

GLENN COUNTY Planning & Community Development Services Agency

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



Donald Rust, Director

STAFF REPORT

MEETING DATE: February 16, 2022
TO: Glenn County Planning Commission
FROM: Andy Popper, Senior Planner
SUBJECT: Conditional Use Permit 2021-005, Valley Farm Transport

Attachments:

1. Conditions of Approval and Mitigation Measures
2. Mitigated Negative Declaration and Initial Study
3. Agency and Public Review Comments
4. Request for Review and Application
5. Public Notices

1 PROJECT SUMMARY

Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed. The proposed agriculture truck and trailer storage facility is a permitted use with an approved conditional use permit within the “HVC” zone; Glenn County Code §15.430.030(a). Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Location:

The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County, California. Assessor Parcel Number (APN): 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres).

1.1 RECOMMENDATIONS

Environmental Determination:

That the Planning Commission, find that Conditional Use Permit 2021-005, will not have a significant adverse effect on the environment because the codified county standards, Conditions of Approval, and Mitigation Measures will reduce potential significant impacts to a less than significant level. Therefore, a Mitigated Negative Declaration shall be granted with the Findings listed in the Staff Report and the Mitigation Measures as presented.

Conditional Use Permit:

Also, that the Planning Commission approve Conditional Use Permit 2021-005 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

2 ANALYSIS

A copy of the proposed Mitigated Negative Declaration for the Conditional Use Permit is attached. This proposal will not have a significant adverse effect on the environment because the codified Federal, State, and County standards, Conditions of Approval, and Mitigation Measures (CR-1 and TC-1) will reduce potential significant impacts to a less than significant level.

This portion of Glenn County is primarily an agricultural area. The proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity with the proposed mitigation measures and conditions of approval.

2.1 ENVIRONMENTAL DETERMINATION

A copy of the proposed Mitigated Negative Declaration and Initial Study is attached. The Initial Study is a detailed discussion of the project and a discussion of the project's potential environmental impacts as required by the California Environmental Quality Act (CEQA). The Initial Study concludes that this project will result in no Potentially Significant Impacts to the environment with implementation of appropriate mitigation measures, conditions of approval and applicable Federal, State, and local laws and regulations. Therefore, a Mitigated Negative Declaration has been prepared for adoption by the Planning Commission.

2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)

2.2.1 "HVC" Highway and Visitor Commercial (Glenn County Code Chapter 15.430)

Uses Permitted with a Conditional Use Permit (Glenn County Code §15.430.030):

Glenn County Code The proposed agriculture truck and trailer storage facility is a permitted use only if a conditional use permit has first been secured (Glenn County Code Chapter 15.430.030 (A) *Uses permitted in Section 15.430.020 with outdoor storage, sales, or display.*

Minimum Yard Requirements (Glenn County Code §15.430.090):

No structures are being proposed. Any future development shall meet minimum yard requirement for §15.430.090.

Maximum Building Height (Glenn County Code §15.430.100):

Structures shall not exceed two stories or thirty feet maximum, whichever is less. No structures are being proposed at this time.

2.2.2 Performance Standards (Glenn County Code Chapter 15.560)

The performance standards contained in the following subsections are only those applicable to the proposed project. They shall not be construed as an exhaustive list of project requirements. State and federal laws are also applicable and may require additional compliance measures.

Air Quality (Glenn County Code §15.560.040)

All uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. GCAPCD was provided a request for comment, no comments were received. Air quality impacts are further discussed in Section III of the Initial Study for the project.

Liquid, Solid and Hazardous Waste (Glenn County Code §15.560.090)

- A. *All uses are prohibited from discharging liquid, solid, toxic or hazardous wastes onto or into the ground and into streams, lakes or rivers.*

- E. *The disposal or dumping of solid wastes accessory to any use including, but not limited to, slag, paper and fiber wastes or other industrial wastes shall be in compliance with applicable local, state and federal laws and regulations. The applicant shall operate the proposal in a manner that meets this and Central Valley Regional Water Quality Control requirements.*

2.2.3 General Provisions

Flood Zone Designation:

The properties are approximated to be located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

3 COMMENTS

Request for Review requesting comments on the proposal were sent with the application documents. The following agencies submitted comments regarding this proposal. Based on their response’s mitigation measures and conditions of approval have been formulated for the project. Comment letters are attached to this report for review.

Central Valley Regional Water Quality Control Board

Central Valley Regional Water Quality Control Board was provided the application information and had no comments regarding the proposal and commented that, if only be vehicles will be parking and no maintenance (including vehicle rehabilitation, mechanical repairs, painting, fueling, and lubrication) will be occurring on-site then coverage under the Industrial General Permit is not required.

Glenn County Public Works:

Glenn County Public Works was provided the application information, based on the comments the following Conditions of Approval has been established:

Condition of Approval (Public Works):

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

Environmental Health

Glenn County Environmental Health was provided the application information and commented that no liquid waste will be generated at the site and approved the application for further processing.

Pacific Gas and Electric Company:

Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter regarding the proposal (attached).

4 OTHER REQUIREMENTS

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.050.020). An appeal made to the Glenn County Board of Supervisors must be made in accordance with Section 15.050.020 of the Glenn County Code and the Board of Supervisors will hear the appeal as prescribed. The decision of the Board of Supervisors may then be challenged in court.

An approved conditional use permit expires one (1) year from the date of granting unless substantial physical construction and/or use of the property in reliance on the permit has commenced prior to its expiration. An approved conditional use permit may be extended by the director for an additional sixty (60) calendar days provided that the applicant/owner submits a written request for extension to the director at least twenty-one (21) calendar days prior to the expiration date. Only one (1) extension shall be allowed for each permit (Glenn County Code §15.090.100.A).

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 applicant's and his/her technical or project management representative's attention is directed to the project comments from other agencies reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of applicable government codes. Project comments 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 MITIGATED NEGATIVE DECLARATION

The Initial Study prepared for the project documents reasons to support the following Findings.

Finding 1 (Aesthetics)

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

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the agricultural will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality. The project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create significant objectionable odors. Impacts are considered less than significant.

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

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

Mitigation Measure CR-1 (Cultural Resources)

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

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

American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Finding 6 (Energy)

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

Finding 7 (Geology and Soils)

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

Finding 8 (Greenhouse Gas Emissions)

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

Finding 9 (Hazards and Hazardous Materials)

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

Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant

risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project is consistent with the Glenn County General Plan as well as Title 15 of Glenn County Code. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No significant impacts are anticipated.

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes in the general area. The trailer and vehicles are already being used. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 18 (Tribal Cultural Resources)

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Onsite water supplies and future development is required to meet local, state, federal and utility company standards. Impacts are considered less than significant.

Finding 20 (Wildfire)

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

Finding 21 (Mandatory Findings of Significance)

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

6 FINDINGS FOR CONDITIONAL USE PERMIT

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:

Finding 1

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 use is desirable because it will provide services to farmers and the community in the form of sales and services.

Finding 2

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 on the vicinity, or injurious to property or improvements in the vicinity. This project will not be subjected to hazardous conditions due to adverse geologic conditions, proximity to airports, fire hazards, or topography. The majority of the site has been previously developed or disturbed. Impacts from hazards resulting from the project are further discussed in the Initial Study. The analysis in the Initial Study 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.

Finding 3

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. The site is adequate in size and shape to accommodate this proposal. The majority of the parcel has been previously developed. The parcel is adequate in size and shape to accommodate the proposed project. There is adequate space for on-site parking.

Finding 4

That granting the permit will not adversely affect the General Plan or any area plan of the County because the proposed project conforms to the General Plan and County Code. The proposed project is consistent with the Land Use Designation of "Highway and Visitor Service Commercial" and the zoning of "HVC" Highway and Visitor Commercial. The proposed use is permitted uses within HVC zoning with a Conditional Use Permit under Glenn County Code. The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

7 SAMPLE MOTIONS:

Environmental Determination:

That the Planning Commission, find that Conditional Use Permit 2021-005, will not have a significant adverse effect on the environment because the codified county standards, Conditions of Approval, and Mitigation Measures will reduce potential significant impacts to a less than significant level. Therefore, a Mitigated Negative Declaration shall be granted with the Findings listed in the Staff Report and the Mitigation Measures as presented.

Conditional Use Permit:

Also, that the Planning Commission approve Conditional Use Permit 2021-005 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

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

CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

Conditional Use Permit 2021-005, Valley Farm Transport:

Pursuant to the approval of the Glenn County Planning Commission, Valley Farm Transport is hereby granted Conditional Use Permit 2021-005. The Conditional Use Permit 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 & Community Development Services Agency.

Project Description: Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed. The proposed agriculture truck and trailer storage facility is a permitted use with an approved conditional use permit within the “HVC” zone; Glenn County Code §15.430.030(a). Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Location: The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County, California. Assessor Parcel Number (APN): 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres).

ON GOING

Condition of Approval 1: (Glenn County Planning Division):

By signing these Conditions of Approval, the applicant, operator, and/or landowner are hereby notified that the proposed use is to occur within an area zoned for Agricultural purposes. Agriculture areas may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides. Furthermore, the existing and potential future Agriculture uses are not considered as a nuisance when conducted within an Agriculture Zone.

Condition of Approval 2: (Public Works):

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

DURING CONSTRUCTION/EXCAVATION ACTIVITIES

Condition of Approval 3: (Mitigation Measure CR-1 (Cultural Resources):

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

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

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Condition of Approval 4: (Mitigation Measure TCR -1 (Tribal Cultural Recourses):

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

Timing/Implementation:
During Construction/Excavation Activities

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

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.

Signed: _____

Date: _____

Caitlin Klassen, Valley Farm Transport

Signed: _____

Date: _____

David F. Nickum, Nickum Holdings

TABLE OF CONTENTS

MITIGATED NEGATIVE DECLARATION	1
CHAPTER 1	7
INTRODUCTION	7
1.1 INTRODUCTION AND REGULATORY GUIDANCE	7
1.2 LEAD AGENCY	8
1.3 SUMMARY OF FINDINGS.....	8
CHAPTER 2	9
PROJECT DESCRIPTION	9
2.1 PROJECT DESCRIPTION.....	9
2.2 Location	9
TABLE 1: EXISTING USES AND LAND USE DESIGNATIONS	9
CHAPTER 3	10
ENVIRONMENTAL CHECKLIST	10
I. AESTHETICS	12
II. AGRICULTURE AND FOREST RESOURCES	14
III. AIR QUALITY	17
IV. BIOLOGICAL RESOURCES	21
V. CULTURAL RESOURCES	28
VI. ENERGY	30
VII. GEOLOGY AND SOILS	31
VIII. GREENHOUSE GAS EMISSIONS	38
IX. HAZARDS AND HAZARDOUS MATERIALS	41
X. HYDROLOGY AND WATER QUALITY	45
XI. LAND USE AND PLANNING	49
XII. MINERAL RESOURCES	50
XIII. NOISE	51
XIV. POPULATION AND HOUSING	53
XV. PUBLIC SERVICES.....	54
XVI. RECREATION	56
XVII. TRANSPORTATION.....	57
XVIII. TRIBAL CULTURAL RESOURCES	60
XIX. UTILITIES AND SERVICE SYSTEMS	63
XX. WILDFIRE	65
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.....	67
REFERENCES	69

FINDINGS FOR MITIGATED NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)

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

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the agricultural will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality. The project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create significant objectionable odors. Impacts are considered less than significant.

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

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

Mitigation Measure CR-1 (Cultural Resources)

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

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

Finding 6 (Energy)

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

Finding 7 (Geology and Soils)

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

Finding 8 (Greenhouse Gas Emissions)

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

Finding 9 (Hazards and Hazardous Materials)

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

Finding 10 (Hydrology/Water Quality)

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

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project is consistent with the Glenn County General Plan as well as Title 15 of Glenn County Code. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No significant impacts are anticipated.

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes in the general area. The trailer and vehicles are already being used. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 18 (Tribal Cultural Resources)

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator

shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5. The qualified archaeologist shall determine the nature of the find, evaluate its significance, and, if necessary, suggest preservation or mitigation measures. Appropriate mitigation measures, based on recommendations listed in the archaeological survey report and tribal representative, will be determined by the Glenn County Planning & Community Development Services Agency. Work may proceed on other parts of the project site while mitigation for historical resources, unique archaeological resources, and/or tribal resources is carried out. All significant cultural materials recovered shall be, at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, tribal representative, and documented according to current professional standards.

Finding 19 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Onsite water supplies and future development is required to meet local, state, federal and utility company standards. Impacts are considered less than significant.

Finding 20 (Wildfire)

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

Finding 21 (Mandatory Findings of Significance)

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

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 received were considered during the preparation of the Initial Study.

1.2 LEAD AGENCY

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

The lead agency for the proposed project is Glenn County Planning & Community Development Services Agency. The contact person for the lead agency to whom all inquiries and comments on this environmental document should be addressed is:

Andy Popper, Senior Planner
Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA 95988
(530) 934-6540, apopper@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) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, that the proposed project would have a significant effect on the environment. It is proposed that a MND be adopted in accordance with the CEQA Guidelines.

CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

This Initial Study has been prepared for Conditional Use Permit 2021-005 Valley Farm Transport. The proposed project includes the establishment and operation of an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed. See site plans.

2.2 Location

The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County, California. The project site comprises the following Assessor’s Parcel Number (APN): 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres).

2.3 Surrounding Land Uses and Setting

The project site is vacant; a portion of the site has previously been developed, as evident from existing and abandoned concrete located on the site as well as county records. County records indicate a manufactured home and a shop were permitted on the site but were later removed from the site. No structures are currently located on the site; this will not change as a result of this proposal as no structures are proposed.

Topography at the project site and surrounding areas is relatively flat with an elevation of approximately 220 Feet Above Sea Level;¹ based on the topography of the site the site drains west towards walker creek located approximately 2,000 feet east of the project site. The estimated slope ranges from approximately 0% to 1%.

Table 1 identifies the existing uses, General Plan designation and Zoning designations for the project site and neighboring properties. All surrounding parcels are zoned for Agriculture and designated Intensive Agriculture in the general plan.

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	General Plan	Zoning Designations
Project Site	Vacant	Highway and Visitor Commercial	HVC
North	Agriculture	Intensive Agriculture	AE-40
East	Interstate 5	NA	NA
South	Agriculture	Highway and Visitor Commercial	HVC
West	Agriculture	Highway and Visitor Commercial	HVC

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

CHAPTER 3 ENVIRONMENTAL CHECKLIST

PURPOSE OF THIS INITIAL STUDY

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

Signature

Andy Popper, Senior Planner

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)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. A scenic vista can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. There is no designated scenic vista on or adjacent to the proposal. This proposal will not have a visual impact on the area; therefore, there will be a less than significant on scenic vistas.

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

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

The proposed project would not remove scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. There are no unique scenic resources or structures located at the project site. The roadways in Glenn County are not listed as Eligible or as Officially Designated Scenic Highways according to the California Department of Transportation.² The project as proposed will not damage scenic resources in the area. Therefore, impacts would be less than significant.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views 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 project will not substantially degrade the existing visual character or quality of the site or its surroundings. The existing visual character of the specific project location will not change as the proposal will utilize existing structures. Therefore, it is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

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

Less Than Significant Impact. The proposal is not anticipated to produce glare, which may adversely affect day or nighttime views in the area. Therefore, the glare at the project location would not substantially alter the existing characteristics of the area.

Installation of future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.560.080 (Glare and Heat) states the following: *All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line.* New exterior lighting will be required to be hooded to reduce glare and retain light to limited areas. Additionally, the light shall not be directed beyond the property lines. Lighting is not proposed at this time; therefore; it is concluded that there will be a less than significant impact.

² California Department of Transportation. *Officially Designated State Scenic Highways.*
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

II. AGRICULTURE AND FOREST RESOURCES

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

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

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

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

The FMMP maps for each county are generally updated every two years; the 2018 map for Glenn County is the latest published version. The designation of Prime Farmland or Farmland of Statewide Importance covers the majority of the valley portion of Glenn County. The 2018 FMMP map designates a portion of the site as 'Farmland of Local Importance' and a portion as 'Other Lands'

California Department of Conservation defines 'Farmland of Local Importance' as "*Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee*".

California Department of Conservation defines 'Other Land' as "*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.*".

The project site is designated Farmland of Local Importance and Other Land and is not designated Prime Farmland; additionally, the site is not being utilized for Agriculture. No agriculture land will be removed from production as a result of this proposal. It is concluded there will be a less than significant impact.

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

No Impact. As the sight is zoned for Highway and Visitor Commercial Services, the project site is not subject to an agricultural contract under the Williamson Act. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

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

No Impact. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is not zoned for forestland or timberland 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 Exclusive Agriculture. 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?**

Less Than Significant Impact. This project will not involve a change of agricultural-related uses on surrounding parcels. The proposal will not conflict with agriculture operations. There will be no changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use. The proposal has not historically been used for agriculture; agriculture operations will continue on properties in the vicinity of the project site. It is concluded there will be a less than significant impact as a result of this project.

III. AIR QUALITY

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

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

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthy pollutant concentrations. Examples of criteria pollutants (according to California Ambient Air Quality Standards) include ozone (O₃), carbon monoxide (CO), sulfur oxides (SO_x) and nitrogen dioxide (NO₂)³.

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

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

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

³ Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment PLAN
<http://airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf>

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

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

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

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

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

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

This proposal is not anticipated to increase population nor is it anticipated to significantly increase Vehicle Miles Traveled. The proposal is anticipated to have approximately ten employees per day from August to November. Valley Farm Transport is currently serving Glenn County Farmers and located in Dixon. An expansion of the Glenn County site would serve existing customers and may reduce Vehicle Miles Traveled as trucks and trailers from Valley Farm Transport would no longer need to be transported from the Dixon Facility approximate 90 miles south. Vehicle Miles Traveled nor population are anticipated to significantly increase; both of which are major contributors to pollutants. The proposed agriculture truck and trailer storage facility will not conflict with or obstruct the implementation of the Air Quality Attainment Plan. It is concluded there will be a less than significant impact.

- b) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Less Than Significant Impact.

See Section III a)

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.

Glenn County has been designated as an attainment area for ozone; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010. An “Attainment” area is defined as a geographic area that meets or exhibits values lower than the level of a criteria air pollutant allowed by the federal standards; a “Nonattainment” area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards.

There is not anticipated to be a significant increase in Vehicle Miles Traveled (VMT) as a result of this project. Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan estimated Glenn County would have VMT/1000 people of approximately 988 by 2020.

This project is not anticipated to significantly increase VMT as Valley Farm Transport is currently serving Glenn County Farmers and located in Dixon. An expansion of the Glenn County site would serve existing customers and may reduce Vehicle Miles Traveled as trucks and trailers from Valley Farm Transport would no longer need to be transported from the Dixon Facility approximate 90 miles south. It is also not anticipated to substantially increase population. Both VMT and population growth are major contributors to pollutants; additionally, Glenn County is designated as an Attainment Area and this project will not alter that designation. It is concluded that the impact from the proposal is less than significant.

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

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

The proposed project is in an area zoned for agriculture uses. Land use within the vicinity of the project site is primarily agriculture uses. There are no schools, churches, hospitals, recreation areas, or other public facilities within the vicinity of the project site.

All uses at the site are still required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants (Glenn County Code §15.560.040). These requirements include, but are not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. As none of these impacts are expected to occur beyond lawful limits and due to the lack of sensitive receptors in the area, impacts are anticipated to be less than significant.

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

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

All land uses are required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants (Glenn County Code §15.560.040). These requirements include, but are not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. GCAPCD will regulate future uses that may generate objectionable odors through the enforcement of applicable law.

The project site vicinity consists primarily of agriculture uses. It is anticipated that this project will not generate objectionable odors, which will affect a substantial number of people. Potential receptors in agricultural areas are subject to Glenn County's Right to Farm Ordinance and should expect inconveniences caused by odors associated with existing standard agricultural operations or practices. Homeowners must sign and acknowledge this ordinance prior to the construction of a home in or adjacent to an agricultural zone.

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

IV. BIOLOGICAL RESOURCES

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

Regulatory Background

Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA.

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates “Waters of the United States” under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual*⁴, are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as “other waters” and are often characterized by an ordinary high-water mark. Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

⁴ Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.

Waters of the State

The term “Waters of the State” is defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.⁵ “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself”.⁶ Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

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

⁶ California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

- 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 and Surrounding Land Uses/Setting:

The site has previously been developed and is currently vacant. Past uses include a previous manufactured home sales lot and prior to home sales it was a gas station. Topography at the project site and surrounding areas relatively flat with an elevation of approximately 210 feet above sea level;⁷ based on the topography of the site the site drains west towards Walker Creek. The estimates slope ranges from approximately 0% to 1%.

The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW). According to the CNDDDB, no sensitive species have been documented within the project site; once sensitive species (Swainson's Hawk) has been documented within 5-miles of the site including:

The project site is not within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan⁸. Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats. As discussed below in the next sections, the project site does not contain and is not considered, associated with, or located within the vicinity of any riparian habitat, wetlands, or other sensitive natural community.

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

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

No endangered plant species exist within the project site. The project does not include activities that would adversely affect fisheries because the site is not located within any major watercourses.

No special status or endangered species have been documented within or around the project site. As previously discussed, the site has been significantly disturbed by landfill operations. As such, it is concluded that the project will have a less than

⁷ ERSI, Terrain: Elevation Tinted Hillshade, <https://elevation.arcgis.com/arcgis/rest/services/WorldElevation/Terrain/ImageServer>

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

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

- 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 Wildlife or US Fish and Wildlife Service?**

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.⁹ The project site is located within the vicinity of the Walker Creek riparian community.

The project site is not located in the vicinity of any of the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan. These important biological areas are primarily located within the riparian zones of the Sacramento River. The project site is located within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan. Although the property is 2000 feet from Wilson Creek, the site does not encompass any riparian habitat or other sensitive habitat. 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.¹⁰

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.”*

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

¹⁰ Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹¹, no wetlands exist at the project site; Walker Creek is the closest wetland and is located approximately .4 miles west of the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹², the project site is not designated as a protected wetland site. It is concluded there will be a less than significant impact.

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

Less Than Significant Impact. According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.¹³ Major migration corridors are located in the western part of the County. Based on the project site's location in the central portion of the County, there will be a less than significant impact on migration corridors.

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

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

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

¹¹ United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

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

¹³ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

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

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

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

V. CULTURAL RESOURCES

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

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

- a) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**
- b) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- c) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

a), b) and c) Less Than Significant Impact with Mitigations Incorporated The proposed is for the operation an agriculture truck and trailer storage facility. No new structures are proposed. The site has routinely been graded for agriculture uses; additionally, the site has previously been developed and later demolished. There is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The project site contains no known paleontological resources or unique geologic sites. One resource has been recorded within the half-mile search radius consisting of a water conveyance system

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. The potential exists to possibly uncover previously unidentified

resources; therefore, it is concluded that there is a less than significant impact with mitigation measure incorporated.

Mitigation Measure CR-1 (Cultural Resources)

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

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

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

VI. ENERGY

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

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

Less Than Significant Impact. The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. The project must comply with California Green Building Standards as well as California Energy Code. The site has no existing structures and no new structures are proposed. All future development including proposed shed shall comply with California Green Building Standards as well as California Energy Code. Impacts are anticipated to be less than significant.

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

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

VII. GEOLOGY AND SOILS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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"/>
f)	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"/>

Geologic Setting

The soils in the immediate vicinity of the proposed truck and trailer storage facility, including the area of the wastewater ponds, are composed of Cortina very gravelly sandy loam. The Cortina series consists of excessively drained soils on recent gravelly alluvium from schistose, sedimentary, and metavolcanic rocks. These soils are characteristically gravelly or very gravelly and coarse textured or moderately coarse textured. They are shallow to moderately deep over channel sand and gravel. These soils typically have a light brownish-gray or grayish-brown surface layer that is slightly acid. The soil depth to sand and gravel is more than 36 inches. Permeability is very rapid and the available moisture-holding capacity is 3 to 5 inches. Cortina series soils generally occupy narrow areas that are small or medium in size. Cortina soils are of limited agricultural value due to low water retention capacities. In this area, the Cortina series overlays the Stony Creek alluvial fan.

- 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.¹⁴ Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

¹⁴ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

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.¹⁵ The California Building Code (CBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. Seismic risk categories are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes.

The United States Geologic Survey (USGS) and California Geologic Survey (CGS) produced a Seismic Shaking Hazards in California map (revised April 2003), which depicts the peak ground acceleration (pga) percentage that has a 10% potential of occurring in the next fifty years.¹⁶ 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.¹⁷

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

Also see VII a) i-ii)

Less Than Significant Impact. Liquefaction is defined as the transformation of a granular material from a solid state into a liquefied state because of increased pore water pressure. Ground shaking resulting from an earthquake can provide 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.

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

¹⁶ United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

¹⁷ California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However; since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.¹⁸ Additionally, the reported depths to groundwater at the project site is greater than 90 feet below the surface

The California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is a less than significant impact.

iv) Landslides?

See Section VII. a) i)

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.¹⁹ Due to the topography and the relative strength of the soil and rock units located on the project site, the site is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

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

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

Disruption of soils from grading and leveling on the sites is not expected to create significant soil erosion. The project would therefore not result in substantial soil erosion or the loss of topsoil. It is concluded that there will be a less than significant impact.

¹⁸ 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.

¹⁹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

- 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.²⁰

Lateral Spreading

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

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of subsidence are aquifer-system compaction, drainage of organic soils, underground mining, hydro compaction, natural compaction, sinkholes, and thawing permafrost.²¹

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²² Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

Glenn County is being monitored for subsidence through 58 monitoring stations. There have been cases of Subsidence within Glenn County; however, there have been no cases of subsidence at the project site²³. The location of the nearest monitoring station is located approximately 2-miles west of the project site in Orland. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

Liquefaction/Collapse

²⁰ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

²¹ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

²² Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

²³ CA. Department of Water Resources. February 2015. Glenn County GPS Subsidence

Liquefaction occurs when loosely packed sandy or silty materials saturated with water are shaken hard enough to lose strength and stiffness. Liquefied soils behave like a liquid and are responsible for damage during an earthquake, causing pipes to leak, roads and airport runways to buckle, and building foundations to be damaged. There is a low probability for liquefaction and ground collapse to occur because of the area's seismic stability. Future construction in compliance with the California Building Code will reduce impacts from liquefaction and collapse. 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.²⁴ Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

There would be no substantial risks to life or property from this project because all future development will require compliance with the California Building Code (CBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures on the project site, the Glenn County Building Division will ensure that the foundations of all new structures are adequately designed for the shrink/swell characteristics of expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for all future structures to address 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. Compliance with Glenn County Environmental Health standards would ensure that any septic systems are properly operating, and any expansion of the system is designed with respect to on-site soil

²⁴ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

capabilities for the safe treatment and disposal of wastewater and the protection of groundwater quality. Therefore, this impact would be less than significant.

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

Less Than Significant Impact. The project site contains no known paleontological resources or unique geologic sites. It is concluded there will be a less than significant impact.

VIII. GREENHOUSE GAS EMISSIONS

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

Legislative/Regulatory

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

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

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

Greenhouse gases (GHGs), as defined by the Health and Safety code, include but are not limited to water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting 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.²⁵

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

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

Energy efficiency standards have been updated, and new technology has allowed construction to be more energy efficient. Future construction would be required to comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

This part of the County is used primarily for agriculture and contains very limited residential use. There is not anticipated to be a significant increase in Vehicle Miles Traveled (VMT) as a result of this proposal; the proposal has the potential to reduce VMT. The proposal is anticipated to have approximately ten employees per day from August to November. Valley Farm Transport is currently serving Glenn County Farmers and located in Dixon. An expansion of the Glenn County site

²⁵ 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

would serve existing customers and may reduce Vehicle Miles Traveled as trucks and trailers from Valley Farm Transport would no longer need to be transported from the Dixon Facility approximate 90 miles south. 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.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

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

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

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

The 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 transport, use, and storage of hazardous materials during construction would be subject to and therefore conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 8 and Title 22.

Glenn County GCAPCD was supplied with the proposals Notice of Early Consultation & Request for Review; no comments were received.

Due to existing county requirements the project has a less than significant impact related to the use hazardous materials onsite

- 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

Uses involving the storage and handling of hazardous materials are monitored by the Glenn County Air Pollution Control District (GCAPCD), which is the Certified Unified Program Agency (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. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. Glenn County GCAPCD did not reply to the Request for Review. According to GCAPCD a Hazardous Materials Business Plan is required for any facility that store hazardous materials greater than 55 gallons, 500 Pounds or 200 cubic feet or facilities that generate any amount of hazardous waste. The agriculture truck and trailer storage facility is for storage; maintenance will not be conducted on site. It is concluded there will be a less than significant impact.

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

Less Than Significant Impact. Project operations will not emit significant hazardous emissions. Diesel particulate matter (DPM) is emitted from individual projects; however, not in quantities which lead to local or regional air quality attainment violations. DPM is, a toxic air contaminant and exposure to DPM may lead to respiratory problems. The project will emit DPM through the use of diesel trucks that serve the project. The project is not located within one-quarter mile of a school. Due to no schools being located within one-quarter mile, it is concluded that there will be a less than significant 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.²⁶ 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 approximately 4-miles southeast of the Orland Airport (Haigh Field).²⁷ This airport is the closest public use airport in the vicinity of the project site. The project would not result in a safety hazard for people residing

²⁶ California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

²⁷ Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*. http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf.

or working in the project area because it is located outside of the overflight zone. Therefore, it is concluded that there is no impact.

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

Less Than Significant Impact. The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site has adequate access to county road 27 through frontage. 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.²⁸ 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. It is concluded this project will have a less than significant impact.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is not within Cal Fire's State Responsibility Area; the site is within Artois Fire Protection District. The Artois Fire Protection District did not comment on the project Request for Review. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not within fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be a Less than Significant Impact on the project from wildland fires.

²⁸ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 3.7, Emergency Response Plan.

X. HYDROLOGY AND WATER QUALITY

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

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

Less Than Significant Impact. It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems and the site will not generate liquid waste on site. It is concluded that there will be a less than significant impact as a result of this project.

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

No Impact. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge. No increases in groundwater use are planned.

c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) **result in a substantial erosion or siltation on- or off-site;**
- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

Less Than Significant Impact.

Based on the approximate project site topography the project site is flat with slopes from approximately 0% - 1%; with an elevation of approximately 210 feet Above Sea Level. All future construction is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes). As is the case under current land use designations and zoning, future development would be required to adhere to standard practices designed to prevent erosion and siltation, such as slope protection and dust control. Any future drainage changes shall meet the requirements of Chapter 15.650 of the County Code.

Central Valley Regional Water Quality Control Boards was provided project documentation during the Request for Review process, Central Valley Regional Water Quality Control Boards made comments regarding the site. Per Central Valley Regional Water Quality Control Board if no maintenance is being conducted on site coverage under the Industrial General Permit is not required. If maintenance is ever conducted on site, coverage under the Industrial General Permit will be required and an amendment to the use permit may be required.

iv) impede or redirect flood flows?

Less Than Significant Impact. This project will not impede or redirect flood flows. The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. All future construction and improvements of the project will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). The project will not have a significant impact in impeding or redirecting flood flows.

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

Less Than Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. Tsunamis are large ocean waves generated by major seismic events and mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid. There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard.

The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06007C0400D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

All future construction and improvements will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). It is concluded that there will be a less than significant impact on release of pollutants due the site not being located within a flood zone.

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

Less than Significant Impact

The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of pollution affecting water quality would be generated with approval of this project. Construction activities resulting in a land disturbance of greater than one acre must be permitted by Central Valley Regional Water Quality Control Board. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no significant increases in groundwater use are planned.

No septic system is on site and none are proposed as the site will not generate liquid waste. Any future new system could degrade water quality; however, compliance with Glenn County Environmental Health standards would ensure the safe treatment and disposal of wastewater and the protection of groundwater quality.

XI. LAND USE AND PLANNING

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

a) Would the project physically divide an established community?

No Impact. The proposed project is not of the scale or nature that could physically divide an established community. The project would not block a public street, trail, or other access route or result in a physical barrier that would divide a community. Upon development, the proposed uses would be fully integrated into their surrounding areas. It is concluded that there will be no impact as a result of this project.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The General Plan land use designation is “Highway and Visitor Service Commercial” and the zoning designation is “HVC” Highway and Visitor Commercial. This project is consistent with and will not conflict with the “HVC” zoning designation (Glenn County Code Chapter 15.430). The proposed agriculture truck and trailer storage facility is a permitted use only if a conditional use permit has first been secured (Glenn County Code Chapter 15.430.030 (A) *Uses permitted in Section 15.430.020 with outdoor storage, sales, or display*). The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

XII. MINERAL RESOURCES

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

The purpose of the Mineral Resources section is to identify and evaluate the potential for the project to adversely affect the availability of known mineral resources. The mineral resources of concern include metals, industrial minerals (e.g., aggregate, sand and gravel), oil and gas, and geothermal resources that would be of value to the region and residents of the State of California. Notable mineral resources in Glenn County include natural gas and construction grade aggregate material. In addition, published reports indicate past attempts to exploit deposits of chromite, molybdenite and copper. Primary areas for gravel extraction occur along Stony Creek and the Sacramento River, although there are other pockets of gravel scattered throughout the County.

Several gas fields contribute to a significant quantity of natural gas production in Glenn County. Of these, the Malton-Black Butte field located on the border with Tehama County in eastern Glenn County, and the Willows-Beehive Bend field located in southeastern Glenn County account for nearly 80 percent of total gas production in the County. No oil or geothermal resources have been discovered in the County. Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.²⁹

- 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, none of the project site is located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits. There is no other evidence that the project area has mineral resources that may add value to the region and residents of the state or are important mineral resource recovery sites. Therefore, no significant impacts to mineral resources are anticipated.

²⁹ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

XIII. NOISE

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

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

Less Than Significant Impact. No new construction is being proposed. If any future construction is proposed and approved, there may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by Glenn County Code §15.560.100.

The Glenn County General Plan Noise Element provides a basis for local policies to control and abate environmental noise, and to protect the citizens of Glenn County from excessive noise exposure. The County also enforces its Noise Ordinance (Chapter 15.560.100) in the County Code. This ordinance contains noise level standards for residential and non-residential land uses. Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. Because the project location is adjacent to Interstate 5, it is anticipated that the proposal of the agriculture truck and trailer storage facility will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity. It is concluded there will be less than significant impact.

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

Less Than Significant Impact. The proposed project would not generate excessive groundborne vibrations. Vibrations are regulated by Glenn County Code §15.560.130, which states that no use shall generate ground vibrations which are perceptible without instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are exempt from the vibration performance standard as stated under Glenn County Code §15.560.130. Potential construction work in the future would not cause significant groundborne vibration. Since the duration of impact would be brief and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related groundborne vibration and groundborne noise is considered less than significant.

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

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally, the project sites is located outside of airport land use planning boundaries and is approximately 4-miles southeast of the Orland Airport (Haigh Field).³⁰ This airport is the closest public use airport to project site. The project site is outside of the noise contour based on the Community Noise Equivalent Level (CNEL) as defined in the Willows Glenn County Airport Master Plan. It is concluded that there will be a less than significant impact as a result of this project.

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

XIV. POPULATION AND HOUSING

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

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 induce substantial population growth directly or indirectly. In accordance with Glenn County General Plan §3.0.2 (Intensive Agriculture), the proposed project will not violate the population density standard of 12 persons per square mile (640 acres). New businesses and/or the extension of public roads that may lead to significant population growth are considered less than significant. The proposed project would not induce substantial population growth directly or indirectly. Therefore, it is concluded that there will be no impact on population growth.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

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

XV. PUBLIC SERVICES

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

See Section XIX a)

Less Than Significant Impact. The project site is within Artois Protection District. Artois Fire Protection District were provided application documentation, no comments were received. Response time is not anticipated to be affected by the proposed project. Compliance with state laws will reduce impacts from fire. Therefore, it is concluded that the impact from the proposal is less than significant.

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. Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. The project site has adequate access to County Road 27 through frontage. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

iii) **Schools?**

The project will not result in an increase in demand on the public schools' system as the proposal will not increase development. The project site is located within the Orland Unified School District. It is concluded that there is no impact from the project.

iv) **Parks?**

No Impact. The County provides for maintenance and upkeep of the existing parks within the unincorporated area. The County has no park facilities within the area of the project. The proposed project would have no impact on the County's ability to maintain its parks and no new substantial demands on the current facilities would be generated by this proposal.

v) **Other public facilities?**

No Impact. The proposed project may have incremental increases on demands for other public services and facilities; however, this would-be a less than significant impact. The project will not generate substantial additional population to the area and therefore will not have a need for public facilities such as libraries, postal service, hospitals, etc. Public agencies have reviewed this proposal for impacts to public services and facilities and a potentially significant impact has not been identified for this proposed project. Therefore, it is concluded that there is no impact to other public facilities.

XVI. RECREATION

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

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

No Impact. The project will have no impact on recreation. No new demand will be generated for the use of the existing area parks. The project does not include recreation facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

- 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 that might have an adverse physical effect on the environment. See a).

XVII. TRANSPORTATION

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

Glenn County Roads Overview:

The major north-south road is Interstate 5 (I-5), which provides major connection between Glenn County and major cities to the north, such as Red Bluff and Redding, and to the south to cities such as Sacramento. East of I-5, State 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 State Route 162 provides a similar connection to Oroville. The next major east-west road to the south is Highway 20, which provides a connection to the Yuba City- Marysville area. Highway 45 is the only major north-south road east of I-5. It serves adjoining land uses as well as providing a connection between State Routes 32, 162, and 20.

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

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

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The project will not conflict with a program, plan, ordinance or policy addressing the circulation system. This part of the County is used primarily for agriculture and contains very limited residential use. There is not anticipated to be a significant increase in Vehicle Miles Traveled (VMT) as a result of this proposal; the proposal has the potential to reduce VMT. The proposal is anticipated to have approximately ten employees per day from August to November. Valley Farm Transport is currently serving Glenn County Farmers and located in Dixon. An expansion of the Glenn County site would serve existing customers and may reduce Vehicle Miles Traveled as trucks and trailers from Valley Farm Transport would no longer need to be transported from the Dixon Facility approximate 90 miles south.

Based on the analysis provided above the project is not anticipated to result in a significant increase in traffic. The project will not conflict with any program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities. It is concluded the project will not conflict with a program, plan, ordinance or policy addressing the circulation system.

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

§ 15064.3 Determining the Significance of Transportation Impacts

(b) Criteria for Analyzing Transportation Impacts

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

Less Than Significant Impact. Section 15064.3 was recently added to the CEQA Guidelines and states that “vehicle miles traveled” (VMT) is the preferred method for evaluating transportation impacts. This project includes a revised location for existing trailers and trucks to be moved and stored closer to the commodity which has been transported. It is in the operators benefit to limit the number of vehicle miles traveled and has therefore chosen this location. Per discussion below XVII (a). the project will not result in a substantial increase in vehicle miles traveled by project-related traffic. It is concluded there will not be a significant increase in VMT as a result of this proposal; therefore; there will be a less than significant impact.

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

Less Than Significant Impact. The proposed project would not substantially increase traffic hazards due to geometric design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. County Road 27 will provide adequate ingress and egress to the proposed facility. Access to County Road 27 will be provided by an existing driveway. It is concluded that there will be a less than significant impact.

California Department of Transportation – Caltrans was sent a request for comments due to the site being adjacent to Interstate 5 (ramp); no comments were received.

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

Less Than Significant Impact. The project would not result in inadequate emergency access as the site has approximately 300 feet of frontage along County Road 27. County Road 27 will provide adequate ingress and egress to the site. It is concluded that there will be a less than significant impact on emergency access with mitigation measures incorporated.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
 - ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**
- i) and ii) Less than significant with Mitigations Incorporated.**

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

No comments were received from local native tribes. A record search was sent to the NEIC and comments were received. If any site excavation occurs in the future and any artifacts uncovered, that project would be subject to laws governing the accidental discovery. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

Discovery of Cultural Resources

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

XIX. UTILITIES AND SERVICE SYSTEMS

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

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

Less Than Significant Impact. The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. There is no municipal wastewater treatment facility proposed with this project. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. The proposal will not generate any liquid waste therefore, no sewage disposal systems for wastewater treatment is required. The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. Current land drainage will not change, any leveling of land or drainage changes must comply with Chapter 15.700 of the Glenn County Code, as well as State and Federal regulations. The project will not require significant alterations to existing

electric power, natural gas, or telecommunications facilities. It is concluded there will be a less than significant impact as a result of this project.

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

Less Than Significant Impact. No new water wells are being proposed. New wells shall conform to Glenn County Health Department requirements. If a new water well is required, it could be drilled an at appropriate depth to provide the project with adequate water supplies. It is concluded the project will have sufficient water supplies available to serve the project and reasonably foreseeable future development.

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

Less Than Significant Impact. There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.010 of the Glenn County Code and by the Glenn County Environmental Health Department. Glenn County Environmental Health Department was supplied with the projects request for review; Glenn County Environmental Health submitted comments. It is concluded there will be a less than significant impact.

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

Less Than Significant Impact. Small quantities of solid waste generated by the project are transported to Glenn County landfill. In 2019 Glenn County closed the landfill and is currently utilizing a transfer station. At this time, waste disposal is not anticipated to be a significant issue. The cumulative impacts on the landfill will be minimal and will be offset in the future from increased requirements for sorting, recycling, diversion, and increases in disposal costs.

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

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

XX. WILDFIRE

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

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

Less Than Significant Impact. The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project site has adequate access to County Road 27. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not located within a fire hazard severity zone or within Cal Fire’s State Responsibility Zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

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

Less Than Significant Impact. Based on the approximate project site topography the project site is flat with slopes from approximately 0% - 1%; with an elevation of approximately 220 feet above sea level. The project site has no features that would exacerbate wildfire risk including slope or significant prevailing winds; therefore, it is concluded there will be a less than significant impact.

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

This project would not require the installation or maintenance of additional infrastructure that may exacerbate fire risk impacts to the environment. The project does not include new infrastructure or maintenance that may exacerbate fire risks or result in temporary or ongoing impacts to the environment. Bayliss Fire Department was contacted regarding this proposal and no comments were received. It is concluded there will be no impact.

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

Less Than Significant Impact. The project does not include the construction of any additional structures. Workers will not be exposed to downslope or downstream flood or landslides as a result of runoff, post-fire slope instability, or drainage changes

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

REFERENCES

In addition to the resources listed below, Initial Study analysis may also be based on on-site field observations, discussions with the affected agencies, analyses of adopted plans and policies, review of existing studies, and specialized environmental studies. Most resource materials are on file in the office of the Glenn County Planning & Community Development Services, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

APPLICANT: Valley Farm Transport
8656 Sparling Lane
Dixon, CA 95620

LANDOWNER: Crimsonco, LLC
8656 Sparling Lane
Dixon, CA 95620

Records of, or consultation with the following:

Artois Fire Protection District
California Department of Fish and Wildlife
California Department of Housing and Community Development (HCD)
California Department of Transportation (Caltrans)
Central Valley Regional Water Quality Control Board (RWQCB)
Colusa Indian Community Council Cachi Dehe Band of Wintun Indians
Glenn County Agricultural Commissioner
Glenn County Assessor
Glenn County Air Pollution Control District/Certified Unified Program Agency
Glenn County Planning and Community Development Services Agency
Glenn County Public Works Agency b
Glenn County Sheriff's Office
Grindstone Rancheria of Wintun-Wailaki
Pacific Gas and Electric Company (PG&E)
Paskenta Band of Nomlaki Indians
Orland Unified School District
Orland Unit Water Users Association
Mechoopda Indian Tribe of Chico Rancheria
State Water Resources Control Board – Division of Drinking Water

California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000.*

<http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

California Department of Conservation, Division of Land Resource Protection. *Farmland Mapping and Monitoring Program.*

<http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.

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

- California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.
- California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.
- California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.
- California Department of Fish and Wildlife. *California Natural Diversity Database*. <https://www.wildlife.ca.gov/Data/CNDDDB>
- California Department of Forestry and Fire Protection. 2007. *Fire Hazard Severity Zones in State Responsible Areas (SRA, Fire and Resource Assessment Program (FRAP))*. http://frap.cdf.ca.gov/webdata/maps/glenn/fhszs_map.11.jpg.
- California Department of Justice, Office of the Attorney General. *Global Warming*. <http://ag.ca.gov/globalwarming/index.php>
- California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.
- California Department of Transportation. *Officially Designated State Scenic Highways*. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.
- California Environmental Protection Agency, Air Resources Board. *Climate Change Program*. <http://www.arb.ca.gov/cc/cc.htm>
- California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Department of the Army, Waterways Experiment Station, Vicksburg, Mississippi 39180-0631.
- Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.
- Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*. http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf.
- Glenn County Planning & Public Works Agency. Glenn County Geographic Information System.
- Institute of Transportation Engineers. 1997. *Trip General Manual*.
- Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*.

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTICE OF DETERMINATION

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

Lead Agency Contact Person:
Andy Popper, Senior Planner, 225 North Tehama Street, Willows, CA 95988
530.934.6540, apopper@countyofglenn.net

Subject: Filing Notice of Determination in compliance with Section 21152 of the Public Resources Code and CEQA Guidelines Section 15075. State Clearinghouse Number: None

Project Title: **Conditional Use Permit 2021-005, Valley Farm Transport**

Project Location: The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County, California.

Assessor's Parcel Numbers (APN): 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres).

Project Description: Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed. The proposed agriculture truck and trailer storage facility is a permitted use with an approved conditional use permit within the "HVC" zone; County Code §15.430.030(a).

This is to advise that the **Glenn County Planning Commission** has approved the above-described project on Wednesday, February 16, 2022, and has made the following determinations regarding the above-described project:

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

This is to certify that the Mitigated Negative Declaration and record of project approval is available to the General Public at: Glenn County Planning & Community Development Services Agency 225 North Tehama Street, Willows, CA 95988.

Date: _____

Donald Rust, Director
Glenn County Planning & Community Development Services Agency

Greg Conant

From: Brian Berryman <bcberryman@comcast.net>
Sent: Thursday, November 11, 2021 9:47 AM
To: Greg Conant
Cc: 'Craig Turner'
Subject: Valley Farm CUP
Attachments: CCF_000119.pdf

Hello,

Re: attached CUP.

Our business owns property across I5. **I am in full support of granting the CUP** and support whatever it takes to grow business and provide jobs. I am glad to see someone trying to contribute to the local economy.

Thank you.

Brian Berryman
900 Cpt Joe Fulghum Dr
Murfreesboro TN 37129
615-890-8075

www.OldHickoryBuildings.com
www.Metalmax.com



Central Valley Regional Water Quality Control Board

4 November 2021

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

COMMENTS ON CONDITIONAL USE PERMIT 2021-005, VALLEY FARM TRANSPORT, APN NUMBER 024-090-083 & 024-090-084, 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 2 November 2021, we received your request for comments on Conditional Use Permit 2021-005, Valley Farm Transport (Project).

The applicant has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November through Mid-August with equipment transported to local processors from Mid-August through November. No new structures are proposed. The Project site is located at 6412 County Road 27, approximately 4-miles south of the City of Orland.

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

Industrial Storm Water

On 16 November 1990, the USEPA promulgated storm water regulations (40 CFR Parts 122, 123 & 124) which require specific categories of industrial facilities discharging storm water to obtain NPDES permits and to implement Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate industrial storm water pollution. Transportation facilities with a Standard Industrial Classification (SIC) 40XX through 45XX (except 4221-25) and 5171 with vehicle maintenance shops or equipment cleaning operations must be covered by a General Permit for *Discharges of Storm Water Associated with Industrial Activities*. Detailed information on the IGP can be found on the State Water Board

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | www.waterboards.ca.gov/centralvalley

website [Water Boards Storm Water Multiple Application and Report Tracking System](https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml)
(<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>).

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.

Jerred Ferguson for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc:

via email: Caitlin Klassen, Valley Farm Transport, Inc., Dixon
David F. Nickum, Crimsonco, LLC, Dixon

Greg Conant

From: Ferguson, Jerred@Waterboards <Jerred.Ferguson@Waterboards.ca.gov>
Sent: Tuesday, December 7, 2021 2:57 PM
To: Greg Conant
Subject: Re: CEQA Comment Letter Conditional Use Permit 2021-005

Greg,

If they will only be parking vehicles and no maintenance (including vehicle rehabilitation, mechanical repairs, painting, fueling, and lubrication) will be occurring on-site then coverage under the Industrial General Permit is not required.

I wanted to follow-up to your question regarding fee costs. The current application fee for Industrial General Permit coverage is \$1,738.00.

If you have any further questions, please contact me by email at Jerred.Ferguson@waterboards.ca.gov.

Best,

Jerred

From: Greg Conant <GConant@countyofglenn.net>
Sent: Thursday, December 2, 2021 9:11 AM
To: Behnke, Debbie@Waterboards <Debbie.Behnke@Waterboards.ca.gov>
Cc: Coster, Lynn@Waterboards <Lynn.Coster@Waterboards.ca.gov>; Ferguson, Jerred@Waterboards <Jerred.Ferguson@Waterboards.ca.gov>; Andy Popper <APopper@countyofglenn.net>
Subject: RE: CEQA Comment Letter Conditional Use Permit 2021-005

EXTERNAL:

Good Morning,

Glenn County Planning received the attached comment in response to comments submitted for CUP2021-005. Would a General Permit for Discharges of Storm Water Associated with Industrial Activities still be required based upon the supplemental information provided by applicant?

Thank you for your time,

*Greg Conant
Assistant Planner
Glenn County Planning
& Community Development Services Agency
225 North Tehama Street, Willows, CA 95988
Email gconant@countyofglenn.net
Phone: 530-934-6540*

From: Behnke, Debbie@Waterboards <Debbie.Behnke@Waterboards.ca.gov>
Sent: Thursday, November 4, 2021 12:40 PM
To: Greg Conant <GConant@countyofglenn.net>
Cc: cklassen@vftrans.com; dnickum@nickumholdings.com; Coster, Lynn@Waterboards <Lynn.Coster@Waterboards.ca.gov>; Ferguson, Jerred@Waterboards <Jerred.Ferguson@Waterboards.ca.gov>
Subject: CEQA Comment Letter Conditional Use Permit 2021-005

Hello,

Please see the attached file.

Thank you,

Debbie Behnke

Clerk

Central Valley Water Board
364 Knollcrest Drive, Suite 205
Redding, CA 96002
Phone: 530-224-4845
Fax: 530-224-4857

<http://www.waterboards.ca.gov/centralvalley/>





PUBLIC WORKS AGENCY

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

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

Talia Richardson, Interim Director

November 18, 2021

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

Attn: Greg Conant, Assistant Planner

Subject: Conditional Use Permit 2021-005 – Valley Farm Transport

Comments

None

Conditions

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

Michael Biggs
Engineering Technician III
Glenn County Public Works

GLENN COUNTY

Planning & Community Development Services Agency

777 N. Colusa Street
P.O. Box 1070
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



DONALD RUST, Director

INTEROFFICE MEMORANDUM

TO: Greg Conant, Assistant Planner
Planning & Community Development Services Agency

FROM: John Wells, Environmental Health Specialist
Environmental Health

RE: Conditional Use Permit 2021-005

DATE: January 25, 2022

We have reviewed the Conditional Use Permit application. No liquid waste will be generated at the site. We approved the application for further processing.

Contact our office if you have any questions pertaining to this matter.



November 23, 2021

Greg Conant
County of Glenn
225 North Tehama Street
Willows, CA 95988

Re: CUP 2021-005 Valley Farm Transport
6412 County Road 27, Orland, CA 95963

Dear Greg:

Thank you for providing PG&E the opportunity to review your proposed plans for CUP 2021-005 Valley Farm Transport dated 11-3-2021. 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

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

CSU Chico Research Foundation:
Northeast Information Center
123 West 6th Street, Suite 100
Chico, CA 95928

November 2, 2021

RE: Record Search
Conditional Use Permit 2021-005

To Whom It May Concern:

The Glenn County Planning & Community Development Services Agency is submitting a project for a record search for potential archaeological resources located in the project area. The information for this project is attached. Please provide your written comments by **Friday, November 19, 2021**, for the Staff Report.

Enclosed is check# 42135 for \$75.00 to cover the cost associated with this request.

Thank you,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

Enclosures

PROJECT

Conditional Use Permit 2021-005

Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed.

Additional project information/documentation has been included. Please refer to the attached application and plot plan.

APPLICANT: Valley Farm Transport
8656 Sparling Lane
Dixon, CA 95620

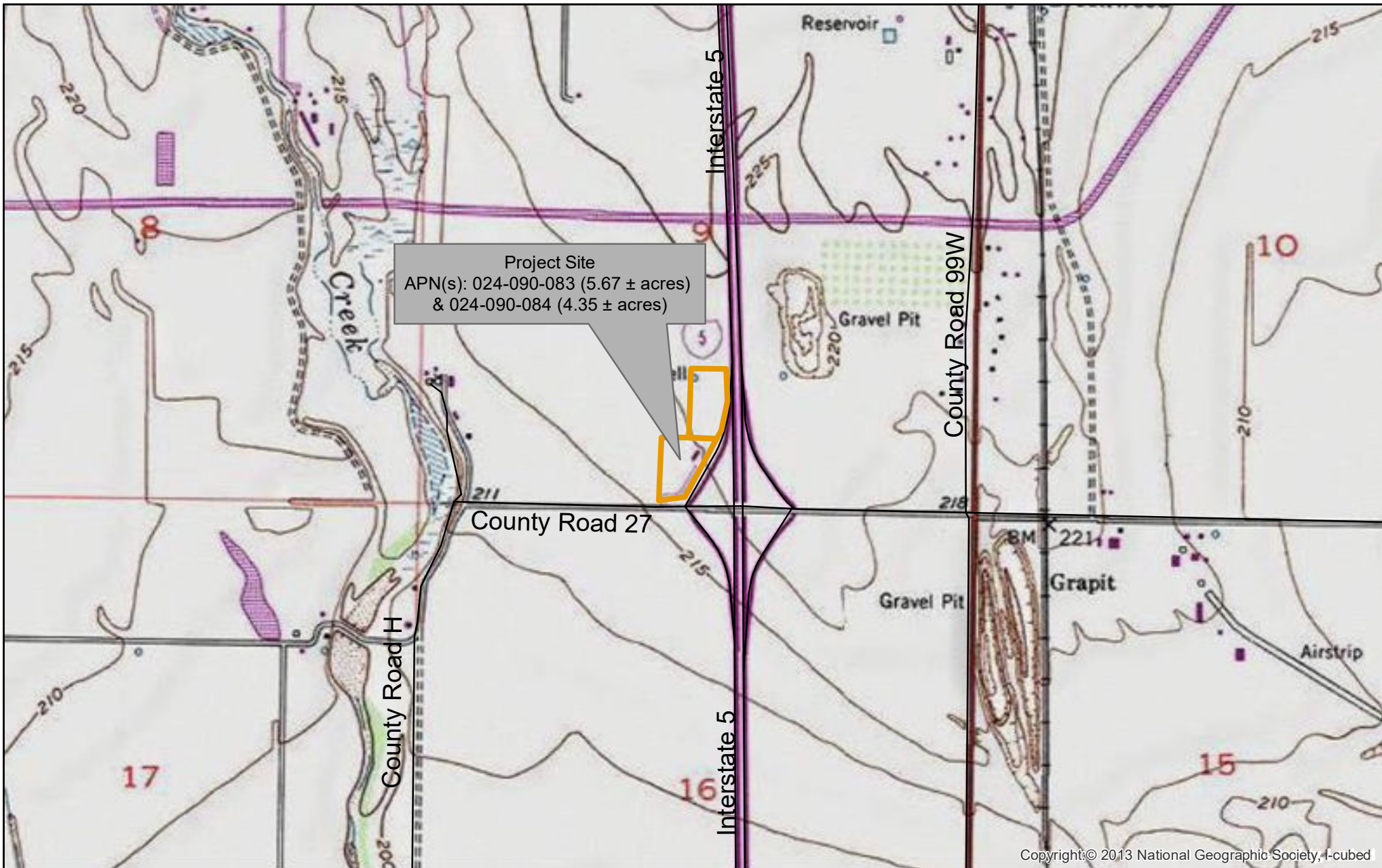
LANDOWNER: Crimsonco, LLC
8656 Sparling Lane
Dixon, CA 95620

Assessor's Parcel Numbers: 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres)

Portion of Section 9, Township 21 North, Range 3 West, in the unincorporated area of Glenn County, California.

USGS 7.5' Quadrangle Map: Orland

Project Planner: Greg Conant, Assistant Planner



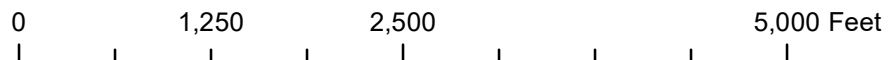
Project Site
 APN(s): 024-090-083 (5.67 ± acres)
 & 024-090-084 (4.35 ± acres)

Project: CUP 2021-005

USGS 7.5 Minute Quadrangle Map - Orland
 Portion of Section 9, T21N, R3W,



Project Site



Glenn County Planning and Community
 Development Services Agency 2021

Copyright: © 2013 National Geographic Society, I-cubed

California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

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

November 16, 2021

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

**IC File # Y21-3
Project Review**

RE: Conditional Use Permit 2021-005
T21N, R3W, Section 9, MDBM
USGS Orland 7.5' quad
Approximately 10.02 acres, estimated from project map (Glenn County)

Dear Mr. Conant,

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and surveys in Glenn County. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures.

RESULTS:

Resources: According to our records, no resources have been recorded within the project boundaries. However, one resource has been recorded within the half-mile search radius consisting of a water conveyance system. The project is located in a region utilized by the Nomlaki populations. Unrecorded prehistoric and/or historic cultural resources may be located within the project area.

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

The USGS Willows (1906) 15' quadrangle map indicates that irrigation tunnels are located within the general vicinity. Additionally, the USGS Willows (1951) 15' quadrangle map indicates that orchards are located within the general vicinity.

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: National Register of Historic Places - Listed properties and Determined Eligible Properties (2012); California Register of Historical Resources (2012); California Points of Historical Interest (2012); California Inventory of Historic Resources (1976); California Historical Landmarks (2012); Built Environment Resource Directory (2019); and Handbook of North American Indians, Vol. 8, California (1978).

RECOMMENDATIONS:

Based upon the above information and the local topography, the project is located in an area considered to be moderately sensitive for prehistoric, protohistoric, and/or historic cultural resources. Flats near rivers, creeks, streams, springs, and seeps are sensitive for archaeological sites. Indigenous populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for farming and transportation opportunities.

Therefore, because the project location has not been previously surveyed for cultural resources, we recommend that a professional archaeologist be contacted prior to any ground disturbance. The project consultant can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at www.chrisinfo.org.

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

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

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and

application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

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

Payment for this project review was received on November 2, 2021 (Check # 42135). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Kelly Portillo



Ryan Bradshaw
NEIC Coordinator

GLENN COUNTY Planning & Community Development Services Agency

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



Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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

FEDERAL AGENCIES

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

OTHER

- Orland-Artois Water District
- California Water Service Co. (Chico)
- Sacramento River National Wildlife Refuge
- City of Willows
- Comcast Cable (Chico Office)
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Artois
- Glenn County Resource Conservation District
- School District: Orland

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- California Air Resource Board (CARB)
- California Environmental Protection Agency (CalEPA)
- 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
- California Department of Resource Recycling and Recovery (CalRecycle)

- Northeast Center of the California Historical Resources Information System
- Grindstone Rancheria of Wintun-Wailaki
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Colusa Indian Community Council Cachi Dehe Band of Wintun Indians

DATE: November 2, 2021

PROJECT: Conditional Use Permit 2021-005
Valley Farm Transport

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

APPLICANT: Valley Farm Transport
8656 Sparling Lane
Dixon, CA 95620

LANDOWNER: Crimsonco, LLC
8656 Sparling Lane
Dixon, CA 95620

PROPOSAL: Conditional Use Permit 2021-005
Valley Farm Transport

Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed.

Additional project information/documentation has been included. Please refer to the attached application and plot plan.

LOCATION: The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County, California.

ZONING: HVC” Highway and Visitor Commercial

GENERAL PLAN: “Highway and Visitor Service Commercial”

APN: 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres)

FLOOD ZONES: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, November 19, 2021**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?
4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

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: Valley Farm Transport, Inc.(www.vftrans.com)

Address: 8656 Sparling Lane, Dixon, CA 95620

Phone: 707-678-4404 E-Mail cklassen@vftrans.com

2. **Property Owner(s):**

Name: Crimsonco, LLC

Address: 8656 Sparling Lane, Dixon, CA 95620

Phone: 707-678-4404 E-Mail dnickum@nickumholdings.com

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

Name: Caitlin Klassen

Address: 8656 Sparling Lane, Dixon, CA 95620

Phone: 707-635-1306 E-Mail cklassen@vftrans.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: N/A

Mailing Address: _____

5. Existing Use of Property: Vacant but former Flying J truck stop
6. Request or Proposal:
Utilize existing property as an agricultural truck & trailer storage facility. We transport olives, almonds, rice and walnuts for local processors. The equipment would be domiciled on the property from approximately November 1st-August 15th. The would be moved out of the yard +/- August 16th. We have for large processors in the area such as California Olive Ranch, Lundberg Farms, and Berberian Nut among others. We believe we are instrumental to their success, as an important supplier/partner.
7. Address and Location of Project: 6412 County Road 27, Orland, CA
8. Current Assessor's Parcel Number(s): 024-090-083-000 and 024-090-084-000
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): HVC- Highway and Visitor Comm.
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:
0-Customers/Visitors year around
10-employees working 5 days/week August 15th-November 1st
Hours: 7 am-7pm, Monday-Sunday only August 15th-November 1st
11. Setback Dimensions (Distance from property line to proposed structure):
North: N/A ft. South: N/A ft.
East: N/A ft. West: N/A ft.
Other Setback/s: N/A ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. 10 acres
Mean height of structure: N/A ft. Peak height of structure: N/A ft.
Dimensions of proposed including overhangs: N/A ft. x N/A ft.
Total Square Footage (Existing): N/A sq.ft.
Total Square Footage (Proposed): N/A 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: C Klassen

Print: Caitlin Klassen for Valley Farm Transport, Inc

Date: 10/27/2021

Address: 8656 Sparling Lane, Dixon, CA 95620

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: David F Nickum

Print: David F. Nickum for Crimsonco, LLC

Date: 10/27/2021

Address: 8656 Sparling Lane, Dixon, CA 95620

Project _____

Date Submitted: _____

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

ENVIRONMENTAL INFORMATION FORM

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

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

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

I. GENERAL INFORMATION:

1. Applicant(s):

Name: Valley Farm Transport, Inc.(www.vftrans.com)

Address: 8656 Sparling Lane, Dixon, CA 95620

Phone: 707-678-4404 E-Mail cklassen@vftrans.com

2. Property Owner(s):

Name: Crimsonco, LLC

Address: 8656 Sparling Lane, Dixon, CA 95620

Phone: 707-678-4404 E-Mail dnickum@nickumholdings.com

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

Name: Caitlin Klassen

Address: 8656 Sparling Lane, Dixon, CA 95620

Phone: 707-635-1306 E-Mail cklassen@vftrans.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: Caitlin Klassen or David F. Nickum

Mailing Address: 8656 Sparling Lane, Dixon, CA 95620

5. Existing Use of Property: Vacant

6. Request or Proposal:

Utilize existing property as an agricultural truck & trailer storage facility. We transport olives, almonds, rice and walnuts for local processors. The equipment would be domiciled on the property from approximately November 1st-August 15th. The would be moved out of the yard +/- August 16th. We have for large processors in the area such as California Olive Ranch, Lundberg Farms, and Berberian Nut among others. We believe we are instrumental to their success, as an important supplier/partner.

7. Address and Location of Project: 6412 County Road 27, Orland, CA

8. Current Assessor's Parcel Number(s): 024-090-083-000 and 024-090-084-000

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): HVC- Highway and Visitor Comm.

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

Conditional Use Permit

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

Conditional Use Permit

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

CEQA - Negative declaration

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

Phase I Environmental Report completed and CEQA to be completed. No wetlands are on the property.

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 is mostly bare land with concrete on the southern portion of the property. We will be removing non-native trees and weeds. No wetlands or water is found on the property. Soil is stable and well compacted.~~

~~We will be re-using the existing monument sign for operating company only.~~

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: Agricultural

East: Highway 5

West: Residential Home, Agricultural and bare land

South Agricultural

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

~~Highway vehicle noise on the east side of the property. The surrounding orchards have noise typically found in any commercial orchard, including farming equipment and dust.~~

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

N/A

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

No

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

No

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

No known gullies or areas of soil erosion based off site visits.

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

No

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

2. Water Supply:

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

N/A

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

No

3. Liquid Waste Disposal:

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

Commercially serviced porta potty.

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

N/A

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms?

Industrial, chemical, manufacturing, animal wastes? (Please describe)

No

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

No

4. Solid Waste Collection:

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

Any garbage/waste will be serviced by public waste removal services. A small dumpster will be needed seasonally.

5. Source of Energy:

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

N/A

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

N/A

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

N/A

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

No

6. Fire Protection:

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

N/A, no existing or proposed buildings

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

N/A

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

N/A

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

N/A

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

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

N/A

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

Occasional Class 8 Truck Movement

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

The amount of smoke derived from truck movements would be insignificant.
All trucks meet or exceed CARB standards.

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: 10/12/21 Signature: C Klassen

For: Valley Farm Transport, Inc

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

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

Project Narrative:

Crimsonco, LLC is in contract to purchase 10 acres, pending approval of this conditional use permit. Valley Farm Transport seeks to operate a truck and trailer storage facility for approximately 180 agricultural trailers and 10 modern trucks. We transport olives, almonds, rice and walnuts for local processors. The equipment would be domiciled on the property from approximately November 1st-August 15th. The would be moved out of the yard +/- August 16th. We have for large processors in the area such as California Olive Ranch, Lundberg Farms, and Berberian Nut among others. We believe we are instrumental to their success, as an important supplier/partner.

The existing property will not require much work. Visually, some improvements are needed, as it has sat vacant. It is already fenced and graded. The existing monument sign covered in graffiti will be painted and repurposed, with our company name. We will remove non-native trees and weeds. As with all of the yards we operate, the visual improvements along the freeway will add a much needed appeal.

In 2020, Valley Farm Transport was ranked in the top 500 privately held, For-Hire Carriers by Fleet Owner Magazine. The 7th largest agriculture hauler in the country. We look forward to celebrating 60 years in business, supporting agricultural suppliers in California, and have professionally maintained all our yards. We currently operate 5 terminals, and the nearest location in Arbuckle, right along I-5, illustrates our commitment to operating a best-in-class operation. We are confident that we will be a welcomed addition to Glenn County and appreciate your approval of our application.

Sendy Perez , County Assessor

Property Address: **6412 CO RD 27 ORLAND CA 95963**

General Information

Parcel # (APN): **024-090-083-000** [Open Map](#)
 Owner: See Full Detail
 Mailing Address: **185 S STATE ST 201 SALT LAKE CITY UT 84111-1561**
 Legal Description: **6412 CO RD 27**
 Use Type: **COMMERCIAL**
 Tax Rate Area: **079-005**

Assessment

Total Value:	\$124,300	Year Assd:	2020
Land:	\$124,300	Zoning:	
Structures:		Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	N		



Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail Property Report.

[Additional reports on this property](#) ▶

**The information provided here is deemed reliable, but is not guaranteed.

Sendy Perez , County Assessor

Property Address: **ORLAND CA 95963**

General Information

Parcel # (APN): **024-090-084-000** [Open Map](#)
 Owner: See Full Detail
 Mailing Address: **185 S STATE ST 201 SALT LAKE CITY UT 84111-1561**
 Legal Description: **POR SEC 9-21-3W**
 Use Type: **VACANT**
 Tax Rate Area: **079-005**

Assessment

Total Value:	\$95,700	Year Assd:	2020
Land:	\$95,700	Zoning:	
Structures:		Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	N		



Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail Property Report.

[Additional reports on this property](#) ▶

**The information provided here is deemed reliable, but is not guaranteed.

T21N R3W

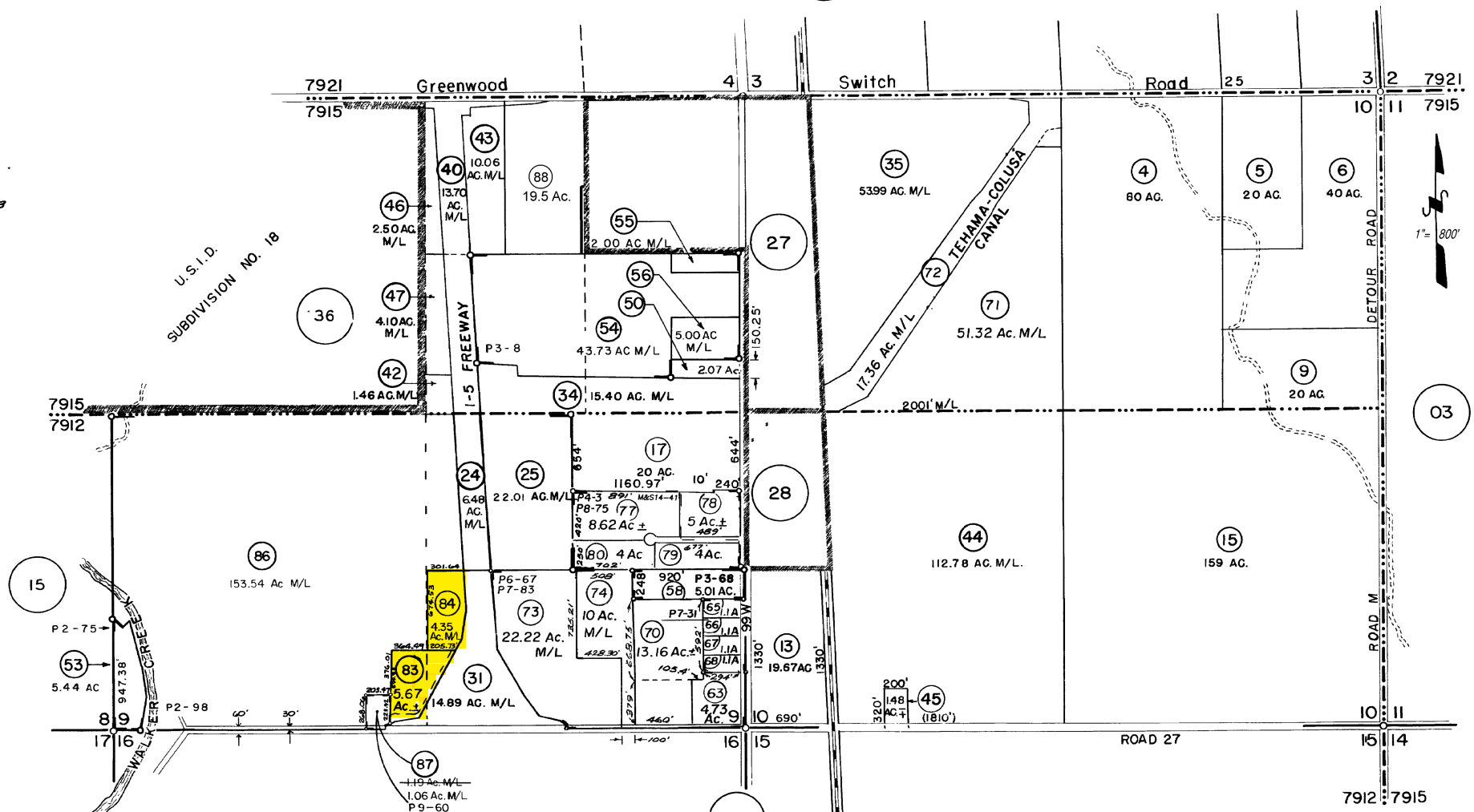
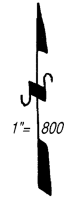
T.C.A. 24-09

7915

NOTE: ALL INFORMATION SHOWN ON ASSESSOR
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE
AND DO NOT NECESSARILY CONSTITUTE LEGAL
LOTS. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.

REV. 7-13-83

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



PARCEL MAPS	2	PAGE	75
"	"	"	98
"	"	"	8
"	"	"	68

PARCEL MAPS	4	PAGE	3
"	"	"	67
"	"	"	31
"	"	"	73

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



First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111

Tom Schofield
FJ Management, Inc.
185 S State St Ste 1300
Salt Lake City, UT 84111
Phone: (801)624-1575

Escrow Officer: Jacqueline Harrah
Phone: (801)578-8827
Email: jharrah@firstam.com

Buyer: A person or legal entity to be determined

Owner: FJ Management, Inc.

Property: 6412 County Road 27, Orland, CA

PRELIMINARY REPORT

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

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

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

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

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

Dated as of August 09, 2021 at 8:00 A.M.

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

ALTA Standard Owner's Policy 2006
ALTA Loan Policy 2006

A specific request should be made if another form or additional coverage is desired.

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

Flying J Inc., as to Parcel One and Flying J Inc., a Utah corporation, as to Parcels Two and Three

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

The Land referred to herein is described as follows:

(See attached Legal Description)

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

1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 2021-2022 that are a lien not yet due.
2. Property taxes including any personal property taxes and any assessments collected with taxes, for the fiscal year 2020-2021.

1st Installment:	\$756.46	PAID December 08, 2020
2nd Installment:	\$756.46	PAID December 08, 2020
Assessment No.:	024-090-083-000	

1st Installment:	\$1343.41	PAID November 10, 2020
2nd Installment:	\$1343.41	PAID November 10, 2020
Assessment No.:	024-090-087-000	

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Part 0.5, Chapter 3.5 or Part 2, Chapter 3, Articles 3 and 4 respectively (commencing with section 75) of the revenue and taxation code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to the date of the policy.
4. The land herein described lies within the boundaries of the Orland-Artois Water District and is subject to all taxes, assessments and obligations thereof. Presently the district has an indebtedness in favor of the United States Government (Contract No. 14-06-200-8382a) of \$816.92 per acre as of December 1, 1988 which will be paid at the rate of \$20.43 per acre for 40 years payable in 80 successive equal semi-annual installments beginning February 1,

1993.

Note: The district request that any buyer/purchaser contact the district in regards to the distribution of the water, Phone: 530-865-4304, Fax 530-865-8497

5. Easements and rights necessary or convenient for the hydrocarbons and minerals and the exploration and testing of the herein described real property in connection with drilling or mining operations thereon and conditions as set forth in the 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, Page 313](#).
6. Right of Way for pole lines and incidental purposes as granted by deed executed by John S. Beck and Doris M. Beck, husband and wife, to Pacific Gas and Electric Company, a California corporation, dated March 7, 1947, and recorded March 26, 1947 in [Book 211 of Official Records, Page 103](#). (Affects Parcel 3)
7. Reservation contained in the Deed from Aurelio Sancioni et ux to Frank V. Sousa and Roberta H. Sousa et al, dated February 20, 1952, and recorded March 17, 1952 in [Book 276 of Official Records, Page 341](#).

The effect of Quitclaim Deed from Aurelio Sancioni et ux to The State of California dated December 8, 1964 and recorded December 23, 1964 in [Book 473 of Official Records, Page 476](#). (Affects 14.34 acres, more or less, in addition to that portion thereof now used and acknowledged as public ways and relinquishes all abutter's rights except at specified places but reserves all oil, minerals etc. without the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface) (Affects Parcel 3)

8. Rights condemned regarding access to abutting freeway by Final Order of Condemnation issued out of Auction No. 11704 in the Superior Court of the State of California for the County of Glenn, dated July 30, 1965 and recorded July 30, 1965 in [Book 480 of Official Records, Page 307](#). (Affects Parcel 2)
9. Release of all abutter rights and waiver for claims of damages, as set forth in the Deed from Frank V. Sousa and Roberta H. Sousa, his wife, and John V. Sousa and Kathryn Sousa, his wife, to the State of California, dated November 18, 1965 and recorded January 19, 1966 in [Book 485 of Official Records, Page 135](#). (Affects Parcels 1 and 2)
10. Easement for road purposes as set forth in the Deed from Frank V. Sousa et al to Stuckey's Inc., a Delaware corporation, dated December 15, 1965 and recorded April 7, 1966 in Book 487 of Official Records, Page 363. (Affects Parcel 2)
11. Easement for a line of poles etc. as set forth in the Deed from Frank V. Sousa and Roberta H. Sousa and John V. Sousa and Kathryn Sousa, his wife, to P.G.&E. Co., dated October 18, 1966 and recorded December 22, 1966 in [Book 496 of Official Records, Page 357](#). (Affects Parcel 3)
12. Reservation as contained in the Deed from Frank V. Sousa, an unmarried man; Roberta H. Sousa, an unmarried woman; John V. Sosas, Jr. and Kathryn L. Sousa, husband and wife to J. Gilbert Guertin and A. Lucille Guertin, his wife, as Joint Tenants, dated January 25, 1974 and recorded February 8, 1974 in [Book 568 of Official Records, Page 572](#). (Affects Parcel 3)
13. A non specific 20 foot wide easement for access across the herein described property as conveyed to J. Gilbert Guertin and A. Lucille Guertin, husband and wife, as Joint Tenants by deed recorded April

27, 1983 in [Book 724 of Official Records, Page 32](#), which recites the following: "The use of the easement of access shall be for ingress and egress to grantee's property and shall be limited to agricultural and related purposes and not for access to non-agricultural highway, commercial or retail operations. The easement shall be an easement appurtenant to grantee's property". (Affects Parcels 1 and 2)

14. Easement for poles, wires, cables and appurtenances thereto granted to Pacific Gas and Electric company, a California operation, recorded January 23, 1984 [Book 739 of Official Records, Page 132](#) and terms and conditions contained therein. (Affects Parcel 3)

15. Prior to the issuance of any policy of title insurance, the company will require:

With respect to Flying J. Inc, a Utah corporation:

a. A certificate of good standing of recent date issued by the secretary of State of the Corporation's state of domicile.

b. A certified copy of a resolution of the board of directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.

c. Other requirements which the company may impose following its review of the material required herein and other information which the company may require.

16. Rights and claims of parties in possession.

17. Water rights, claims or title to water, whether or not the matters are shown by the public records.

18. Evidence must be provided that there are no commitment statements in effect under Civil Code Section 850 et seq. with respect to the property.

In order to remove this statement, the landowner will need to provide us with an affidavit stating that they are not aware of any release reports or commitment statements which have been issued under this statute with respect to the property.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. The insurance contemplated by this transaction shall be issued in favor of TBD, its successors and/or its assigns in the amount of \$.00 pursuant to a deed of trust from to follow, and an owner's policy in the amount of \$.00 pursuant to a deed executed by FJ Management, Inc.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None
3. None of the items shown in this report will cause the company to decline to attach CLTA Endorsement Form 100 to an ALTA policy, when issued.
4. The policy to be issued may contain an arbitration clause. when the amount of insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the company or the insured as the exclusive remedy of the parties. if you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this commitment or report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.
5. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
 - A. WITH RESPECT TO A CORPORATION:
 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
 1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:

1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

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

LEGAL DESCRIPTION

Real property in the City of Orland, County of Glenn, State of California, described as follows:

PARCEL ONE:

A PORTION OF SECTION 9 TOWNSHIP 21 NORTH, RANGE 3 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT DISTANT 107.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE BASE LINE AT ENGINEER'S STATION "C" 11 + 50 OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM ARTOIS TO THE TEHAMA COUNTY LINE, ROAD III-GLE-7-C; SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF COURSE NO. (12), AS SAID COURSE IS NUMBERED AND DESCRIBED IN FINAL ORDER OF CONDEMNATION DATED JULY 30, 1965, RECORDED JULY 30, 1965 IN [BOOK 480, PAGE 307](#), OFFICIAL RECORDS OF GLENN COUNTY; THENCE SOUTH 88° 12' 29" WEST, 651.31 FEET; THENCE SOUTH 72° 14' 09" WEST, 60.00 FEET; THENCE NORTH 01° 27' 26" EAST 42.36 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE NORTH 72° 14' 09" EAST, 51.66 FEET, THENCE NORTH 88° 12' 29" EAST, 194.13 FEET, THENCE NORTH 55° 20' 33" EAST, 30.91 FEET, THENCE NORTH 29° 13' 18" EAST, 485.75 FEET, THENCE NORTH 23° 55' 04" EAST, 86.73 FEET, THENCE NORTH 88° 23' 43" WEST, 526.98 FEET, THENCE SOUTH 01° 27' 26" WEST, 557.57 FEET TO THE POINT OF BEGINNING.

EXCEPTING 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, PAGE 313](#), IN AND TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9.

PARCEL TWO:

A PORTION OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 3 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT DISTANT 107.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE BASE LINE AT ENGINEER'S STATION "C" 11 + 50 OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FORM ARTOIS TO THE TEHAMA COUNTY LINE, ROAD III=GLE-7-C; SAID POINT ALSO BEING SOUTHERLY TERMINUS OF COURSE NO. (12), AS SAID COURSE IS NUMBERED AND DESCRIBED IN FINAL ORDER OF CONDEMNATION DATED JULY 30, 1965, RECORDED JULY 30, 1965 IN [BOOK 480, PAGE 307](#), OFFICIAL RECORDS OF GLENN COUNTY; THENCE SOUTH 88° 12' 29" WEST, 450.99 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE NORTHERLY ALONG THE NORTHWESTERLY BOUNDARY OF THE INTERSTATE 5 FREEWAY THE FOLLOWING COURSES AND DISTANCES: NORTH 55° 20' 33" EAST 51.99 FEET, THENCE NORTH 29° 13' 18" EAST, 496.88 FEET, THENCE NORTH 23° 55' 04" EAST, 105.00 FEET, THENCE NORTH 88° 23' 43" WEST, 43.24 FEET, THENCE SOUTH 23° 55' 04" WEST, 86.73 FEET, THENCE SOUTH 29° 13' 18" WEST 485.75 FEET, THENCE SOUTH 55° 20' 33" WEST, 30.91 FEET, THENCE SOUTH 88° 12' 29" WEST, 194.13 FEET, THENCE NORTH 72° 14' 09" WEST, 51.66 FEET, THENCE SOUTH 01° 27' 26" WEST, 42.36 FEET TO THE NORTHWESTERLY LINE OF SAID FREEWAY, THENCE NORTH 72° 14' 09" EAST, 60.00 FEET, THENCE NORTH 88° 12' 29" EAST, 200.32 FEET TO THE TRUE POINT OF BEGINNING.

SAVING, EXCEPTING AND RESERVING 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, PAGE 313.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM FRANK V. SOUSA ET AL TO J. GILBERT GUERTIN AND A. LUCILLE GUERTIN, HIS WIFE, AS JOINT TENANTS, DATED JANUARY 25, 1974 AND RECORDED FEBRUARY 8, 1974 IN [BOOK 568 OF OFFICIAL RECORDS, PAGE 572](#).

PARCEL THREE:

A PORTION OF THE SOUTH ONE-HALF OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 3 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT 0.81-ACRE EASEMENT FOR ROAD PURPOSES DESCRIBED IN THAT CERTAIN DEED RECORDED APRIL 7, 1966 IN [BOOK 487 OF OFFICIAL RECORDS, PAGE 363](#), SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY BOUNDARY OF INTERSTATE HIGHWAY 5; THENCE FROM SAID POINT OF BEGINNING NORTH 88° 23' 43" WEST 43.24 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN 4.86-ACRE PARCEL CONVEYED TO STUCKEY'S INC., A DELAWARE CORPORATION, BY DEED RECORDED APRIL 7, 1966 IN [BOOK 487 OF OFFICIAL RECORDS, PAGE 363](#); THENCE ALONG THE NORTH BOUNDARY OF SAID 4.86-ACRE PARCEL NORTH 88° 23' 43" WEST 162.49 FEET TO A POINT ON A NORTH-SOUTH FENCE, SAID FENCE BEING ON THE EAST SIDE OF A FARM ROAD; THENCE NORTHERLY ALONG SAID NORTH-SOUTH FENCE AND IT'S NORTHERLY PROLONGATION NORTH 1° 21' 48" EAST 674.53 FEET TO A POINT ON THE WESTERLY PROLONGATION OF AN EAST-WEST FENCE; THENCE EASTERLY ALONG SAID EAST-WEST FENCE 88° 50' 13" EAST 301.64 FEET TO A POINT ON THE WESTERLY BOUNDARY OF INTERSTATE HIGHWAY 5, SAID POINT BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 19,893.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 12' 16" A DISTANCE OF 70.95 FEET TO A POINT; THENCE LEAVING SAID CURVE ON A NON-TANGENT LINE SOUTH 4° 02' 47" WEST 343.06 FEET; THENCE SOUTH 15° 25' 52" WEST 162.18 FEET; THENCE SOUTH 23° 55' 04" WEST 114.32 FEET TO THE POINT OF BEGINNING.

EXCEPTING 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, PAGE 313](#). AFFECTS THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM FRANK V. SOUSA ET AL TO J. GILBERT GUERTIN AND A. LUCILLE GUERTIN, HIS WIFE, AS JOINT TENANTS, DATED JANUARY 25, 1974 AND RECORDED FEBRUARY 8, 1974 IN [BOOK 568 OF OFFICIAL RECORDS, PAGE 572](#). AFFECTS THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 3 WEST, MOUNT DIABLO BASE AND MERIDIAN.

NOTICE I

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

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

NOTICE II

As of January 1, 1991, if the transaction which is the subject of this report will be a sale, you as a party to the transaction, may have certain tax reporting and withholding obligations pursuant to the state law referred to below:

In accordance with Sections 18662 and 18668 of the Revenue and Taxation Code, a buyer may be required to withhold an amount equal to three and one-third percent of the sales price in the case of the disposition of California real property interest by either:

1. A seller who is an individual with a last known street address outside of California or when the disbursement instructions authorize the proceeds be sent to a financial intermediary of the seller, OR
2. A corporate seller which has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000), OR
2. The seller executes a written certificate, under the penalty of perjury, certifying that the seller is a resident of California, or if a corporation, has a permanent place of business in California, OR
3. The seller, who is an individual, executes a written certificate, under the penalty of perjury, that the California real property being conveyed is the seller's principal residence (as defined in Section 1034 of the Internal Revenue Code).

The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

The California statutes referenced above include provisions which authorize the Franchise Tax Board to grant reduced withholding and waivers from withholding on a case-by-case basis.

The parties to this transaction should seek an attorney's, accountant's, or other tax specialist's opinion concerning the effect of this law on this transaction and should not act on any statements made or omitted by the escrow or closing officer.

The Seller May Request a Waiver by Contacting:
Franchise Tax Board
Withhold at Source Unit
P.O. Box 651
Sacramento, CA 95812-0651
(916) 845-4900

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

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

Types of Information

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

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

Use of Information

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

Former Customers

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

Confidentiality and Security

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

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building; (d) improvements on the Land;
 - (b) zoning; (e) land division; and
 - (c) land use; (f) environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

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

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

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

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:

- (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
- (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an

accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

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

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

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - a. a fraudulent conveyance or fraudulent transfer; or
 - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

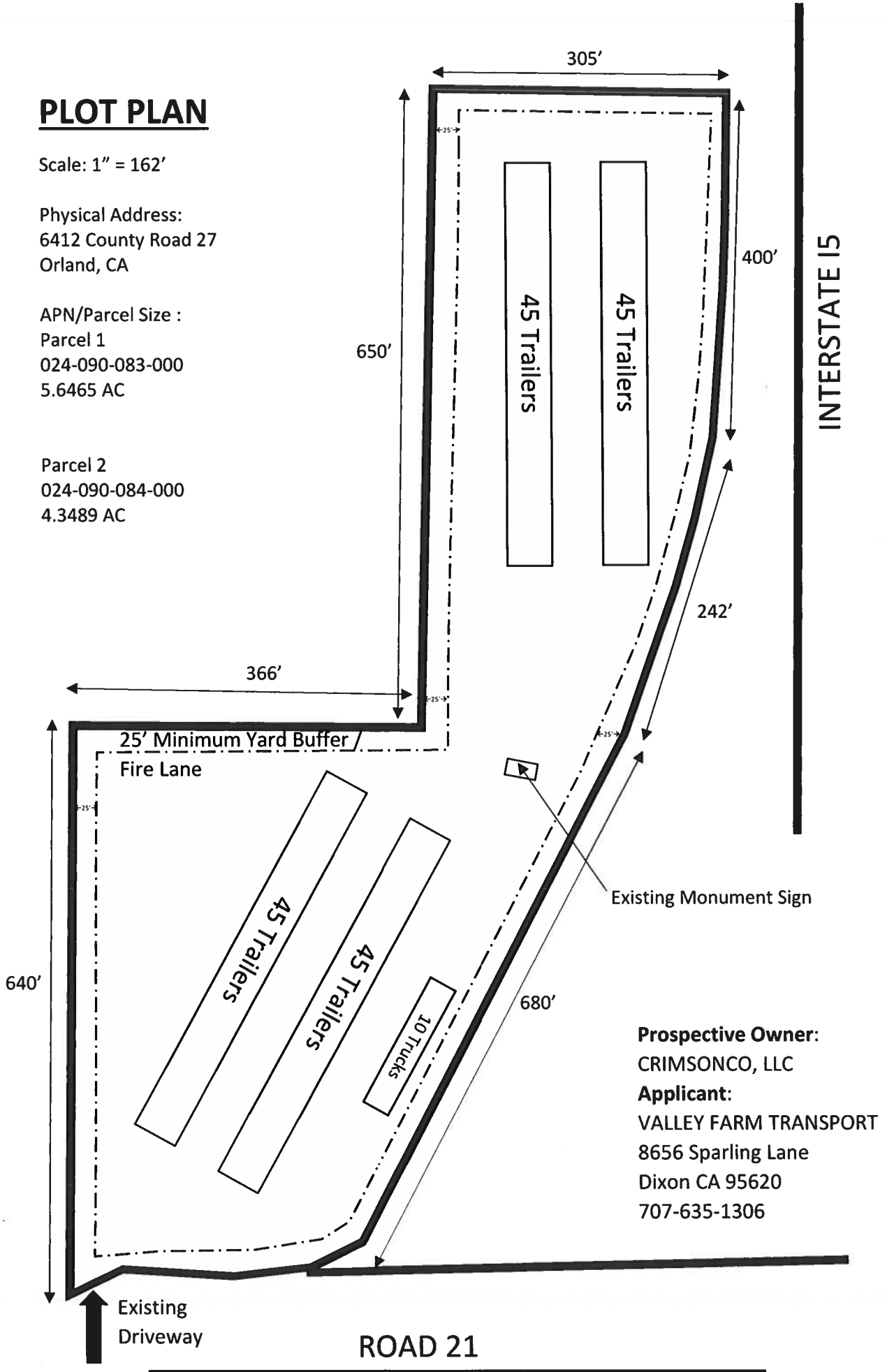
PLOT PLAN

Scale: 1" = 162'

Physical Address:
6412 County Road 27
Orland, CA

APN/Parcel Size :
Parcel 1
024-090-083-000
5.6465 AC

Parcel 2
024-090-084-000
4.3489 AC



INTERSTATE 15

Prospective Owner:
CRIMSONCO, LLC
Applicant:
VALLEY FARM TRANSPORT
8656 Sparling Lane
Dixon CA 95620
707-635-1306

Existing
Driveway

ROAD 21

NOTICE OF A PUBLIC HEARING

Notice is hereby given that on Wednesday, February 16, 2022, at 9:00 A.M. in the Glenn County Board of Supervisors Chambers, 2nd Floor Memorial Hall, 525 West Sycamore Street, Willows, CA, the Glenn County Planning Commission will hold a public hearing on the following:

PROPOSAL: Conditional Use Permit 2021-005, Valley Farm Transport

Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November to Mid-August; equipment would be transported to local processors from Mid-August - November. No new structures are proposed.

LOCATION: The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County.

APNs: 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres)

APPLICANT: Valley Farm Transport **LANDOWNER:** Crimsonco, LLC

ZONING: "HVC" **GENERAL PLAN:** "Highway and Visitor Service Commercial"

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

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

(A) Mitigated Negative Declaration (B) Conditional Use Permit 2021-005

All environmental information and project documentation is available for review at the Planning & Community Development Services Agency office. Contact Andy Popper, Senior Planner at planning@countyofglenn.net, (530) 934-6540, or at the Glenn County Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA, 95988. All interested parties may submit comments regarding the proposed mitigated negative declaration and/or the proposed project by Wednesday, February 16, 2022, at 9:00 A.M., or appear and present oral and/or written testimony at the Public Hearing. If you challenge the nature of the proposed action 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 correspondence delivered to the appropriate authority at, or prior to, the public hearing.

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

VICINITY NOTICE OF APPLICATION SUBMITTAL

This is a courtesy notice that the Glenn County Planning & Community Development Services Agency has received an application for a Conditional Use Permit; **Conditional Use Permit 2021-005, Valley Farm Transport**. A Planning Commission Public Hearing Vicinity Notice will also be sent, once a Public Hearing is scheduled.

APPLICANT: Valley Farm Transport
8656 Sparling Lane
Dixon, CA 95620

LANDOWNER: Crimsonco, LLC
8656 Sparling Lane
Dixon, CA 95620

SITE: 6412 County Road 27
Orland, CA 95963

APN: 024-090-083 (5.67 ± acres) & 024-090-084 (4.35 ± acres)

PROPOSAL: Conditional Use Permit 2021-005, Valley Farm Transport
Valley Farm Transport has applied for a conditional use permit to operate an agriculture truck and trailer storage facility. The equipment (approximately 180 agriculture trailers and 10 trucks) would be stored at the site from November – Mid-August; equipment would be transported to local processors from Mid-August – November. No new structures are proposed.

LOCATION: The project is located at 6412 County Road 27, approximately 4-miles south of the City of Orland; located on the north side of County Road 27, east of Walker Creek, south of Tehama Colusa Canal, and west of Interstate 5, in the unincorporated area of Glenn County, California.

ZONING: HVC” Highway and Visitor Commercial
GENERAL PLAN: “Highway and Visitor Service Commercial”

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

REQUEST: Thank you for considering this matter. Comments submitted by e-mail are accepted for the record. All interested parties may submit comments regarding the proposed project at this time. Additional project documentation is available for review at the Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988, and the Planning Resources website at:

<https://www.countyofglenn.net/dept/planning-community-development-services/planning/resources/reports>



Project Site
APN(s): 024-090-083 (5.67 ± acres)
& 024-090-084 (4.35 ± acres)

Interstate 5

County Road 99W

County Road 27

County Road H

Interstate 5

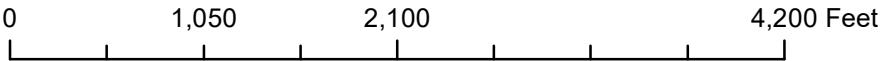
Copyright © 2013 National Geographic Society, Inc.

Project: CUP 2021-005

USGS 7.5 Minute Quadrangle Map - Orland
Portion of Section 9, T21N, R3W,



Project Site



Glenn County Planning and Community
Development Services Agency 2021