

GLENN COUNTY
Planning & Community Development Services Agency

225 N. Tehama Street
Willows, CA 95988
530.934.6530
www.countyofglenn.net



Mardy Thomas, Director

PLANNING COMMISSION

STAFF REPORT

MEETING DATE: Wednesday, July 20, 2022
TO: Glenn County Planning Commission
FROM: Andy Popper, Senior Planner
SUBJECT: **General Plan Amendment 2022-001 and Zone Change 2022-001**

Attachments:

1. Planning Commission Resolution
 2. General Plan/Zone Change Map
 3. Negative Declaration and Initial Study
 4. Request for Review, Application, Comments
 5. Vicinity and Legal Notices
-

1 PROJECT SUMMARY

Landowner Rudy Raygoza has applied for a General Plan Amendment and Zone Change, to change two 9.62± acre parcels and one 9.69± acre parcel, from the existing land use designation of “Suburban Residential” to “Service Commercial” and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial. The proposed future use for the property has yet to be determined.

The General Plan Amendment proposes to change the land use designation from the existing “Suburban Residential” to the proposed “Service Commercial” and the existing “RE-1” (Rural Residential Estate Zone, 40,000 sq. ft. minimum parcel size) Zoning to “SC” (Service Commercial, 40,000 sq. ft. minimum parcel size).

The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road G, west of the City of Orland, in the unincorporated area of Glenn County, California. APNs: 045-130-002, 045-130-003, and 045-130-004.

The project and project setting are described in more detail in the attached Negative Declaration and Initial Study.

1.1 Recommendation

That the Planning Commission recommend, that the Board of Supervisors adopt, the proposed Negative Declaration prepared for the project and approve General Plan Amendment 2022-001 and Zone Change 2022-001 with the Findings as presented in the Staff Report.

2. ANALYSIS

The proposed project is consistent with surrounding land uses. The proposed General Plan Amendment and Zone Change will integrate with the adjacent Service Commercial land use designations and Service Commercial zoning north and west of the proposed project site. The project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The project is analyzed in more detail in the attached Negative Declaration and Initial Study.

2.1 Environmental Determination

A copy of the proposed Negative Declaration and Initial Study is attached. The Initial Study is a detailed discussion and analysis of the project and a discussion of the project’s potential environmental impacts as required by the California Environmental Quality Act (CEQA). Based on the Initial Study, this project will result in no Potentially Significant Impacts to the environment.

The Initial Study concludes that there is no substantial evidence in light of the whole record that the project will have a significant impact on the environment either cumulatively or individually. Therefore, a Negative Declaration has been prepared.

3 BACKGROUND

3.1 General Plan Definitions of Existing and Proposed Land Use Designations

Existing: Suburban Residential (General Plan, Volume I, Section 3.0.7)

The three subject parcels, which total 28.93± acres, are currently designated as “Suburban Residential” in the General Plan.

Definition and Purpose: The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.

Proposed: Service Commercial (General Plan, Volume I, Section 3.0.12)

The two 9.62± acre parcels and one 9.69± acre parcel, totaling 28.93± acres, are proposed to be designated as “Service Commercial” in the General Plan.

Definition and Purpose: The purpose of the Service Commercial classification is to provide areas suitable for heavier commercial uses involving outdoor storage, display and work activity.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to, automotive-related or heavy equipment services and sales, lumber yards, machine shops, trucking terminals/printing/publishing facilities, and warehousing. The Service Commercial classification may be used in agriculturally-designated areas where it provides an area for agricultural equipment sales and services, wholesale commodities sales, and other agricultural-related service and commercial uses.

3.2 Summary of Amendment Process (General Plan, Volume I, Section 1.1.4)

The process of amending the General Plan is established in state law. The County may amend each of the seven mandatory elements (land use, circulation, housing, noise, safety, open space and conservation) no more than four times in one calendar year, although some exceptions apply. General Plan Amendments can be initiated by the Planning Commission or Board of Supervisors, or can be applied for by private parties.

The Policy Plan establishes standards for some types of General Plan Amendments that must be considered when approving or denying the request. The types of amendments to which standards apply include the amendment of urban limit lines, establishing new planned communities, and changing roadway functional classifications. These standards are not applicable to the proposed General Plan Amendment.

3.3 Land Use Classifications (General Plan, Volume I, Section 3.0)

A set of land use classifications were adopted with the General Plan to serve as a guide for designating the general land use distribution. Determining the land use designation for an area is generally based on the following criteria:

- Desire to protect agricultural areas from non-agricultural uses
- Existing uses of land when compatible with the goals and policies of the Plan
- Accessibility/circulation
- Soils classification
- Vegetation
- Existing parcel size, when consistent with goals and policies of the Plan
- Availability of public services and facilities and potential for expansion
- General characteristics of the area, such as slope, flood zone or biological significance
- Desire to remedy previous poor or obsolete land use decisions

4 GENERAL PLAN CONSISTENCY

This proposal to amend the land use designation from “Suburban Residential” to “Service Commercial” and to change the zoning from “RE-5” to “SC” for two 9.62± acre parcels and one 9.69± acre parcel, totaling 28.93± acres. The parcels can be considered consistent with the General Plan for Glenn County. The following discussion describes how this project would be consistent with the General Plan. The Vision Statement of the General Plan discusses and defines each of the below criteria in general concepts to form a vision for the County. Below, these criteria are discussed for General Plan consistency in relation to this specific project.

4.1 Growth and Development

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing nearby uses, specifically to the north. The area consists of Service Commercial uses. The project will integrate with the adjacent Service Commercial land use designations and “SC” zoning south of the project site.

General Plan Natural Resource Policy 15 (NRP-15) states that *it shall be the policy of Glenn County to recognize that, in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities, and plan for and monitor such conversion to assure that it does not hinder or restrict existing agricultural operations.*

This proposal is consistent with this policy because development in this area would preserve and protect agricultural land by allowing this type of development in an area that is not designated for intensive agricultural uses and is not in a land conservation contract.

Community Development Policy 20 (CDP-20) states that *it shall be the policy of Glenn County to assure that adequate provision is made in this General Plan for all types of uses and establish coherent land use patterns*. Community Development Policy 40 (CDP-40) states that *it shall be the policy of Glenn County to discourage scattered unplanned urban development*. This proposal is consistent with these policies because it establishes a coherent land use pattern of commercial development by directly adjoining to the existing commercial parcels to the north. The general area provides a buffer zone between urban and agricultural uses. The properties adjacent to the north are designated Service Commercial and zoned “SC”. The proposal avoids scattered, unplanned development as well as spot zoning.

As defined in the *California Planning Guide: An Introduction to Planning in California*, spot zoning is defined as the zoning of an isolated parcel in a manner, which is inconsistent or incompatible with surrounding zoning or land uses. The project is compatible and consistent with the surrounding land uses and zoning; therefore, it is not considered spot zoning.

4.2 Housing

Community Development Goals of the General Plan are outlined in the Housing Element to accommodate the County for its projected population growth and to provide opportunities for all income groups to have access to housing throughout the County. The zone change and proposal may create jobs to provide the economy to support the housing in the community. The zone change will revise the permitted houses on the property from two permittable to one.

Community Development Policy 89 (CDP-89) states that *it shall be the policy of Glenn County to support efforts which coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs*. This proposal responds to those local housing needs by changing the zoning in an area of existing commercial zoning that is following the uses to the north, while also permitting a residence.

Community Development Policy 92 (CDP-92) states that *it shall be the policy of Glenn County to accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County*. The proposal will provide additional areas for commercial uses, while also permitting a residence.

4.3 Agricultural Land

The proposed General Plan Amendment does not significantly affect the conservation of agricultural land. As discussed in the Agriculture and Forest Resources of the Initial Study, the project will not have a significant impact on agricultural. Agriculture will continue to be an allowed use on parcels to the south and. The proposal will continue the character of the area and provide a transition between urban and agricultural.

The subject parcel is not under a land conservation contract. Development at this location will offset the possible conversion of prime agricultural land elsewhere in the county. The location is adjacent to existing commercial uses while allowing for a residence; thereby preserving existing intensive agricultural land uses and zoning elsewhere.

Natural Resource Policy 13 (NRP-13) states: *Establish urban limit lines around existing and planned future communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill and concentric growth.* Community Development Policy 6 (CDP-6) states: *Utilize urban limit lines as a method to preserve agricultural land and promote orderly growth in the county.* An urban limit line has been established around the City of Orland. The project site is located outside of the Sphere of Influence and the boundary of the urban limit line. Higher density development will occur within the urban limit line, which will continue to serve to preserve agricultural lands out of the municipal planning areas.

4.4 Adequate Public Services and Facilities

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks. Therefore, this proposal can be considered as consistent with General Plan Community Development Goal-17 (CDG-17), which is the *provision of adequate and cost-effective public services* in this area. Adequate public services and facilities will be available for this proposed project. The project site is to be served by a well and on-site sewage disposal system.

4.5 Economic Development

The proposed General Plan Amendment involves commercial development; therefore, it creates long term employment opportunities related to economic development. Construction contributes to a temporary economic development because local labor and supplies are often used that will fiscally enhance the economy.

4.6 Circulation

The project site is the southern boundary of numerous service commercial zoned properties along the north side of County Road 12 and the County Road 200 corridor; from County Road FF 1/2 to the City of Orland. The proposed General Plan Amendment is consistent with the existing zoning. Adequate access to the project site will continue to be provided by approximately 1,200 feet of County Road 12.

General Plan Community Development Policy-54 (CDP-54) states that it shall be the policy of Glenn County to *support actions at the local level that ensure roadways are adequate to accommodate present and future traffic.* The project site has 1,200 feet of County Road 12 frontage access along its northern boundary.

General Plan Community Development Policy-57 (CDP-57) states that it shall be the policy of Glenn County to *determine the impact proposed development will have on the local road system and ensure that the established level of service is maintained.*

General Plan Community Development Policy-58 (CDP-58) states that it shall be the policy of Glenn County to *require new development to pay its fair share for the improvement of roadways.* Road improvements and/or additions on the property would be provided and paid for by the applicant/developer. This will ensure that the established level of service for roadways is maintained.

4.7 Open Space/Conservation

The General Plan Amendment does not involve significant loss of open space or conservation areas. This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation because the development is not proposed on agricultural preserve property. The project site consists of an open field. Aerial imagery indicates that little activity has occurred on the property for approximately 20 years. Future development at the site will not affect existing conservation areas because there are no conservation areas in the direct vicinity of the proposal.

4.8 Water

The General Plan Amendment is consistent with General Plan Community Development Policy. There will be sufficient water capacity for this proposed project. The goals, policies, implementation strategies, and programs discussed in Section 5.1.2 of the General Plan reflect the County's approach to protecting and managing local water resources. Natural Resources Goal 2 (NRG-2) is the protection and management of local water resources. The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would not exceed the existing water supply. Impacts on hydrology and water quality are further discussed within the Initial Study.

5 ZONING CONSISTENCY

The purpose of the Zoning Code is to facilitate and guide growth in accordance with the General Plan. Below is a discussion of the proposal's consistency with the purpose of the Zoning Code.

5.1 Glenn County Code Section 15.010.020 (Purpose of Title 15, Zoning)

- A. *To promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare;*

Future development will be required to be consistent with the established rules of the proposed zoning district. The zoning requirements allowed under the proposed zone change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The conceptual design generally meets the purpose of the Unified Development Code, as it will be required to be consistent with the established rules of the “SC” Zoning District. The “SC” Zoning District and its uses outlined in the Unified Development Code are required to be met.

B. To implement the County General Plan, and to facilitate and guide growth in accordance with the General Plan;

The proposed zone change will implement the Glenn County General Plan and facilitate and guide growth in accordance with the General Plan. The proposed zone change will allow for uses which are compatible with the land use pattern of the area. The proposed zone change is in conformance with the Elements of the General Plan.

C. To protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property.

The proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property. The project is consistent with surrounding uses and zoning. All requirements of the “SC” Zoning District are required to be met with approval of this proposal.

5.2 Proposed Zoning

The following section discusses the project site’s consistency with the proposed zoning category.

The purpose of the service commercial district is to provide areas suitable for heavy retail and service commercial uses which do not specialize in pedestrian traffic and are more appropriately located away from the central business district of communities within the county.

The proposed “SC” zone will be consistent with the adjacent and vicinity Commercial land uses and zoning.

Site Area and Configuration

15.420.050 Minimum Lot Size:

Net lot sizes shall be no less than the following:

A. Lots with public water and sewer: Twelve thousand five hundred square feet;

B. Lots with well and public sewer, or public water and septic system: Twenty thousand square feet;

C. Lots with well and septic system: Forty thousand square feet.

The two existing 9.62± parcels and one 9.69± acre parcel totaling 28.93± acres, meets the minimum lot size and will be adequate in size and shape to conform to the proposed zoning.

15.420.090 Minimum Yards:

Yards shall be no less than the following:

- A. Front Yard: Ten feet from lot line, or thirty-five feet from the centerline of a roadway, whichever is greater. Yards abutting streets are front yards;*
- B. Rear Yard: None, or five feet from the lot line when contiguous to any residential district;*
- C. Side Yard: None, or twenty-five feet from the lot line when contiguous to any residential district;*
- D. Accessory structures: The above yards shall apply.*

15.420.100 Maximum Heights:

Structures shall not exceed the following heights:

- A. Principal Structures: Thirty-five feet; B. Accessory Structures: Twenty feet.*

Proposed structures are required to meet the setbacks and height codes of the proposed zoning. The General Plan Amendment and Zone Change are required in order for the proposal to be permitted in the zoning district. The conceptual design, if applied for in the future will require further review and permitting.

6 ADDITIONAL PROJECT REQUIREMENTS

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

In addition to the Conditions of Approval, the applicant's and technical or project management representative's attention is directed to the attached memoranda from other agencies reflecting their comments on reviewing the application.

The items noted are a guide to assist the applicant in meeting the requirements of the Conditions of Approval and applicable government codes. The memoranda may also note unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

7 FINDINGS

7.1 Findings for Negative Declaration

The Initial Study prepared for the project documents reasons to support the following findings. The following findings shall be made prior to recommending approval of a negative declaration.

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with and similar to 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. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. Impacts are considered less than significant.

Finding 3 (Air Quality)

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

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. Historically, the project site has experienced uses, which disturbed the project surface and soils to varying depths. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 6 (Energy)

The project will not have a significant impact on energy. The project 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. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. Impacts are considered less than significant.

Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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 substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code. The project is consistent with the proposed Glenn County General Plan land use designation of "Service Commercial". The project will not conflict with an existing habitat conservation plan or natural community conservation plan.

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. Impacts are considered less than significant.

Finding 17 (Transportation/Traffic)

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

Finding 18 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

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

Finding 20 (Wildfire)

The proposal 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. 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.

7.2 Findings for General Plan Amendment

Finding 1 (Growth and Development)

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing uses. The area consists of commercial uses. The project will integrate with the adjacent commercial land use designations and “SC” zoning north and west of the site.

Finding 2 (Housing)

The proposed General Plan Amendment is consistent with the provision of adequate housing. The proposal will provide additional areas for commercial uses within a compatible use area. The proposal responds to local housing needs by changing the zoning for a proposed warehouse in a commercial area that is following the uses to the north.

Finding 3 (Agricultural Land)

The proposed General Plan Amendment does not affect the conservation of agricultural land. As discussed in Section II (Agriculture and Forest Resources) of the Initial Study, the project will not have a significant impact on agricultural land. This proposal will conserve, protect and preserve intensive agricultural land elsewhere in the unincorporated area while providing additional land for commercial uses.

Finding 4 (Adequate Public Services and Facilities)

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks.

Finding 5 (Economic Development)

The proposed General Plan Amendment involves commercial development; therefore, it creates employment opportunities related to economic development. Construction contributes to a temporary economic development because local labor and supplies are often used that will fiscally enhance the economy.

Finding 6 (Circulation)

The project surrounding has similar residential and agricultural uses. The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be served by County roads.

Finding 7 (Open Space/Conservation)

This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation because the development is not proposed on agricultural preserve property. Future development at the site will not affect existing conservation areas because there are no conservation areas in the direct vicinity of the proposal.

Finding 8 (Water)

There will be sufficient water capacity for this proposed project. The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would likely not exceed the existing zoning water use. Impacts on hydrology and water quality are further discussed within the Initial Study.

7.3 Findings for Zone Change

Finding 1

Development allowed under the proposed zone change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The “SC” Zoning District and its uses outlined in the Unified Development Code will be met.

Finding 2

The proposed zone change will implement the Glenn County General Plan and facilitate and guide growth in accordance with the General Plan. The proposed zone change will allow for uses which are compatible with the land use pattern of the area. The proposed zone change is in conformance with the Elements of the General Plan.

Finding 3

The proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property. The project is consistent with surrounding uses and zoning. All requirements of the “SC” Zoning District will be met with approval of this proposal.

8 SAMPLE MOTIONS

Environmental Determination

I move that the Planning Commission, with the Findings as presented in the Staff Report, recommend that the Board of Supervisors adopt the Negative Declaration for General Plan Amendment 2022-001 and Zone Change 2022-001 for APNs: 045-130-002, 045-130-003, 045-130-004.

General Plan Amendment

I (further) move that the Planning Commission recommend that the Board of Supervisors adopt a Resolution to approve General Plan Amendment 2022-001, to amend the General Plan land use designation for APNs: 045-130-002, 045-130-003, 045-130-004 from “Suburban Residential” to “Service Commercial”.

Zone Change

I (further) move that the Planning Commission recommend that the Board of Supervisors adopt an Ordinance to approve Zone Change 2022-001, to change the zoning for APNs: 045-130-002, 045-130-003, 045-130-004 from the existing “RE-1” (Rural Residential Estate Zone) to “SC” (Service Commercial).

NEGATIVE DECLARATION

Meeting Date: July 20, 2022

Project Title: **General Plan Amendment 2022-001 and Zone Change 2022-001**

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

Contact Person: Andy Popper, Senior Planner
(530) 934-6540

Project Location: The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road G, west of the City of Orland, in the unincorporated area of Glenn County, California.

APN: APN: 045-130-002 (9.62± Acres)
APN: 045-130-003 (9.62± Acres)
APN: 045-130-004 (9.69± Acres)

APPLICANT/
LANDOWNER: Rudy Raygoza
PO Box 1066
Orland, CA, 95963

EXISTING GENERAL PLAN: "Suburban Residential"

PROPOSED GENERAL PLAN: "Service Commercial"

EXISTING ZONING: "RE-1"
(Rural Residential Estate Zone, 40,000 sq. ft. minimum parcel size)

PROPOSED ZONING: "SC"
(Service Commercial, 40,000 sq. ft. minimum parcel size)

Project Summary: GPA2021-001/ZC2021-001 is to change parcel one 9.62± acres, parcel two 9.62± acres, and parcel three 9.69± acres totaling 28.93± acre from the existing land use designation of "Suburban Residential" to "Service Commercial" and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial. The project is further described below.

Surrounding Land Uses and Setting:

The site is adjacent to Service Commercial Zoning to the north and west. To the south and southwest are orchards, and to the east are two residences and a mobilehome park. Surrounding land uses and setting is further described below.

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

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

FINDINGS FOR NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with and similar to 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. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. Impacts are considered less than significant.

Finding 3 (Air Quality)

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

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. Historically, the project site has experienced uses, which disturbed the project surface and soils to varying depths. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 6 (Energy)

The project will not have a significant impact on energy. The project 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. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. Impacts are considered less than significant.

Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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 substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code. The project is consistent with the proposed Glenn County General Plan land use designation of "Service Commercial". The project will not conflict with an existing habitat conservation plan or natural community conservation plan.

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. Impacts are considered less than significant.

Finding 17 (Transportation/Traffic)

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

Finding 18 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

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

Finding 20 (Wildfire)

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

CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

This Initial Study has been prepared for Landowner Rudy Raygoza who has applied for a General Plan Amendment and Zone Change to change two 9.62-acres parcels and one 9.69-acre parcel, totaling 28.93± acres, from the existing land use designation of “Suburban Residential” to “Service Commercial” and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial. The proposed future use for the property has yet to be determined.

2.2 Location

The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road G, west of the City of Orland, in the unincorporated area of Glenn County, California. APNs: 045-130-002, 045-130-003, 045-130-004.

2.3 Surrounding Land Uses and Setting

The project site is vacant; no structures are currently located on the site.

Topography at the project site and surrounding areas is relatively flat with an elevation of approximately 273 feet above sea level.¹

Table 1 identifies the existing uses, General Plan designation and Zoning designations for the project site and neighboring properties. Surrounding parcels are designated Service Commercial, Agricultural, and Residential.

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	General Plan	Zoning Designations
Project Site	Vacant	Suburban Residential	RE-1
North	Commercial	Service Commercial	SC
East	Residences/Mobiles	Suburban Residential/R-M	RE-1/R-M
South	Agriculture	General Agriculture	AE-20
West	Vacant	Service Commercial	SC

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 checked="" type="checkbox"/>	<p>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>

Andy Popper, Senior Planner
Signature

7/1/2022
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 nonevaluative, 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 surrounding land uses and setting are further described in this document. The project proposes a General Plan Amendment and Zone Change. The proposed Service Commercial zone provides standards for the height and placement of future structures to ensure the visual quality of the area. There are several similarly zoned parcels north of the project site. The parcels have been developed with commercial structures and uses. The project is compatible and consistent with the vicinity land uses. The visual character of the vicinity will not significantly change. 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.; 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 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 designation of Prime Farmland or Farmland of Statewide Importance covers the majority of the valley portion of Glenn County. The FMMP map designates a portion of the site as 'Farmland of Local Importance'.

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*".

The project site is designated Farmland of Local Importance and is not designated Prime Farmland; additionally, the site is not being utilized for Agriculture. No agriculture land will be removed from current 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 site is currently zoned for Rural Residential, the project site is not subject to an agricultural contract under the Williamson Act. It is concluded that there will be no impact on conflicting with existing zoning for an 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. 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 currently active farmland to non-agricultural use or conversion of forestland to non-forest use. The proposal has not historically been used for agriculture; agriculture operations can 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 (CCAA) as in either attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards have been achieved. The CCAA 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.

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

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:

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 a zone change from Rural Residential to Service Commercial. Vehicle Miles Traveled nor population are anticipated to significantly increase; both of which are contributors to pollutants. Further review and permitting will be required in order for development to occur on the property.

The existing (Residential), as well as, the proposed (Service Commercial) zoning are associated with affiliated construction and Vehicle Miles Traveled. The proposal 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 the proposal is a General Plan Amendment and Zone Change. The proposal is also not anticipated to substantially increase population. 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 may include schools, hospitals, churches, recreation areas, and residential areas.

The proposed project is in an area zoned for commercial, agricultural, and residential uses. According to imagery there is a church located to the northwest across the street from the proposal and is zoned Service Commercial, which is the proposed zoning for this project.

All uses at the site 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. As none of these impacts are expected to occur beyond lawful limits, 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 commercial and 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*³, are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as “other waters” and are often characterized by an ordinary high-water mark. Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

Waters of the State

The term “Waters of the State” is defined by the Porter-Cologne Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special responsibility for wetlands, riparian areas, and headwaters. These 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.

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

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least

periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.⁴ “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself”.⁵ Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

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

Less Than Significant Impact.

Site Conditions and Surrounding Land Uses/Setting:

The site is currently vacant. Topography at the project site and surrounding areas relatively flat with an elevation of approximately 273 feet above sea level⁶.

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 ½ mile of the project site.

The project site is not within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan⁷. Many of the plant and wildlife species occur in

⁴ California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

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

⁷ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*, Figure 3-14.

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 immediate area:

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

No endangered plant species are known to 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 disturbed by previous activities. As such, it is concluded that the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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.⁸ 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. 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.

⁸ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.1, Vegetation.

- 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.⁹

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹⁰, no wetlands exist on the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹¹, 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.¹² 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

⁹ Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

¹⁰ United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

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

¹² Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

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?

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Would the project cause a substantial adverse change in the significance of 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. The site has been graded. There is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The project site contains no known paleontological resources or unique geologic sites.

Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA).

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. Because of the existing mandated Health and Safety Code, Public Resources Code, and the California Code of Regulations; it is concluded that there is a less than significant impact.

VI. ENERGY

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

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

Less Than Significant Impact. The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. The project must comply with California Green Building Standards as well as California Energy Code. The site has no existing structures. 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 property soil type consists of approximately 67% "Ta" Tehama loam, moderately deep over gravel, 0 to 2 percent slopes, and 33% "Czt" Cortina very gravelly sandy loam, moderately deep. The Parent material for Tehama loam is Alluvium derived from metamorphic and sedimentary rock.

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.

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.¹³ 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

¹³ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

damage. All construction in the County is required to meet the standard set by the CBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.¹⁴ 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.¹⁵ 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.¹⁶

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.

¹⁴ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.4, Earthquakes.

¹⁵ United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pga.aspx>.

¹⁶ California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

Due to the lack of seismic activity in Glenn County, it is unlikely that liquefaction or other ground failure of this type would occur. Liquefaction generally occurs in low-lying areas with saturated soils and its effects are commonly observed near water bodies. Soils with a loose structure, such as sand, are more susceptible to liquefaction when saturated. Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However; since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.¹⁷ 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.¹⁸ 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 site is not expected to create significant soil erosion. The project would therefore not result in substantial soil erosion or the loss of topsoil. It is concluded that there will be a less than significant impact.

¹⁷ 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.

¹⁸ 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.¹⁹

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.²⁰

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²¹ 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 site²². All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

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

²⁰ U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

²¹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

²² CA. Department of Water Resources. February 2015. Glenn County GPS Subsidence

Liquefaction/Collapse

Liquefaction occurs when loosely packed sandy or silty materials saturated with water are shaken hard enough to lose strength and stiffness. Liquefied soils behave like a liquid and are responsible for damage during an earthquake, causing pipes to leak, roads and airport runways to buckle, and building foundations to be damaged. There is a low probability for liquefaction and ground collapse to occur because of the area's seismic stability. Future construction in compliance with the California Building Code will reduce impacts from liquefaction and collapse. 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.²³ 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

²³ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

expansion of the system is designed with respect to on-site soil capabilities for the safe treatment and disposal of wastewater and the protection of groundwater quality. Therefore, this impact would be less than significant.

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

Less Than Significant Impact. The project site contains no known paleontological resources or unique geologic sites. 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.²⁴

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. This proposal 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.

²⁴ 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

The County is used primarily for agriculture and residential use. There is not anticipated to be a significant increase to population nor in Vehicle Miles Traveled (VMT) as a result of this proposal. The proposal is a zone change from Rural Residential to Service Commercial. Further review and permitting will be required in order for development to occur on the property. The existing (Residential), as well as, the proposed (Service Commercial) zoning are associated with affiliated construction and Vehicle Miles Traveled. 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. 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. Because there are no school adjacent to the location and because this proposal is for a General Plan Amendment and a Zone Change, 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.²⁵ 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 northwest of the Orland Airport (Haigh Field).²⁶ 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 or working in the project area because it is located outside of the overflight zone. Therefore, it is concluded that there is no impact.

²⁵ California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

²⁶ 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.

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 a county road 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.²⁷ 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 Orland Fire Protection District. The Orland 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.

²⁷ 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) result in a substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems and the proposal to change the zoning of site will not generate liquid waste on site. Future development must meet all water quality standards, waste discharge requirements, and laws and regulations regarding 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?**

Less Than Significant Impact. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge. No significant increases in groundwater uses are anticipated by changing the zoning from the current residential zoning to commercial zoning.

- 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% - 2%; with an elevation of approximately 273 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.

- 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. 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. 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. Future construction activities resulting in a land disturbance of greater than one acre generally require permitting by Central Valley Regional Water Quality Control Board. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge. The existing and proposed zoning allows for onsite wells when permitted by the Glenn County Environmental Health Department. A change in the zoning does not anticipate a significant increase in groundwater use.

No septic system is on site, the General Plan and Zone Change does not directly include generation of liquid waste. A future new system may degrade water quality; however, compliance with the 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 checked="" type="checkbox"/>	<input 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 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?

Less Than Significant Impact. The General Plan land use designation is “Suburban Residential” the proposed designation is “Service Commercial” and the existing zoning designation is “Rural Residential Estate” with “Service Commercial” being proposed. The conceptual project with the associated future review and permitting processes will be required to be consistent with, and not conflict with, the proposed Glenn Service Commercial Zoning Code 15.420.

The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. The site is adjacent to Service Commercial Zoning to the north and northeast and will therefore be consist with the northern properties. It is concluded that there will be a less than significant 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.²⁸

- 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, some of the project site is listed as MRZ-2b; areas classified MRZ2b contain discovered deposits that are either inferred reserves or deposits that are presently sub-economic as determined by limited sample analysis, exposure, and past mining history. Some of the project site (southwestern area) is not located within a Mineral Resource Zone. Based on the size and location of the property it is not likely to be used a gravel mine in the future. This area of the county has other locations also designated as MRZ which are better suited to gravel mining. Therefore, a less than significant impact to mineral resources is anticipated.

²⁸ 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 ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people 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. 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 in the vicinity of an existing sound sources including a trucking facility and a principal roadway, it is anticipated that the proposal not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity. It is therefore, because of existing levels along with Glenn County noise regulations it is concluded that there will be less than a significant impact.

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

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

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people 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 site is located outside of airport land use planning boundaries and is approximately 4-miles northwest of the Orland Airport (Haigh Field).²⁹ 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.

²⁹ 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)?**

Less Than Significant Impact. The proposed project would not induce substantial population growth directly or indirectly. In accordance with Glenn County General Plan, the proposed project will not violate the population density standards. New businesses that may lead to 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 a less than significant impact on population growth.

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

Less Than Significant Impact. Because there are no structures on the property, the proposal would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Currently the parcel could allow for a primary and secondary residence. The proposed Service Commercial zoning allows for an Administrative Permit for one residential dwelling unit occupied by the proprietor or an employee for the business on the site. Construction of replacement housing would not be necessary with this proposal. Therefore, it is concluded that there will be a less than significant 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 Orland Protection District. Orland 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 12 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?

No Impact. 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, commercial, and with rural residential. There is not anticipated to be a significant increase in Vehicle Miles Traveled (VMT) as a result of this revision in the General Plan and Zoning designation. 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)

- (1) Land Use Projects.** *“Vehicle 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 zone change from residential to commercial zoning, which does not directly revise VMT. 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 that 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 12 will provide adequate ingress and egress to the proposed facility. It is concluded that there will be a less than significant impact.

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 900 feet of frontage along County Road 12. County Road 12 will provide adequate ingress and egress to the site. It is concluded that there will be a less than significant impact on emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

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

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

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

shall consider the significance of the resource to a California Native American tribe.

i) and ii) Less than significant impact.

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. 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.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires to protect the discovery and notify the county coroner, to 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.

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

XIX. UTILITIES AND SERVICE SYSTEMS

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

a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?** 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 zone change proposal will not generate liquid waste. The existing and proposed zoning allows for septic systems. Therefore, no additional sewage disposal systems for wastewater treatment are required. The proposed project would not require or result in the construction of new municipal 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.** The zoning revision does not include new water wells; additionally, wells are permitted under the current zoning. New wells shall conform to Glenn County Health Department requirements. If a new water well is required, it could be drilled at an 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 project's 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 projects 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project site has adequate access to County Road 12. 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% - 2%; with an elevation of approximately 273 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?**

No Impact 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. The 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 property does not currently include 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 noted 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 onsite field observations, discussions with the affected agencies, analyses of adopted plans and policies, review of existing studies, and specialized environmental studies. Most resource materials are on file in the office of the Glenn County Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

Records of, or consultation with the following:

Orland 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
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

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- 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.
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- 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>.
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- 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 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.*

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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_00010050/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

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

PLANNING COMMISSION

COUNTY OF GLENN, STATE OF CALIFORNIA

RESOLUTION NO. 2022-002

**RESOLUTION MAKING FINDINGS AND RECOMMENDING APPROVAL OF
GENERAL PLAN AMENDMENT 2022-001 AND ZONE CHANGE 2022-001
TO THE GLENN COUNTY BOARD OF SUPERVISORS**

WHEREAS, on Wednesday, July 20, 2022, pursuant to the Glenn County Code, a public hearing was held to amend the Land Use Element of the Glenn County General Plan and to amend the Glenn County Zoning Maps as described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Glenn County Planning & Community Development Services Agency has reviewed the proposed General Plan Amendment 2022-001 and Zone Change 2022-001 and placed the matter as an item for review on the agenda of the Planning Commission on Wednesday, July 20, 2022; and

WHEREAS, pursuant to Section 65090 of the California Government Code, notice was given of a public hearing by publication in a newspaper of general circulation in the County of Glenn; and

WHEREAS, the Planning Commission after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision.

NOW, THEREFORE, BE IT RESOLVED that the Glenn County Planning Commission does hereby make the following findings and recommends approval of General Plan Amendment 2022-001 and Zone Change 2022-001 to the Glenn County Board of Supervisors:

Findings for Negative Declaration

The Initial Study prepared for the project documents reasons to support the following findings. The following findings shall be made prior to recommending approval of a negative declaration.

Finding 1 (Aesthetics)

The project will not have a significant impact on aesthetics because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with and similar to 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. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. Impacts are considered less than significant.

Finding 3 (Air Quality)

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

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

The project will not have a significant impact on cultural resources. Historically, the project site has experienced uses, which disturbed the project surface and soils to varying depths. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 6 (Energy)

The project will not have a significant impact on energy. The project 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. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. Impacts are considered less than significant.

Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. 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 substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 11 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code. The area is consistent with the proposed Glenn County General Plan land use designation of "Service Commercial". The project will not conflict with an existing habitat conservation plan or natural community conservation plan.

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. Impacts are considered less than significant.

Finding 17 (Transportation/Traffic)

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

Finding 18 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

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

Finding 20 (Wildfire)

The proposal 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. 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.

Findings for General Plan Amendment

Finding 1 (Growth and Development)

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing uses. The area consists of commercial uses. The project will integrate with the adjacent commercial land use designations and “SC” zoning north of the site.

Finding 2 (Housing)

The proposed General Plan Amendment is consistent with the provision of adequate housing. The proposal will provide additional areas for commercial uses within a compatible use area while still permitting a residence. The proposal responds to local housing needs by changing the zoning for a proposal for residential storage in a commercial area that is following the uses to the north.

Finding 3 (Agricultural Land)

The proposed General Plan Amendment does not affect the conservation of agricultural land. As discussed in Section II (Agriculture and Forest Resources) of the Initial Study, the project will not have a significant impact on agricultural land. This proposal will conserve, protect and preserve intensive agricultural land elsewhere in the unincorporated area while providing additional land for commercial uses.

Finding 4 (Adequate Public Services and Facilities)

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks.

Finding 5 (Economic Development)

The proposed General Plan Amendment may include future commercial development; therefore, it may create employment opportunities related to economic development.

Finding 6 (Circulation)

The project surrounding has similar residential and agricultural uses. The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be served by County roads.

Finding 7 (Open Space/Conservation)

This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation because the development is not proposed on agricultural preserve property. Future development at the site will not affect existing conservation areas because there are no conservation areas in the direct vicinity of the proposal.

Finding 8 (Water)

There will be sufficient water capacity for this proposed project. The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would likely not exceed the existing zoning water use. Impacts on hydrology and water quality are further discussed within the Initial Study.

Findings for Zone Change

Finding 1

Development allowed under the proposed zone change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The “SC” Zoning District and its uses outlined in the Unified Development Code will be met.

Finding 2

The proposed zone change will implement the Glenn County General Plan and facilitate and guide growth in accordance with the General Plan. The proposed zone change will allow for uses which are compatible with the land use pattern of the area. The proposed zone change is in conformance with the Elements of the General Plan.

Finding 3

The proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property. The project is consistent with surrounding uses and zoning. All requirements of the “SC” Zoning District will be required to be met with approval of this proposal.

PASSED AND ADOPTED by the Planning Commission of the County of Glenn at a regular meeting thereof held on Wednesday, July 20, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

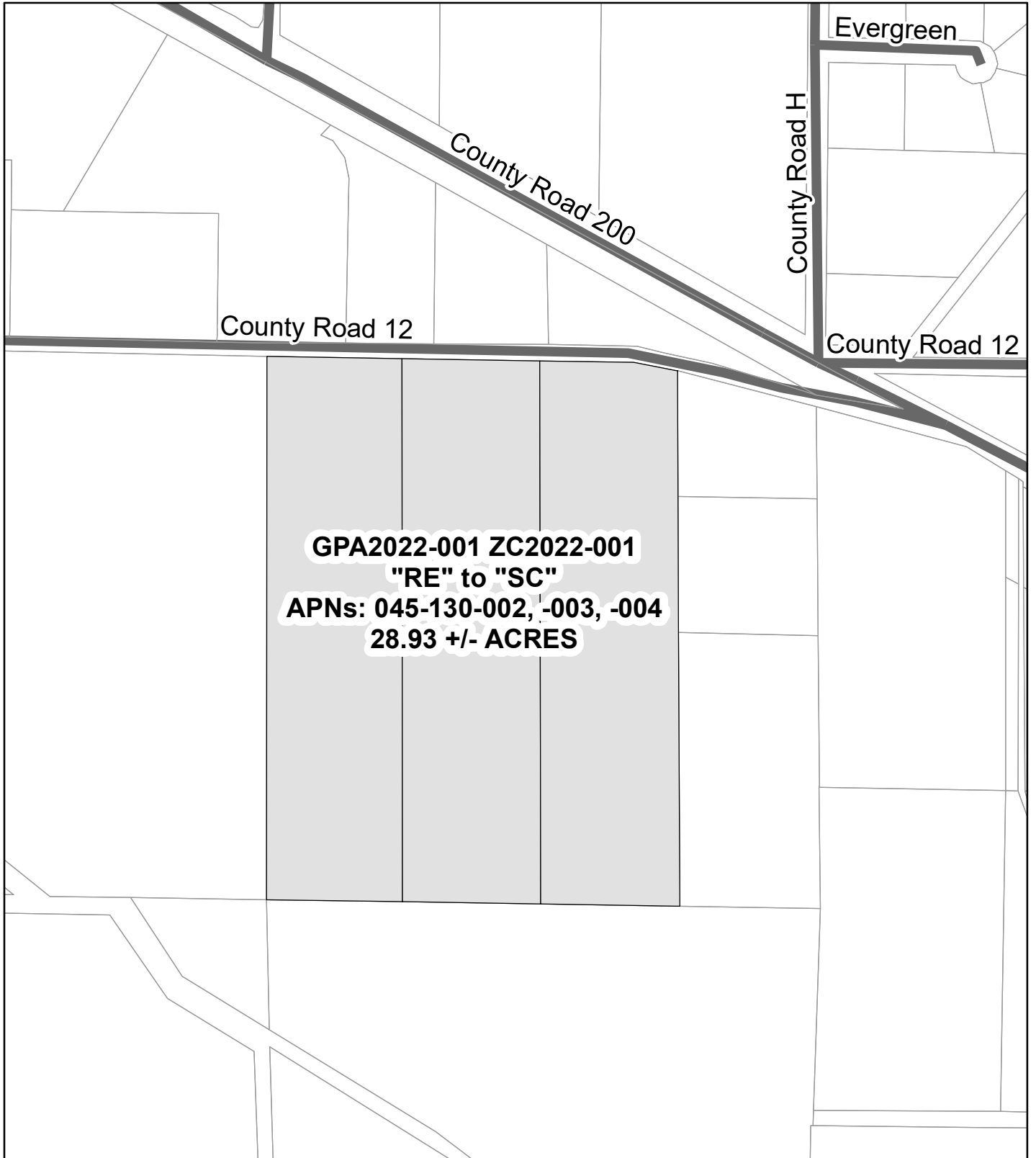
COUNTY OF GLENN:

William Carriere, Chairman
Planning Commission
Glenn County, California

ATTEST:

Mardy Thomas, Director
Planning & Community Development Services Agency
Glenn County, California

Exhibit "A"

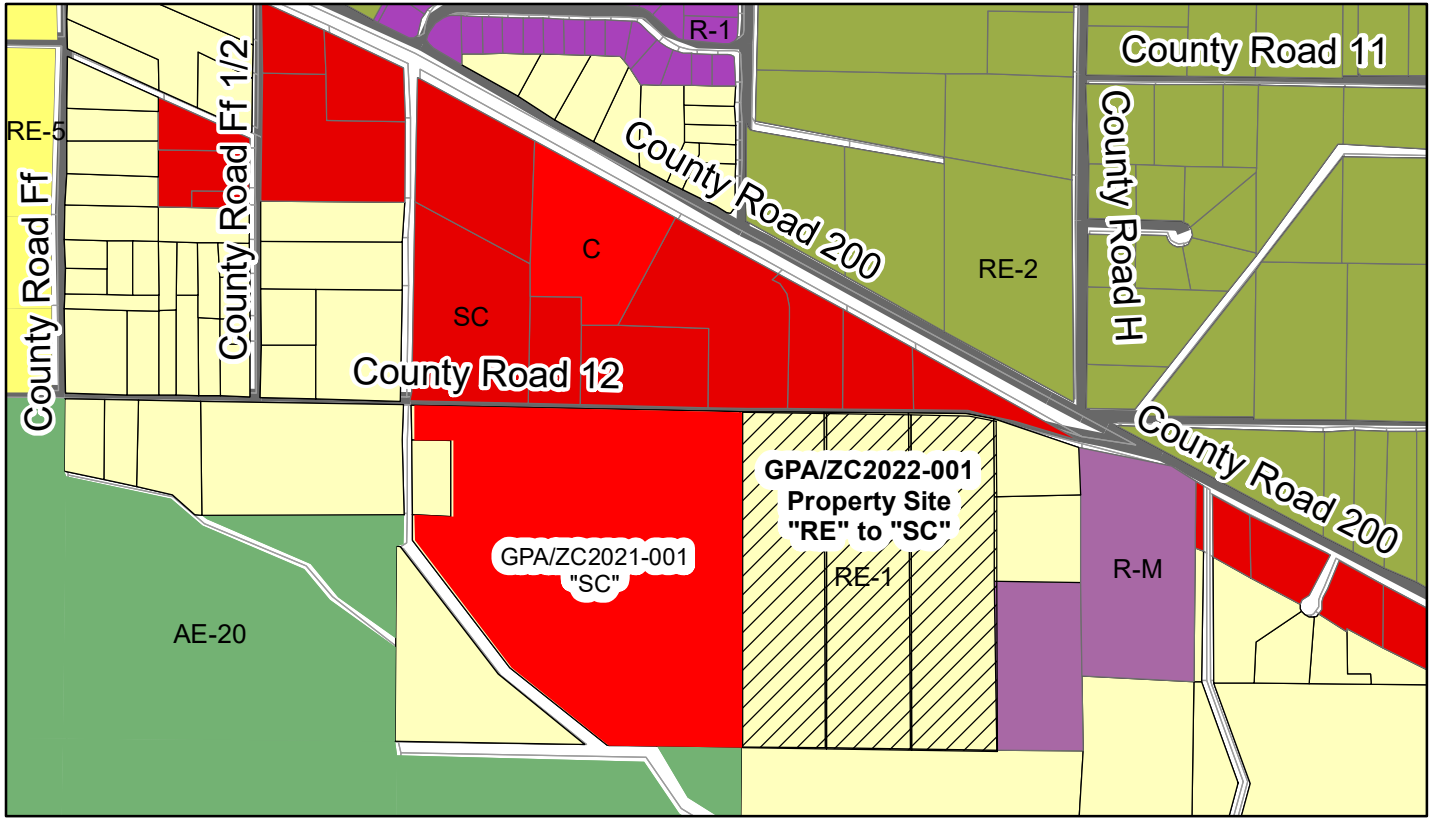


General Plan Amendment 2022-001
and Zone Change 2022-001

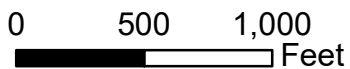
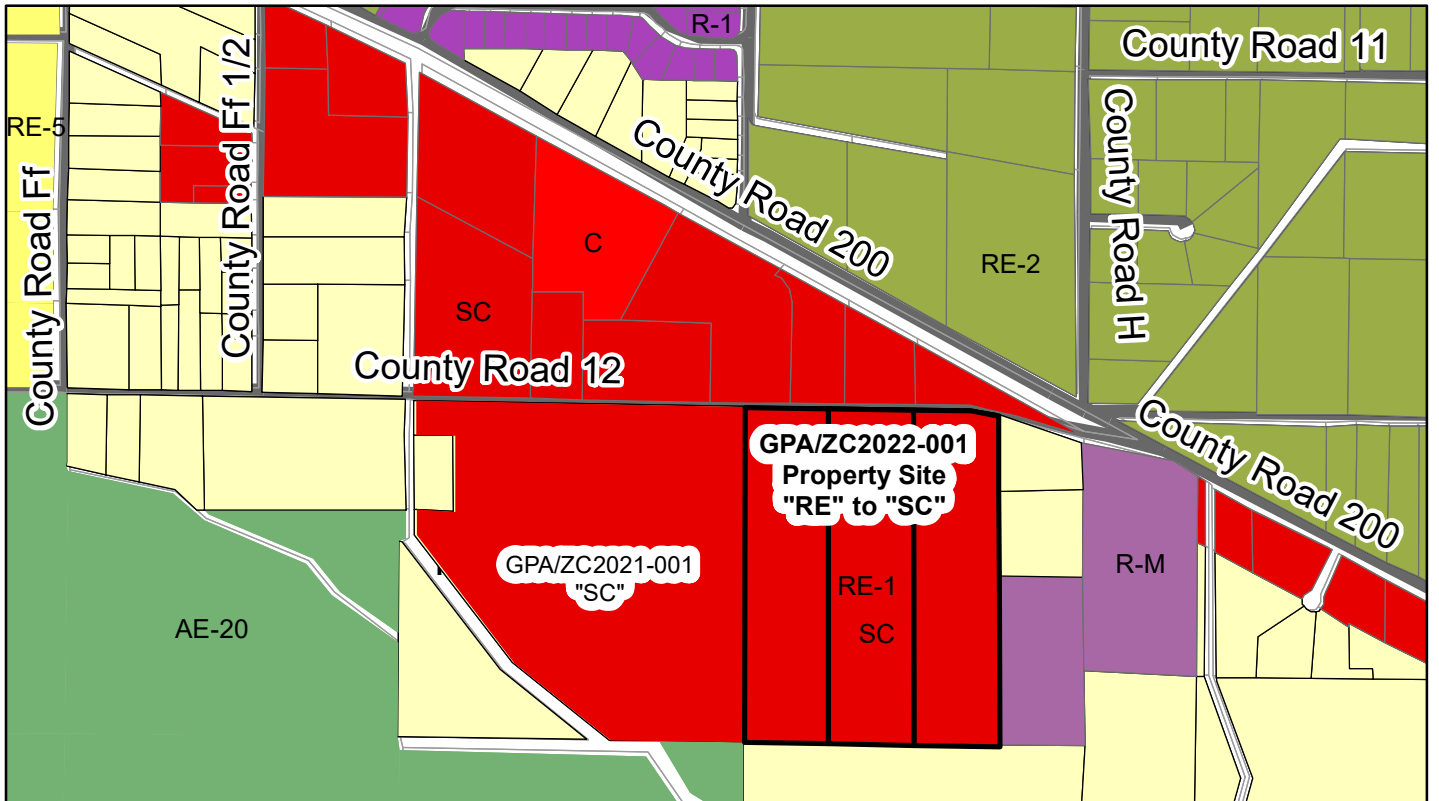
0 250 500 Feet



Existing Landuse and Zoning Map



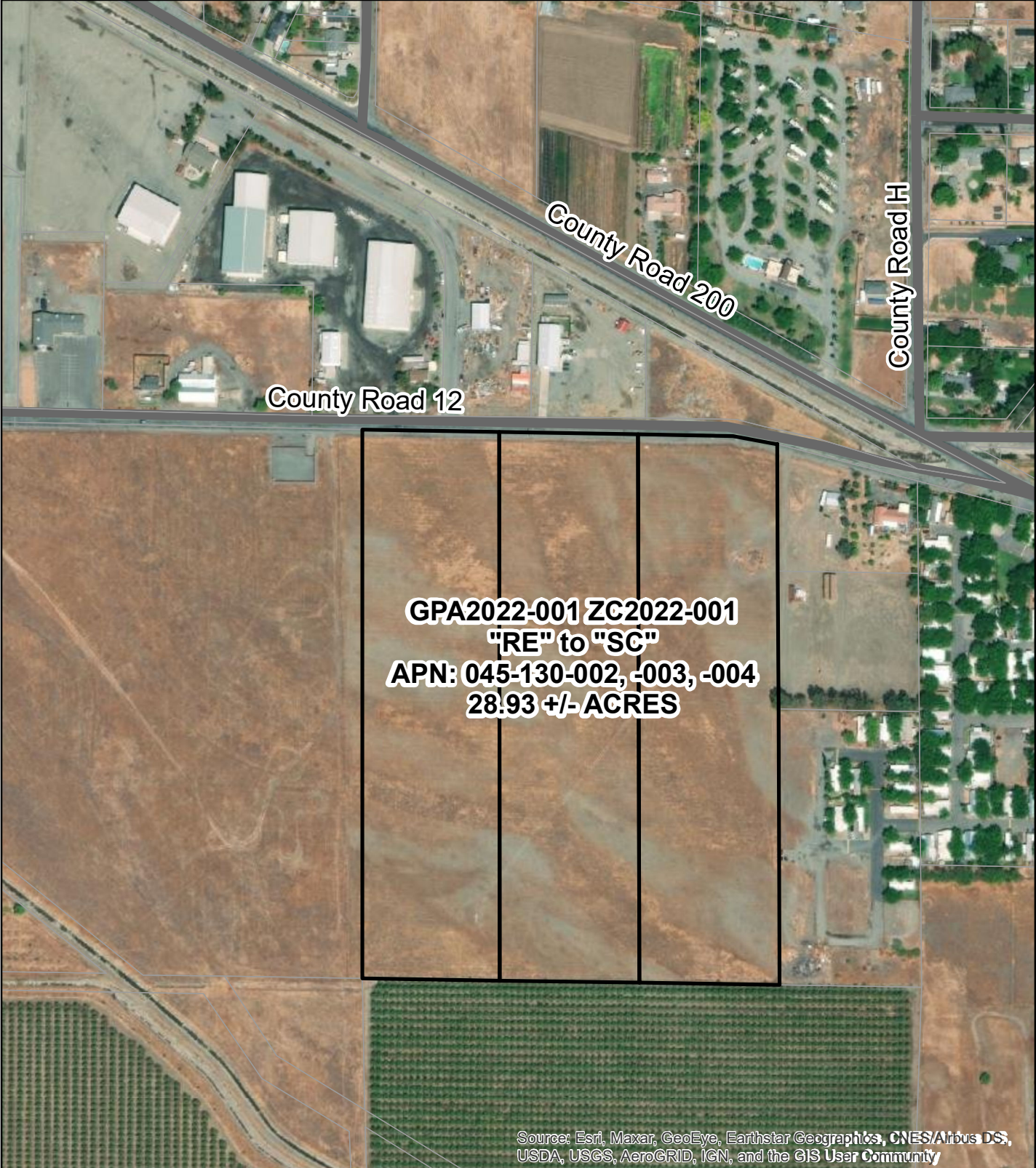
Proposed Landuse and Zoning Map



General Plan 2022-001
and Zone Change 2022-001



Air Image



General Plan 2022-001 and Zone Change 2022-001

0 200 400 Feet



GLENN COUNTY Planning & Community Development Services Agency

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



REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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

FEDERAL AGENCIES

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

OTHER

- Property Vicinity Notice
- Orland Water Users Association
- City of Orland
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Orland
- Glenn County Resource Conservation District
- School District: Orland

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Division of Mine Reclamation (DMR)
- Dept. of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall

DATE: April 21, 2022

PROJECT: **General Plan Amendment (GPA)2022-001 and
Zone Change (ZC)2022-001, Raygoza, RE-1 to SC**

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

APPLICANT: Rudy Raygoza
PO Box 1066
Orland, CA, 95963

PROPOSAL: **General Plan Amendment (GPA)2022-001 and
Zone Change (ZC)2022-001, Raygoza, RE-1 to SC**

EXISTING GENERAL PLAN: "Suburban Residential"

PROPOSED GENERAL PLAN: "Service Commercial"

EXISTING ZONING: "RE-1"
(Rural Residential Estate Zone, 40,000 sq. ft. minimum parcel size)

PROPOSED ZONING: "SC"
(Service Commercial, 40,000 sq. ft. minimum parcel size)

GPA2022-001/ZC2022-001 is to change a 28.93± acre parcel from the existing land use designation of "Suburban Residential" to "Service Commercial" and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial (SC).

APN: 045-130-002 (9.620± acres)
045-130-003 (9.620± acres)
045-130-004 (9.690± acres)

LOCATION: The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road H, in the unincorporated area of Glenn County, California.

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C 0165D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA).

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, May 6, 2022**, it is assumed that there are no specific comments to be included in the preliminary analysis of the project.

Comments submitted by e-mail are welcomed. Thank you for considering this matter.

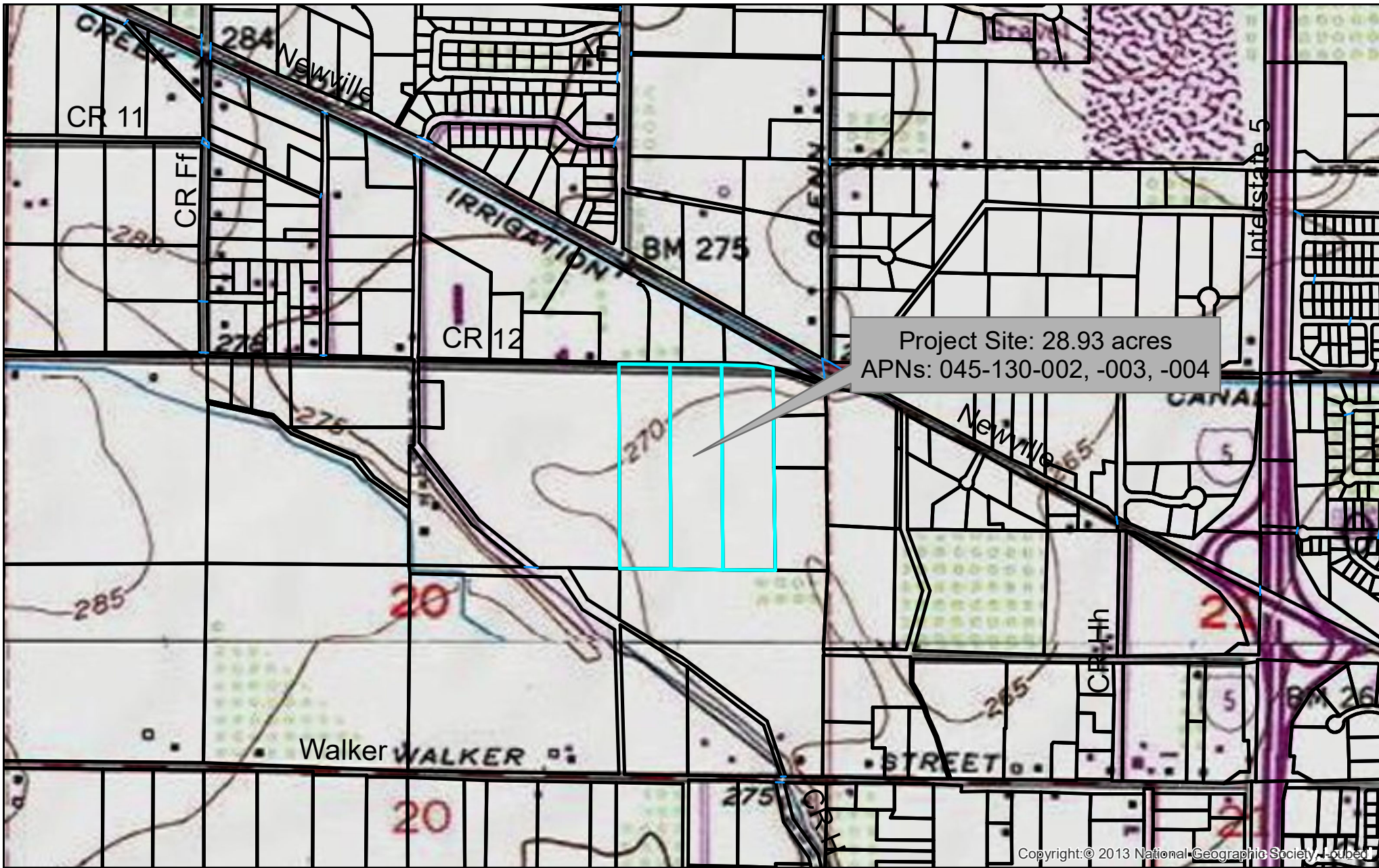
AGENCY COMMENTS:

Please consider the following:

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

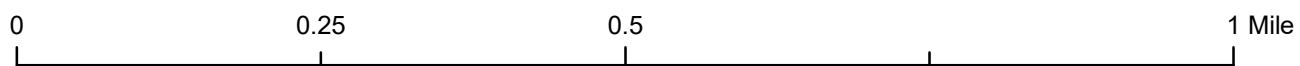
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e., General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Conditions? 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.)?



Project Site: 28.93 acres
APNs: 045-130-002, -003, -004

GPA2022-001/ZC2022-001 USGS 7.5 Minute Quadrangle Map: Kirkwood, CA
Section 20, T22N, R3W, M.D.B. & M.



Glenn County Planning & Community
Development Services Agency

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

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

planning@countyofglenn.net

**APPLICATION FOR GENERAL PLAN AMENDMENT
AND ZONE CHANGE**

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

1. Applicant(s):

Name: Rudy Raygoza

Address: Po Box 1066 Orland CA 95963

Phone: 530 514 5074 E-Mail Raygoza35@yahoo.com

2. Property Owner(s) #1:

Name: Rudy Raygoza

Address: Po Box 1066 Orland CA 95963

Phone: 530 514 5074 E-Mail Raygoza35@yahoo.com

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

Name: None

Address: _____

Phone: _____ E-Mail _____

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

Name: None

Mailing Address: _____

5. Request or Proposal: RE-1 to Service Commercial

6. Address and Location of Project: C. Rd 12 # 200

7. Current Assessor's Parcel Number(s): ~~045-130-002-000~~ / 045-130-003-000 / ~~045-130-004~~

8. Existing Zoning: <http://gis.gcppwa.net/zoning/> RE-1

9. Existing Land Use Classifications: SC.

10. Existing Use of Property: VACANT

11. Proposed Land Use Classifications: SC.

12. Proposed Use of Property: Commercial

13. Surrounding Land Uses:	Surrounding Zoning:
North: <u>2 2 Acre lots</u>	<u>SC</u>
East: <u>2 # 2.5 Acre lot / 5 Acre lot</u>	<u>RE-1</u>
South: <u>Almond Orchard</u>	<u>RE-1 & AE-20</u>
West: <u>30.54 Acres Empty lot</u>	<u>RE-1 Applied for S.C.</u>

14. Topography: FLAT

15. Vegetation: none

16. Water Supply: Source or Type: Provider:

Existing: none _____

Proposed: well _____

17. Sewage Disposal:

Existing: none _____

Proposed: septic _____

18. Fire Protection:

Existing: Orland Fire Dist. _____

Proposed: Orland Fire Dist _____

19. School District(s): Orland _____

20. Natural Hazards: none _____

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

Property on North side is S.C.
Property on west side is RE-1 requiring S.C.
property on South side is Almond orchard spraying a lot.
property on west side 2-2 acre lot RE-1 same lot is empty

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: Rudy Regoza

Print: Rudy Regoza

Date: 3-24-22

Address: Po Box 1066 Orland CA 95963

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

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

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

Property Owner(s):

Signed: Rudy Regoza

Print: Rudy Regoza

Date: 3-24-22

Address: Po Box 1066 Orland CA 95963

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: Rudy Raygoza

Address: _____

Phone: 530.514.5074 E-Mail: Raygoza35@yahoo.com

2. Property Owner(s):

Name: Rudy Raygoza

Address: _____

Phone: 530.514.5074 E-Mail: Raygoza35@yahoo.com

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

Name: _____

Address: _____

Phone: _____ E-Mail _____

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: _____

Mailing Address: _____

5. Existing Use of Property: _____

6. Request or Proposal:

Zone change RE-1 to S.C.

7. Address and Location of Project: _____

8. Current Assessor's Parcel Number(s): 045-130-002-000 / 045-130-003-000 045-130-004-000

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): RE-1

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

GPA / ZC

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

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:

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?

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.

Lot 15 Vacant
Land 15 Flat

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: 2-2 acre lots S.C.

East: 2.2 acre lots RE-1 1.5 acre lot RE-1

South North: Almond Orchard

West North: 30.54 acre lot RE-1 request to S.C.

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

TRUCKING Company to North West side

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

NA

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

NA

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

NA

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

NA

(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?

NA

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):

Individual wells

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

NA

3. Liquid Waste Disposal:

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

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

Leach Field

(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)

(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.

4. Solid Waste Collection:

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

NA

5. Source of Energy:

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

PG-E

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

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

NA

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

NA

6. Fire Protection:

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

unknown

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

NA

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

1. Number and sizes of existing and proposed structures:

NA

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

3. Percentage of lot coverage: NA _____

4. Amount of off-street parking provided: NA _____

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

NA

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

NA

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

Unknown

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

NA

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

NA

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:

NA

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:

NA

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


NA

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:

NA

V. CERTIFICATION:

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

Date: 3/24/22 Signature: 

For: _____

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

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

TIMIOS

PRELIMINARY REPORT

To:
CENTURY 21 SELECT REAL ESTATE
724 5TH ST
ORLAND CA, 95963

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

Property Address:
045-13-0-002-000
ORLAND, CA, 95963

Title No:
71-00223779

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 for the issuance of a policy of title insurance, a binder or commitment should be requested.

READ AND APPROVED

The form of Policy of title insurance contemplated by the report is:
ALTA STANDARD OWNER'S POLICY 2006
ALTA LOAN POLICY 2006
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Nov 15, 2021 at 8:00 a.m.

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

Fee Simple

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

BARBARA ANDERSON, TRUSTEE OF THE MARIA ALONSO TRUST

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 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 2021-2022.

1 ST INSTALLMENT:	\$261.95	PAID 10/13/2021
2 ND INSTALLMENT:	\$261.95	PAID 10/13/2021
ASSESSMENT NO.:	045-130-002-000	

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. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE.

EFFECT OF ORDER CANCELLING WATER RIGHT BY DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION, DATED OCTOBER 23, 1941 AND RECORDED NOVEMBER 5, 1941 IN BOOK 144 OF OFFICIAL RECORDS, AT PAGE 94.
5. RIGHT OF WAY 10 FEET WIDE FOR POLES, ETC., FROM MRS. HANNAH I. MECUM TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, DATED FEBRUARY 5, 193 AND RECORDED MARCH 21, 1930 IN BOOK 20 OF OFFICIAL RECORDS, AT PAGE 356.
6. INTENTIONALLY DELETED.
7. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.
8. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
 - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
 - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

NOTICE

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

NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM RODOLFO RAYGOZA, TRUSTEE , AND AN OWNER'S POLICY IN THE AMOUNT OF \$100,000.00 PURSUANT TO A DEED EXECUTED BY BARBARA ANDERSON**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THERE IS LOCATED ON SAID LAND A COMMERCIAL LOT KNOWN AS 045-13-0-002-000, IN THE UNINCORPORATED AREA COUNTY OF GLENN, STATE OF CALIFORNIA.**
- E. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON APRIL 10, 1972 IN BOOK 1 OF PARCEL MAPS, AT PAGE 19.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED FROM MARIA PEREZ TO THE COUNTY OF GLENN RECORDED APRIL 6, 1972 IN BOOK 546, PAGE 261, GLENN COUNTY OFFICIAL RECORDS.

APN: 045-130-002-000

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

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

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

LIMITATIONS ON COVERED RISKS

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

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

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

EXCLUSIONS FROM COVERAGE

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

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

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

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

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

Use of Information

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

Former Customers

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

Confidentiality and Security

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

Information Obtained Through Our Web Site

Business Relationships

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

Cookies

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

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

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

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

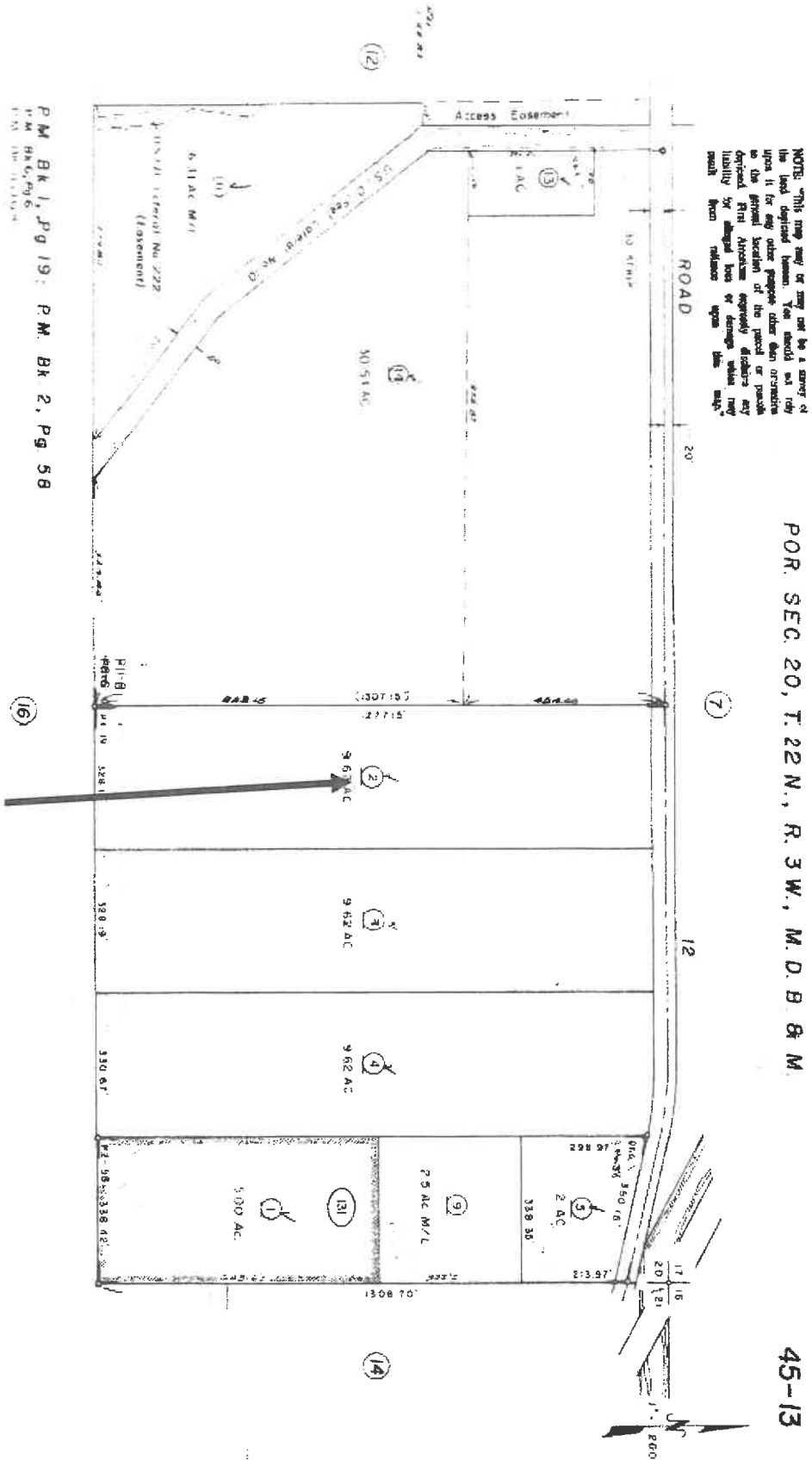
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps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

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

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

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

MAP



POR. SEC. 20, T. 22 N., R. 3 W., M. D. B. & M.

45-13

P.M. Bk. 1, Pg. 19; P.M. Bk. 2, Pg. 58
P.M. Bk. 6, Pg. 6
P.M. Bk. 10, Pg. 10

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 45 - Pg. 13
County of Glenn, Calif.
1974

TIMIOS

PRELIMINARY REPORT

To:

CENTURY 21 SELECT REAL ESTATE
724 5TH ST
ORLAND CA, 95963
ATTN: RANDAL FORTNER

Title Officer:

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

Property Address:

0000 COUNTY RD 12
ORLAND, CA, 95963

Title No:

71-00223797

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

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

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

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

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

The form of Policy of title insurance contemplated by the report is:
ALTA STANDARD OWNER'S POLICY 2006
ALTA LOAN POLICY 2006
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

READ AND APPROVED

Dated as of: Nov 24, 2021 at 8:00 a.m.

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

Fee Simple

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

FREDERICK R. PEREZ

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 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 2021-2022.

1 ST INSTALLMENT:	\$471.87	PAID 10/08/2021
2 ND INSTALLMENT:	\$471.87	PAID 10/08/2021
ASSESSMENT NO.:	045-130-004-000	

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. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE.

EFFECT OF ORDER CANCELLING WATER RIGHT BY DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION, DATED OCTOBER 23, 1941 AND RECORDED NOVEMBER 5, 1941 IN BOOK 144 OF OFFICIAL RECORDS, AT PAGE 94.
5. RIGHT OF WAY 10 FEET WIDE FOR POLES, ETC., FROM MRS. HANNAH I. MECUM TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, DATED FEBRUARY 5, 1993 AND RECORDED MARCH 21, 1930 IN BOOK 20 OF OFFICIAL RECORDS, AT PAGE 356.
6. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.

NOTICE

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

NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM RODOLFO RAYGOZA TRUSTEE , AND AN OWNER'S POLICY IN THE AMOUNT OF \$100,000.00 PURSUANT TO A DEED EXECUTED BY FREDRICK P PEREZ**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THERE IS LOCATED ON SAID LAND A COMMERCIAL LOT KNOWN AS 0000 COUNTY RD 12, IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- E. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

LEGAL DESCRIPTION

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

PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON APRIL 10, 1972 IN BOOK 1 OF PARCEL MAPS, AT PAGE 19.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED FROM MARIA PEREZ TO THE COUNTY OF GLENN RECORDED APRIL 6, 1972 IN BOOK 546, PAGE 261, GLENN COUNTY OFFICIAL RECORDS.

APN: 045-130-004-000

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

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

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

LIMITATIONS ON COVERED RISKS

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

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

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

EXCLUSIONS FROM COVERAGE

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

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

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

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

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

Use of Information

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

Former Customers

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

Confidentiality and Security

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

Information Obtained Through Our Web Site

Business Relationships

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

Cookies

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

Fair Information Values

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

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

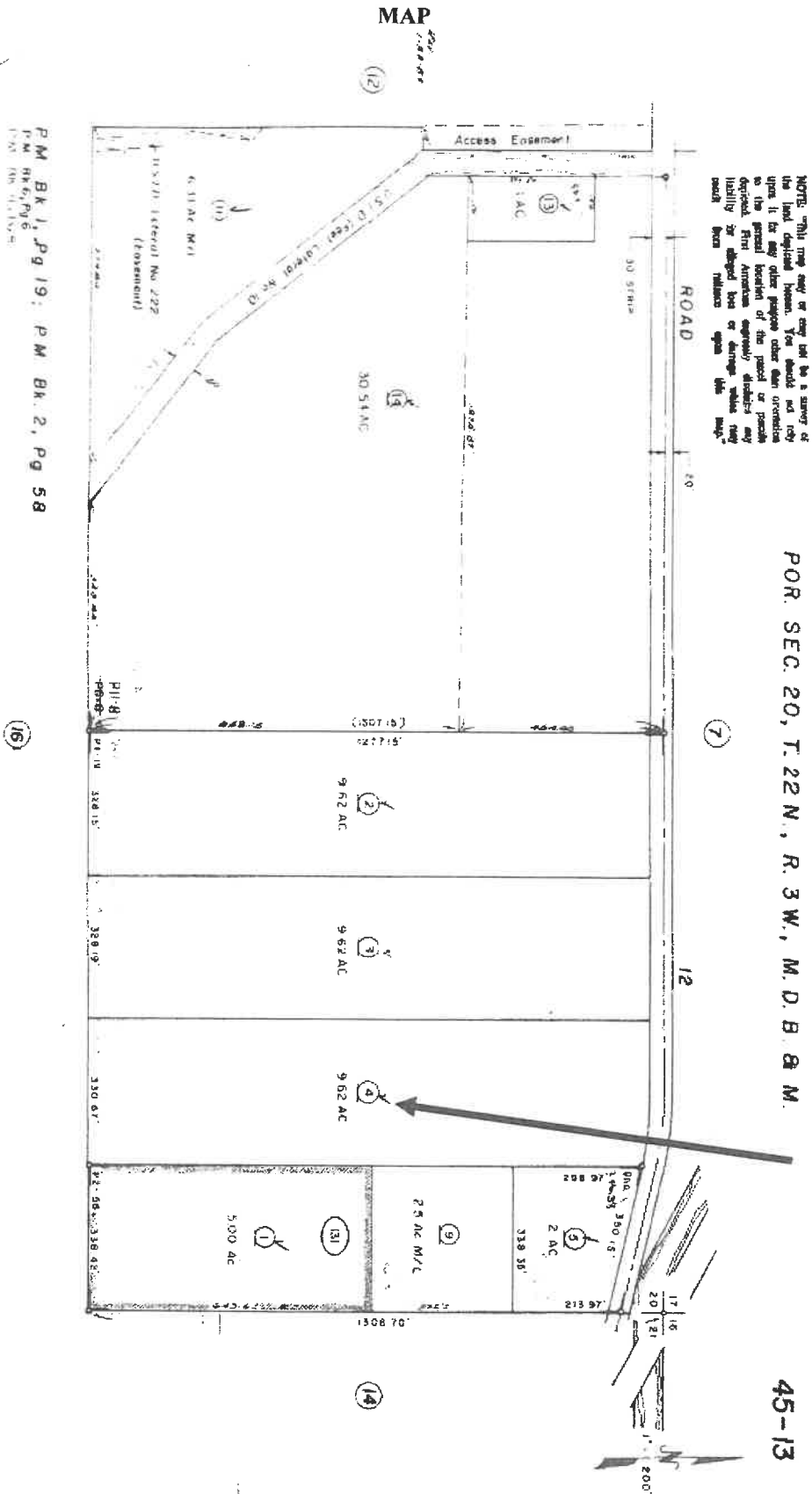
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

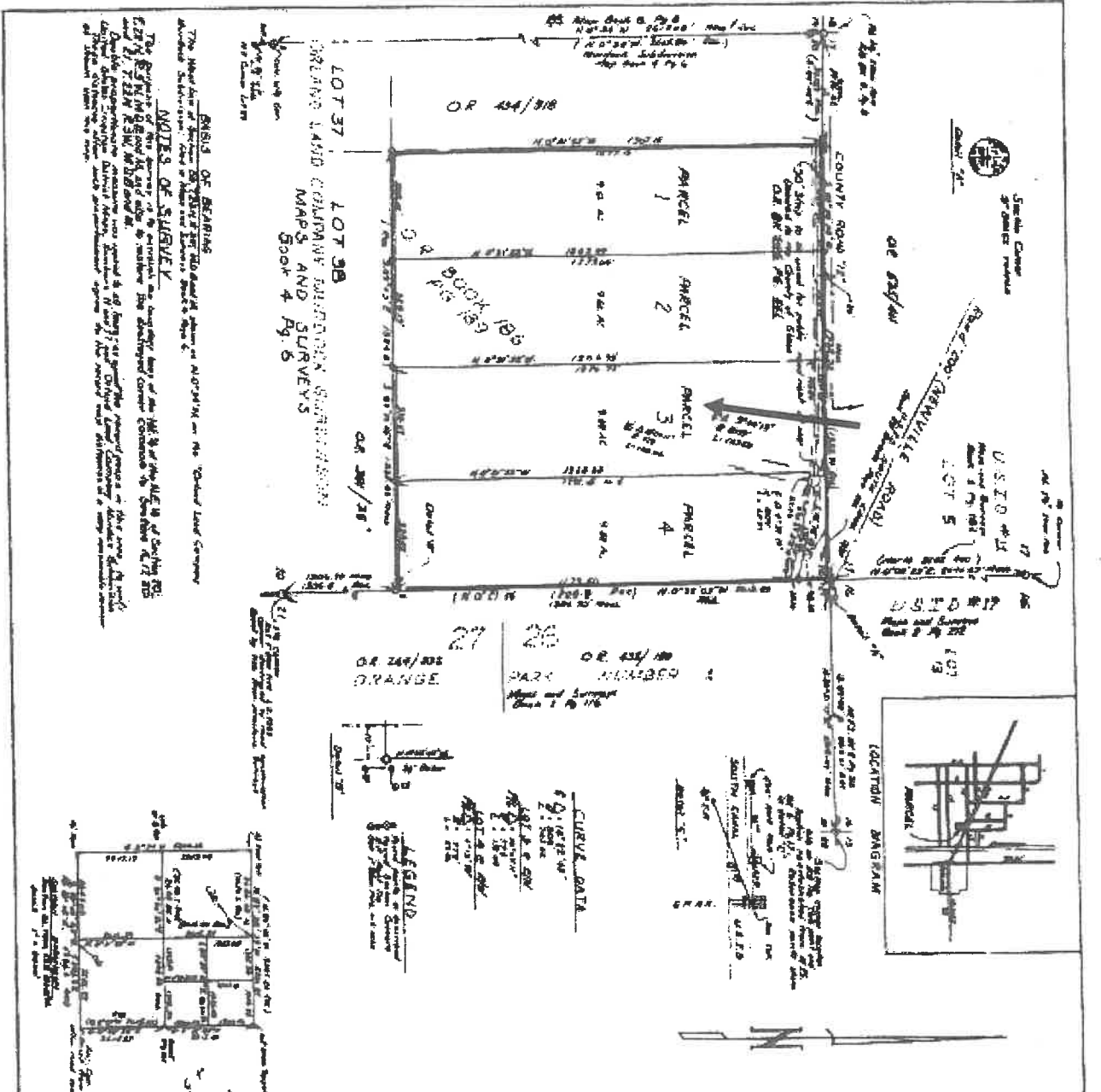
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps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

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

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

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





SURVEYOR'S CERTIFICATE
 This map was prepared by me or under my direction and a correct copy of this survey is on file in my office with the representative of the Subdivision Map Act of the Republic of the Philippines, in the year 1972. I hereby certify that I am a duly licensed Surveyor and the certificate of approval of the Department of Agrarian Reform is on file in my office.

JOHN R. SHAW
 Surveyor



PLANNING DEPARTMENT CERTIFICATE
 This Parcel Map was approved by the State Planning Commission on March 18, 1972.

Edward L. Hayward
 Director

COUNTY SURVEYOR'S CERTIFICATE
 This map was prepared by me or under my direction and a correct copy of this survey is on file in my office with the representative of the Subdivision Map Act of the Republic of the Philippines, in the year 1972. I hereby certify that I am a duly licensed Surveyor and the certificate of approval of the Department of Agrarian Reform is on file in my office.

Thomas E. Landon
 Surveyor

RECORDER'S CERTIFICATE
 This map was prepared by me or under my direction and a correct copy of this survey is on file in my office with the representative of the Subdivision Map Act of the Republic of the Philippines, in the year 1972. I hereby certify that I am a duly licensed Recorder and the certificate of approval of the Department of Agrarian Reform is on file in my office.

Mess A. Dunn
 County Recorder

PARCEL MAP

MARIA PEREZ FOR
 3625
 37 S. STREET, DUBLIN, CA 94568
 155 SHIMMER AVE., CAROL, CA 95923

TIMIOS

PRELIMINARY REPORT

To:

CENTURY 21 SELECT REAL ESTATE
724 5TH ST
ORLAND CA, 95963

Title Officer:

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

Property Address:

045-13-0-003-000
ORLAND, CA, 95963

Title No:

71-00223799

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

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

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

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

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

The form of Policy of title insurance contemplated by the report is:
ALTA STANDARD OWNER'S POLICY 2006
ALTA LOAN POLICY 2006
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Nov 24, 2021 at 8:00 a.m.

READ AND APPROVED

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

Fee Simple

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

YSABEL ALONSO SUBJECT TO NUMBER 6

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 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 2021-2022.

1 ST INSTALLMENT:	\$266.96	PAID 10/13/2021
2 ND INSTALLMENT:	\$266.96	PAID 10/13/2021
ASSESSMENT NO.:	045-13-0-003-000	

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. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE.

EFFECT OF ORDER CANCELLING WATER RIGHT BY DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION, DATED OCTOBER 23, 1941 AND RECORDED NOVEMBER 5, 1941 IN BOOK 144 OF OFFICIAL RECORDS, AT PAGE 94.

5. RIGHT OF WAY 10 FEET WIDE FOR POLES, ETC., FROM MRS. HANNAH I. MECUM TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, DATED FEBRUARY 5, 1993 AND RECORDED MARCH 21, 1930 IN BOOK 20 OF OFFICIAL RECORDS, AT PAGE 356.
6. ANY INTEREST OF YSABEL ALONSO, TRUSTEE OF THE YSABEL ALONSO TRUST DATED OCTOBER 31, 2006 AS MAY HAVE BEEN ACQUIRED BY THAT CERTAIN ASSIGNMENT DEED OF TRUST RECORDED NOVEMBER 11, 2006 AS INSTRUMENT 2006-7963.

THE TRUSTEES DEED UPON SALE RECORDED JUNE 23, 2008 AS INSTRUMENT NO. 2008-3191 SHOULD HAVE WENT BACK TO THE BENEFICIARY OF RECORD WHICH WAS YSABEL ALONSO, TRUSTEE OF THE YSABEL ALONSO TRUST DATED OCTOBER 31, 2006, BUT INSTEAD WENT BACK TO YSABEL ALONSO.

7. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.
8. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
 - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
 - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

NOTICE

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

NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$100,000.00 PURSUANT TO A DEED OF TRUST FROM RODOLFO RAYGOZA, TRUSTEE , AND AN OWNER'S POLICY IN THE AMOUNT OF \$.00 PURSUANT TO A DEED EXECUTED BY YSABEL ALONSO**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THERE IS LOCATED ON SAID LAND A COMMERCIAL LOT KNOWN AS 045-13-0-003-000, IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- E. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

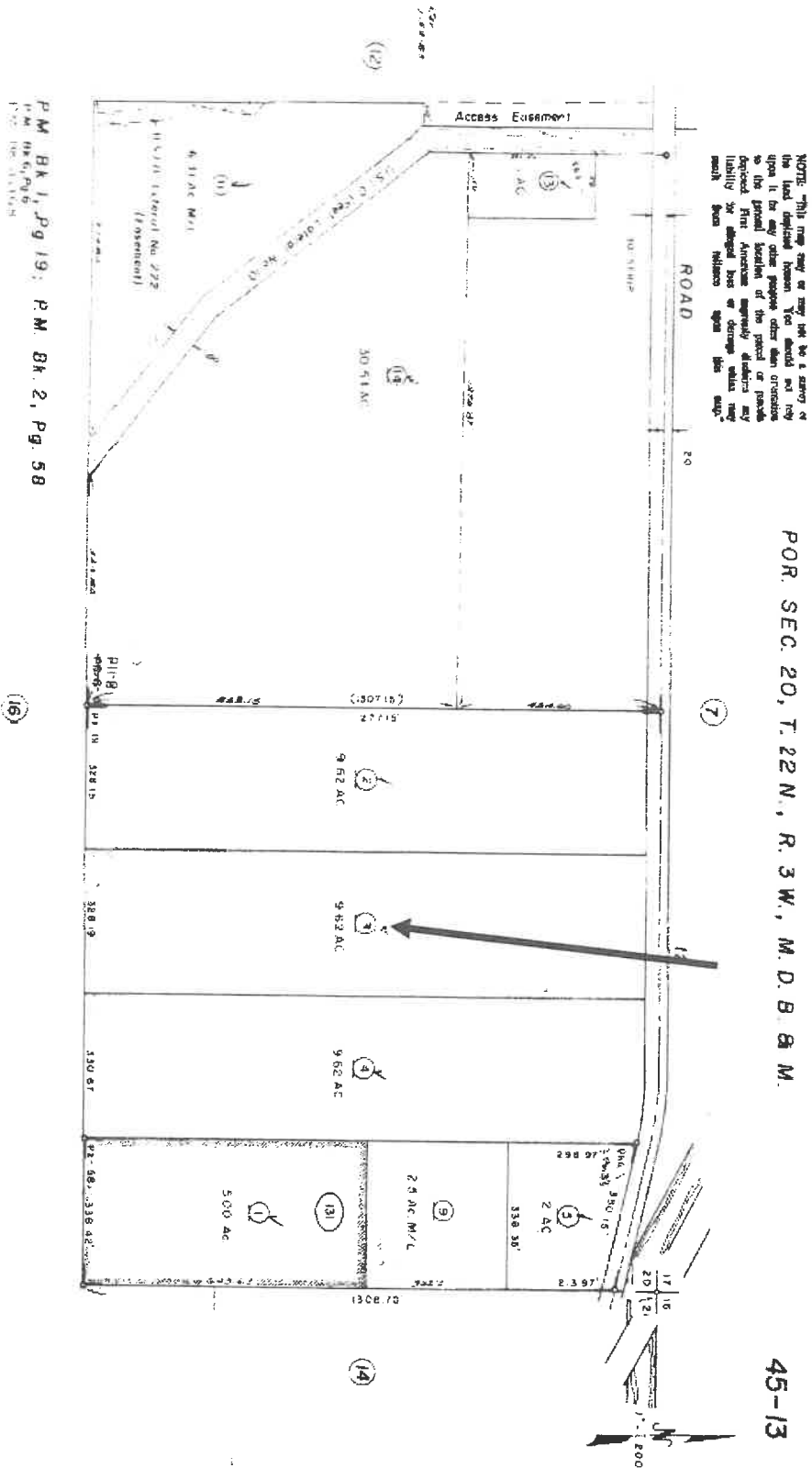
PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON APRIL 10, 1972 IN BOOK 1 OF PARCEL MAPS, AT PAGE 19.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED FROM MARIA PEREZ TO THE COUNTY OF GLENN RECORDED APRIL 6, 1972 IN BOOK 546, PAGE 261, GLENN COUNTY OFFICIAL RECORDS.

APN: 045-13-0-003-000

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

MAP



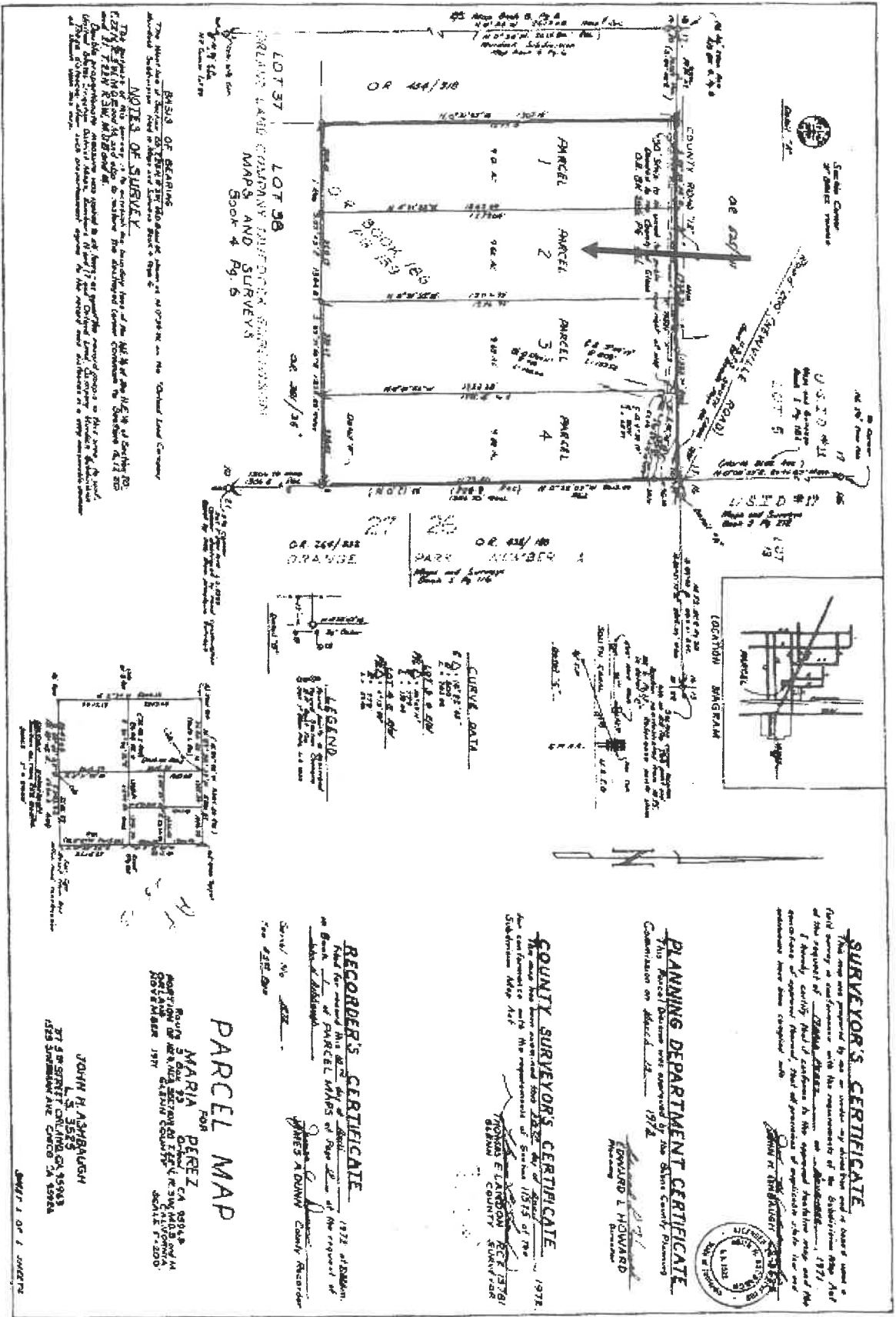
POR. SEC. 20, T. 22 N., R. 3 W., M. D. B. & M.

45-13

P.M. Bk. 1, Pg. 19; P.M. Bk. 2, Pg. 58
 P.M. Bk. 1, Pg. 19
 P.M. Bk. 2, Pg. 58

NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk 45 - Pg. 13
 County of Glenn, Calif.
 (1974)



NOTES OF SURVEY

The bearings of this survey are based on the magnetic lines of the N 81° 14' 30" W of Section 20, T27N, R12E, S12E, Oregon, and are subject to the variation of the magnetic declination at the time of the survey. The bearings of this survey are based on the magnetic lines of the N 81° 14' 30" W of Section 20, T27N, R12E, S12E, Oregon, and are subject to the variation of the magnetic declination at the time of the survey.

PARCEL MAP

OR 456/318

OR 250/222

OR 422/180

OR 250/222

OR 422/180

OR 250/222

OR 422/180

RECORDER'S CERTIFICATE

1972 of Division

Map for survey of Parcel 1, 2, 3, 4 of Lot 38, Section 20, T27N, R12E, S12E, Oregon, as shown on Book 4, Page 5 of the Oregon State Register.

James A. Quinn, County Recorder

COUNTY SURVEYOR'S CERTIFICATE

1972

This survey was approved by the Oregon State Surveyors' Association on March 12, 1972.

Edward L. Howard, Surveyor

PLANNING DEPARTMENT CERTIFICATE

1972

This Parcel Map was approved by the State Planning Commission on March 12, 1972.

Edward L. Howard, Director

SURVEYOR'S CERTIFICATE

1972

This map was prepared by me or under my direct supervision and I have caused a full survey to be made in accordance with the requirements of the Oregon State Surveyors' Association on March 12, 1972.

Edward L. Howard, Surveyor

PARCEL MAP

MARIA PEREZ

3555

27 S STREET CARLINA CA 95963

1528 SHIMMEL AVE CAROLINA CA 95924

RECORDER'S CERTIFICATE

1972 of Division

Map for survey of Parcel 1, 2, 3, 4 of Lot 38, Section 20, T27N, R12E, S12E, Oregon, as shown on Book 4, Page 5 of the Oregon State Register.

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PARCEL MAP

MARIA PEREZ

3555

27 S STREET CARLINA CA 95963

1528 SHIMMEL AVE CAROLINA CA 95924

GLENN COUNTY
Planning & Community Development Services Agency

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



Scott H. De Moss, Interim Director

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

RE: Record Search, ZC2022-001

April 21, 2022

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, May 6, 2022** or as soon thereafter, for the Staff Report.

Enclosed is check# 3282 for \$75.00 to cover the cost associated with this request.

Thank you,

Andy Popper
Senior Planner
apopper@countyofglenn.net

Enclosures

PROJECT

PROJECT: **GPA2021-001/ZC2021-001, Irvin, RE-1 to SC**

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

APPLICANT: William Irvin/Sheila Skemp
4302 County Road KK
Orland, CA, 95963

PROPOSAL: **General Plan Amendment (GPA)2021-001**
Zone Change (ZC)2021-001, Irvin, RE-1 to SC

EXISTING GENERAL PLAN: "Suburban Residential"

PROPOSED GENERAL PLAN: "Service Commercial"

EXISTING ZONING: "RE-1"
(Rural Residential Estate Zone, 40,000 sq. ft. minimum parcel size)

PROPOSED ZONING: "SC"
(Service Commercial, 40,000 sq. ft. minimum parcel size)

ZC2022-001 is to change a 28.93± acre parcel from the existing land use designation of "Suburban Residential" to "Service Commercial" and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial.

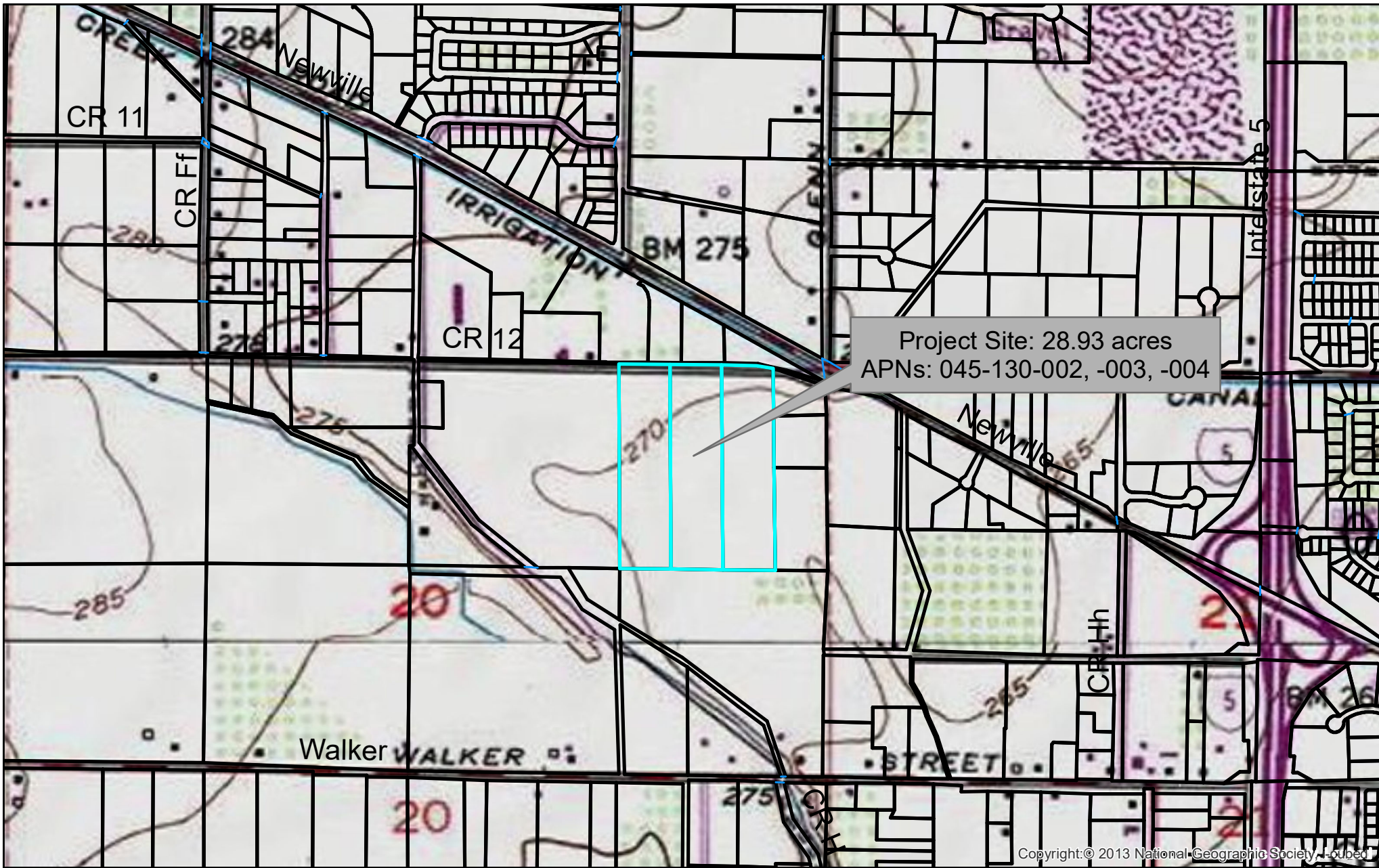
APN: 045-130-002 (9.620± acres)
 045-130-003 (9.620± acres)
 045-130-004 (9.690± acres)

LOCATION: The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road G, west of the City of Orland, in the unincorporated area of Glenn County, California.

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C 0165D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA).

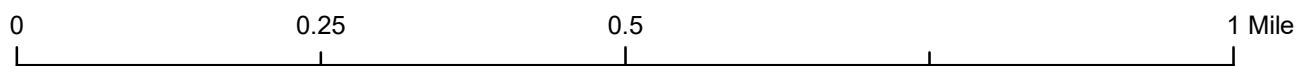
Portion of Section 20, Township 22 North, Range 3 West, in the unincorporated area of Glenn County, California.

USGS 7.5' Quadrangle Map: Kirkwood, CA



Project Site: 28.93 acres
APNs: 045-130-002, -003, -004

GPA2022-001/ZC2022-001 USGS 7.5 Minute Quadrangle Map: Kirkwood, CA
Section 20, T22N, R3W, M.D.B. & M.



Glenn County Planning & Community
Development Services Agency

GLENN COUNTY
Planning & Community Development Services Agency
Environmental Health Department



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

Date: May 4, 2022

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

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

Re: GPA 2022-001/ZC 2022-001, Raygoza, RE-1 to SC APN 045-150-002, 003 and 004
(Service Commercial)

We have reviewed the project mentioned above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The proposed parcels are currently undeveloped.

As per section 15.660.040 of the Glenn County Code the following statement must be referenced on the recorded map and recorded concurrently with the recorded map:

"This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."

Where no map is recorded the statement shall be recorded with the certificate of compliance.

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



PUBLIC WORKS AGENCY

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

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

Donald Rust, Director

May 4, 2022

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

Attn: Andy Popper, Senior Planner

Subject: General Plan Amendment 2022-001 & Zone Change 2022-001 – Raygoza

Comments

It appears all Public Works concerns can be covered with an Encroachment Permit at the time of building application.

Conditions

None

Michael Biggs
Engineering Technician III
Glenn County Public Works

Andy Popper

From: Dennis Ramirez <dramirez@mechoopda-nsn.gov>
Sent: Thursday, April 21, 2022 10:45 AM
To: Andy Popper
Cc: Planning Email Group
Subject: Re: GPA2022-001, ZC2022-001, RE to SC, Raygoza, Request for Review

No comment or concern with Mechoopda Indian Tribe
Out of our jurisdiction

Thank you

Dennis Ramirez
Tribal Chairman
Mechoopda Indian Tribe
125 Mission Ranch BVL D
Chico, Ca. 95926
(530) 899-8922 ext: 215
Cell (530) 514-1582
Email: dramirez@mechoopda-nsn.gov

Sent from my iPad

On Apr 21, 2022, at 10:41 AM, Andy Popper <APopper@countyofglenn.net> wrote:

To Whom It May Concern,

Please accept the following Request for Review for agency commenting:

<image001.png>

[GPA2022-001, ZC2022-001, RE to SC, Raygoza, Request for Review.pdf](#)

Comments are being requested by Friday, May 6, 2022.

Thank you for your time regarding this matter.

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

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
neinfoctr@csuchico.edu

May 9, 2022

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

IC File # Y22-1 Project Review

RE: General Plan Amendment (GPA) 2022-001
T22N, R3W, Section 20 MDBM
USGS Kirkwood 7.5' (1969) & Corning 15' (1951) quadrangle maps
28.93 acres (Glenn County)

Dear Mr. Popper,

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:

Archaeological Resources:

Resources within or adjacent to the project area:	No resources were located in the project area
---	---

In addition, no resources have been recorded within the ¼-mile vicinity. Unrecorded prehistoric and/or historic archaeological resources may be located within the project area.

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

Historic Places, lists no properties within or adjacent to the project area. The BERD is available online at: https://ohp.parks.ca.gov/?page_id=30338

The USGS Kirkwood 7.5' (1969) & Corning 15' (1951) quadrangle maps indicate archaeological sensitive regions within the project area such as trails. Stony Creek Irrigation Canal, orchards, structures, foundations, Glenn Ave., and Newville Road are located in the project vicinity. If present, these unrecorded resources may be of historical value.

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

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Built Environment Resource Directory** (2021).

Sensitivity Assessment and Recommendations:

Based upon the above information and the local topography, the project is located in an area considered to be moderately sensitive for cultural resources. Flats near rivers, creeks, streams, springs, and seeps are sensitive for archaeological sites.

Therefore, because the project area 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.

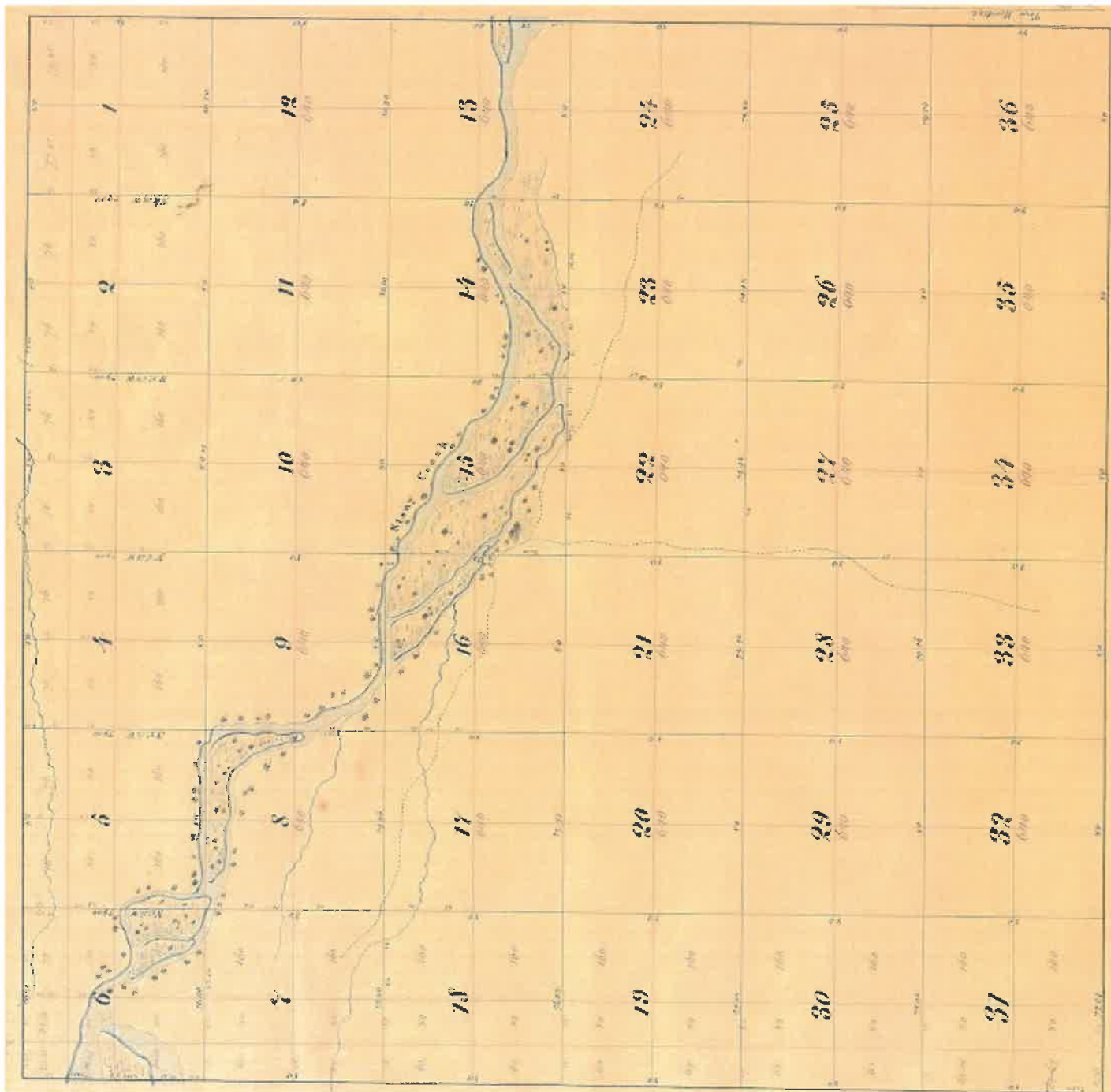
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical 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 April 28, 2022 (Check #3282). 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,



Ashlyn Weaver, M.A.
Assistant Coordinator
Northeast Information Center



The above part of Geographic Plate, in the Range 1855, which is a Double Mountain, has been made out from a...

GLENN COUNTY Planning & Community Development Services Agency

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



VICINITY NOTICE OF APPLICATION SUBMITTAL

This is a courtesy notice that the Glenn County Planning & Community Development Services Agency has received an application for **General Plan Amendment (GPA)2022-001 and Zone Change (ZC)2022-001, Raygoza, RE-1 to SC**. A Planning Commission Public Hearing Vicinity Notice will also be sent, once a Public Hearing is scheduled.

**PROPOSAL: General Plan Amendment (GPA)2022-001 and
Zone Change (ZC)2022-001, Raygoza, RE-1 to SC**

EXISTING GENERAL PLAN: "Suburban Residential"
PROPOSED GENERAL PLAN: "Service Commercial"

EXISTING ZONING: "RE-1"
(Rural Residential Estate Zone, 40,000 sq. ft. minimum parcel size)
PROPOSED ZONING: "SC"
(Service Commercial, 40,000 sq. ft. minimum parcel size)

GPA/ZC2022-001 is to change a 28.93± acre parcel from the existing land use designation of "Suburban Residential" to "Service Commercial" and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial (SC).

APPLICANT: Rudy Raygoza

APN: 045-130-002 (9.62± acres)
045-130-003 (9.62± acres)
045-130-004 (9.69± acres)

LOCATION: The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road H, in the unincorporated area of Glenn County, California.

PLANNER: Andy Popper, Senior Planner, apopper@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. 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>

VICINITY NOTICE OF A PUBLIC HEARING

Notice is hereby given that on Wednesday, July 20, 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: General Plan Amendment (GPA)2022-001 and
Zone Change (ZC)2022-001, Raygoza, RE-1 to SC**

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PROPOSED GENERAL PLAN: "Service Commercial"

EXISTING ZONING: "RE-1"
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PROPOSED ZONING: "SC" (Service Commercial, 40,000 sq. ft. minimum parcel size)

PROJECT: **GPA2022-001/ZC2022-001** is to change a 28.93± acre parcel from the existing land use designation of "Suburban Residential" to "Service Commercial" and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial (SC).

APPLICANT: Rudy Raygoza

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LOCATION: The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road H, in the unincorporated area of Glenn County, California.

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

DECISIONS: The Planning Commission may continue, deny, or recommend approval to the Board of Supervisor's regarding the:

- (A) Negative Declaration
- (B) General Plan Amendment (GPA)2022-001 and
- (C) Zone Change (ZC)2022-001, Raygoza, RE-1 to SC

All environmental information and project documentation is available for review at the Planning & Community Development Services Agency office. Contact Andy Popper, Senior Planner at apopper@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, July 20, 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.