 331973
Murfreesboro, TN 37133

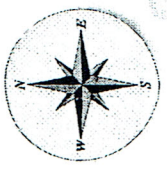
Owner(s): I Lahie - Orland, LLC
1111 Fairview Ave. N.
Seattle, WA 98109

Property Address: 6470 County Rd. 27
Orland, CA

- ①: Existing 9,000 sq ft Bldg.
- ②: Existing above ground diesel tank 50' by 15'
- ③: Proposed 25,000 sq ft trade service Facility
- ④: Proposed 5,000 sq ft storage bldg.
- ⑤: Proposed sign location, 4' x 8'

- Note -
 * Proposed structures not to exceed 35' in height
 • All existing and proposed structures to be used for trade service / manufacturing wood sheds or storage wood
 Non-illuminated. Height not to exceed 30'

SCALE
 1" = 200 Feet



Note: This map is for reference only.

APPENDIX B

PROJECT COMMENTS

Casey Murray

From: Hogan, Nora S@DOT <nora.hogan@dot.ca.gov>
Sent: Monday, September 29, 2014 11:16 AM
To: Casey Murray
Subject: RE: Request for Review - Conditional Use Permit 2014-007

Good morning Casey,

Thank you for the opportunity to review the Old Hickory Shed CUP 2014-007. This project proposes to manufacture, assemble, and store for retail sale of sheds/garages. This parcel connects to County Road 27 on the north and is east of Interstate 5.

Based on the information we received, this project would not generate a significant impact to the state highway system. Therefore, we have no specific comments at this time. We do request that you provide our office with copies of any changes in the future.

Thank you!

Nora S. Hogan
Caltrans District 3
Office of Transportation Planning/North
703 B Street
Marysville, CA 95901

Office: (530) 634-7799
Email: nora_hogan@dot.ca.gov

From: Casey Murray [<mailto:CMurray@countyofglenn.net>]
Sent: Thursday, September 25, 2014 9:06 AM
To: "LRO2@pge.com" (LRO2@pge.com); Dean Miller; Kevin Tokunaga; Eric Scott; Ian Ledbetter; County Ag Commissioner, Glenn; Backus, Kevin (GLENN COUNTY); Michael Biggs; Laura Niehues; ljones@countyofglenn.net; Hogan, Nora S@DOT
Subject: Request for Review - Conditional Use Permit 2014-007

To whom it may concern,

Please accept the above scanned Request for Review for comments.

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

Thank you for your time regarding this matter.

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

To: cmurray@countyofglenn.net [Remove](#) this sender from my allow list
From: nora.hogan@dot.ca.gov

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

Casey Murray

From: Zaitz, Scott@Waterboards <Scott.Zaitz@waterboards.ca.gov>
Sent: Tuesday, October 07, 2014 9:49 AM
To: Casey Murray
Cc: Brown, Whitney@Waterboards; Day, George@Waterboards
Subject: Conditional Use Permit 2014-007

Casey, the Regional Board submits this in response to your request for review for the above reference project. This project may require entitlements from our office such as a 1) Construction Storm Water Permit for land disturbances greater than one acre or land disturbances that are less than one acre but are part of a larger common plan of development. 2) Industrial Storm Water Permit depending upon the Standard Industrial Classification Code (SIC Code) of the proposed business. 3) CWA Section 401 Water Quality Certification depending upon whether the project requires a CWA Section 404 permit from the Army Corps of Engineers. 4) If there are isolated waters/wetlands on the site then the project proponent may need a waiver of WDR's to fill them. Thanks, Scott

Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Central Valley Regional Water Quality Control Board
364 Knollcrest Drive, Suite #205
Redding, CA 96002
530 224-4784
530 224-4857 FAX
szaitz@waterboards.ca.gov

Total Control Panel

[Login](#)

To: cmurray@countyofglenn.net [Remove](#) this sender from my allow list
From: scott.zaitz@waterboards.ca.gov

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



COUNTY OF GLENN

Air Pollution Control District

Jim Donnelly, Air Pollution Control Officer/CUPA Director

October 7, 2014

Glenn County
Planning Division
777 N. Colusa Street
Willows, CA 95988

Attn: Casey Murray, Assistant Planner

RE: Conditional Use Permit (2014-007) – Old Hickory Sheds, LLC, CA

After reviewing the request for review, the Glenn County Air Pollution Control District/ Certified Unified Program Agency provides/requests the following information:

- A completed Hazardous Materials Business Plan (HMBP) and annual fees are required for any facility that stores hazardous materials (which may include paint, fuel, oil, etc) onsite in quantities equal to or greater than 55 gallons, 500lbs, or 200 cubic feet at any one time or facilities generating any amount of hazardous waste (which may include clean-up solvents, paint booth filters, etc)
- Complete a HMBP submittal to the California Environmental Reporting System (CERS) if handling hazardous materials/ waste in excess of the amounts listed above.
- Obtain/maintain EPA ID#s for all sites where hazardous waste will be generated. If generating over 1000 kg of RCRA hazardous waste per month a federal EPA ID # is required.
- If the facility stores petroleum (Diesel, Gasoline, Oil, etc.) in excess of 1320 gallons in aboveground storage tanks the business is also required to prepare a Spill Prevention Control and Countermeasure (SPCC) Plan and provide secondary containment. Facilities storing over 10,000 gallons of petroleum storage must have a licensed Professional Engineer review and certify the SPCC Plan.

Thank you for your attention to these matters. If you have any questions, please contact the District at (530) 934-6500.

Eric Scott
Environmental Program Manager
Glenn County Air Pollution Control District
Certified Unified Program Agency

720 N. Colusa Street P.O. Box 351 Willows, CA 95988 (530) 934-6500 Fax (530) 934-6503 www.countyofglenn.net

Air Pollution Control District (APCD)
Stationary Source Permitting
Agricultural and Residential Burning
Carl Moyer Grant Program

Certified Unified Program Agency (CUPA)
Hazardous Materials and Wastes Handling and Storage
Above and Under Ground Storage Tanks
Facilities with Regulated Substances



COUNTY OF GLENN

Air Pollution Control District

Jim Donnelly, Air Pollution Control Officer/CUPA Director

October 6, 2014

Conditional Use Permit: 2014-007,
Applicant: Old Hickory Sheds, LLC
Planner: Casey Murray

Mr. Murray,

The Glenn County Air Pollution Control District (District) has comments regarding the Conditional Use Permit 2014-007, for a shed/garage manufacturing and retailing business:

1. The applicant will be required to apply for an Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) for the wood coating portion of the proposed shed/garage manufacturing and retailing business prior to work beginning at the new location.

ATC applications are available at the District office, via email, or by download at the District website www.countyofglenn.net/APCD . Only one ATC fee will be required for the project if all of the information is provided. Please contact the District with any questions that you may have.

Regards,

Ian Ledbetter
Air Pollution Specialist II
Glenn County Air Pollution Control District
iledbetter@countofglenn.net
(530) 934-6500



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Scott Gruendl
Director

Cecilia Hutsell
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Date: October 7, 2014

To: Casey Murray, Assistant Planner
Glenn County Planning and Public Works Agency
(via email)

From: Kevin Backus, Director
Glenn County Environmental Health

Re: Conditional Use Permit #2014-007, Old Hickory Sheds, LLC, APN 037-050-004

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

1. The existing sewage disposal system is designed to accommodate sewage flows for a total of 25 employees. The applicant has stated there is the potential for 30-40 employees at full build-out. If the number of employees exceeds 25, the existing sewage disposal system shall be expanded to accommodate the additional flows. A sewage disposal system permit or repair permit shall be obtained and approved by this office before any work is conducted on the sewage disposal systems.
2. The existing sewage disposal system shall be fenced off to prevent any vehicles from parking or driving on the system. In addition, the sewage disposal system shall not be covered, compacted or disturbed.
3. A 100% replacement area for the sewage disposal system shall be shown on the map. This area shall have suitable soils, meet all setbacks and be left undisturbed.
4. The applicant shall contact Ray Bruun, P.E., SWRCB, Division of Drinking Water at 530-224-3252 to determine if this water system requires regulatory oversight.

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

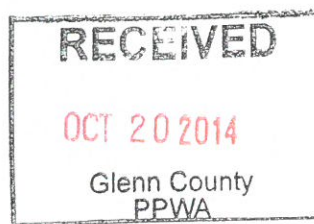
Northeast Center of the
California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

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

Glenn County
Planning & Public Work Agency
777 North Colusa Street
Willows, CA 95988
ATTN: Casey Murray



October 16, 2014

**I.C. File # Y14-8
Project Review**

RE: Conditional Use Permit 2014-^{old}007/HickorySheds, LLC/ APN: 024-090-074
T21N, R3W, Section 9
USGS Orland 7.5' and Willows 15' quads
10 acres (Glenn County)

Dear Mr. Murray,

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

RESULTS:

Prehistoric Resources: According to our records, no prehistoric sites have been recorded in the project area or within one mile of the project area. The project area is located in a region utilized by Nomlaki populations. Unrecorded prehistoric cultural resources may be located in the project area.

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

The USGS Orland 7.5' and Willows 15' quad maps (1951) indicates that the project area is located in the flatlands between I-5 and Southern Pacific railroad, while, Greenwood, Grapit, Walker Creek, airstrip, gravel pits, orchards, wells, roads, and structures are located in the project vicinity.

Glenn County was named after Dr. Hugh James Glenn, the largest wheat producer in the state during his lifetime. The City of Orland is the center of the Orland Federal Irrigation Project, an area of 20,000 acres watered by the East Park Reservoir in Colusa County. Constructed in 1906, it was the first irrigation project in the west installed and operated by the newly formed United States Reclamation Bureau.

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

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed, as well as the following resources: **National Register of Historic Places** (2012); **California Register of Historical Resources** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Directory of Properties in the Historic Property Data File for Glenn County** (2012); **Handbook of North American Indians, Vol. 8, California** (1978); **Historic Spots in California** (1990).

RECOMMENDATIONS:

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

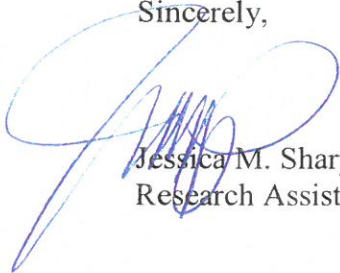
Therefore, because the project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the project area. The project archaeologist will be able to offer recommendations for protection or mitigation for any new cultural resources that may be encountered as a result of field survey. The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. This person may also want to consult historic General Land Office (GLO) plat maps in order to aid in the identification of unrecorded historic sites, which may be located within project boundaries. For information regarding qualified archaeological professionals, please visit the CHRIS consultant list at <http://www.chrisinfo.org/> for more information.

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an

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

The fee for this project review is \$75.00 (1 hour Project Review Time @ \$75.00 per hour). Payment for this project review was received on September 26, 2014 (Check # 1260). Thank you for your dedication in preserving the irreplaceable Cultural Heritage of California. Please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Jessica M. Sharp, B. A.
Research Assistant

NOTICE OF INTENT AND PUBLIC HEARING
BY THE GLENN COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Glenn, State of California, will hold a Public Hearing to consider the project as listed below and that the amendment meets the California Environmental Quality Act (CEQA) Guidelines Section 15162. The Public Hearing will be held at the Glenn County Board of Supervisors' Chambers, 2nd Floor Willows Memorial Hall, 525 West Sycamore Street, Willows, California, on **Wednesday, July 20, 2022, at 9:00 A.M.**, or as soon thereafter as the business of the Commission will allow.

PROJECT: Conditional Use Permit 2014-007, Expansion, Old Hickory Sheds

SITE: 6470 County Road 27, Orland, California 95963

APPLICANT: Hamilton Engineering Inc., P.O. Box 978, Orland, CA 95963

LANDOWNER: Ilahie-Orland, LLC, 1111 Fairview Avenue North, Seattle, WA 98109

PROPOSAL: Conditional Use Permit 2014-007, Expansion, Old Hickory Sheds

A conditional use permit amendment to expand the existing shed/garage manufacturing and retailing business by constructing two buildings with the dimensions 80 ft by 300 ft and 50 ft by 200 ft on the neighboring property.

LOCATION: The project site is located on the north side of County Road 27, south of County Road 25, east of Interstate 5, west of County Road 99W, south of the City of Orland, in the unincorporated area of Glenn County, California.

APNs: Existing: 024-090-074 (10 ± acres) Proposed: 024-090-073 (22.22 ± acres)

ZONING: "SC" (Service Commercial District) GENERAL PLAN: "Service Commercial"

DECISIONS: The Planning Commission may approve, deny, or continue:

(A) No subsequent environmental review is necessary pursuant to CEQA §15162.

(B) Conditional Use Permit 2014-007, Expansion, Old Hickory Sheds.

All interested parties may submit comments regarding the proposed project by Wednesday, July 20, 2022, at 9:00 A.M., or appear and present oral and/or written testimony at the Public Hearing. Please note that if you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence at, or prior to, the Public Hearing. All environmental information and project documentation is available for review at the Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988. Contact Andy Popper, Senior Planner, apopper@countyofglenn.net, or by phone (530) 934-6540.